



Ordinary Meeting of Council Attachments

Monday 22 March 2021

Council Chamber, Realm

ATTACHMENTS

DIRECTOR CORPORATE SERVICES

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DIRECTOR DEVELOPMENT & AMENITY

1. **Maroondah COVID-19 Recovery Plan: Stronger together - our way forward from COVID-19**

Attachment 1: Plan - Maroondah COVID Recovery Plan - Final Version400



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 15 February 2021 Time: 6:00pm Location: Teleconference

Attendees:

Councillors

Cr Kylie Spears (Mayor)
Cr Nora Lamont (Deputy Mayor)
Cr Tony Dib OAM, JP

Cr Suzy Stojanovic
Cr Tasa Damante
Cr Paul Macdonald

Cr Mike Symon
Cr Marijke Graham
Cr Rob Steane

Council Officers:

Steve Kozlowski
Marianne Di Giallonardo
Phil Turner
Adam Todorov
Andrew Fuaux
Chloe Messerle

Chief Executive Officer
Director Corporate Services
Director Strategy & Community
Director Operations, Assets & Leisure
Director Development & Amenity
Governance & Procurement Officer

Grant Meyer

Manager Integrated Planning

Item

1-3

Fiona Burrridge

Be Kind Maroondah Facilitator

1

Dale Bristow

Team Leader Strategic Planning & Sustainability

2-3

Monica Ashton

Tarralla Creek Project Officer

2

Aman Mehta

Strategic Planner

3

Apologies:

Councillors:

Nil

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed: **## Confidential**

1	Council Meeting Agenda
1A	Overview of the Be Kind Maroondah campaign
2	20-Minute Neighbourhoods and Croydon South Place Activation
3	Draft Discussion Paper - Croydon Major Activity Centre
4	Community Assistance Fund

Record completed by:

Council Officer	Chloe Messerle
Title	Governance & Procurement Officer



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 22 February 2021 Time: 6:30pm Location: Meeting Rooms 1 & 2

Attendees:

Councillors

Cr Kylie Spears (Mayor)
Cr Nora Lamont (Deputy Mayor)
Cr Tony Dib OAM, JP

Cr Suzy Stojanovic
Cr Tasa Damante

Cr Mike Symon
Cr Marijke Graham
Cr Rob Steane

Council Officers:

Steve Kozlowski
Marianne Di Giallonardo
Phil Turner
Adam Todorov
Andrew Fuaux

Chief Executive Officer
Director Corporate Services
Director Strategy & Community
Director Operations, Assets & Leisure
Director Development & Amenity

Others:

Mr Stephen Cooper, Chief of Staff, Victorian Local Governance Association (VLGA)
Mr Tony Raunic - Partner, Hunt and Hunt Solicitors

Apologies:

Councillors:

Cr Paul Macdonald

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed:

Confidential

1	Councillor Induction - Diversity and Inclusion
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Record completed by:

Council Officer

Marianne DI Giallonardo

Title

Director Corporate Services



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 1 March 2021

Time: 6:00pm

Location: Meeting Room 1,
Realm

Attendees:

Councillors

Cr Kylie Spears (Mayor)
Cr Nora Lamont (Deputy Mayor)
Cr Tony Dib OAM, JP

Cr Suzy Stojanovic
Cr Tasa Damante

Cr Mike Symon
Cr Marijke Graham (entered
6:02pm)
Cr Rob Steane

Council Officers:

Steve Kozlowski
Marianne Di Giallonardo
Phil Turner
Adam Todorov
Andrew Fuaux
Chloe Messerle
Kirsten Jenkins

	<u>Item</u>
Chief Executive Officer	
Director Corporate Services	
Director Strategy & Community	
Director Operations, Assets & Leisure	
Director Development & Amenities	
Governance Officer	
Manager Health, Local Laws and Emergency Management	1
Manager Finance & Governance	2-4
Coordinator Risk Information & Integrity	3
Manager Assets	5
Coordinator Assets Projects & Facilities	5
Community Engagement Senior Advisor	5
Manager Communications & Engagement	6
Coordinator Communications & Engagement	6
Manager Integrated Planning	7-8
Manager Operations	9
Coordinator Built Environment	9
Team Leader Built Environment	9
Manager Leisure	10

Apologies:

Councillors:

Cr Paul Macdonald

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Cr Kylie Spears *Item: 13 Community Assistance Fund*
Reason: President of Melbourne East Netball
Association (MENA)

Council Officers:

Nil

Items Discussed: ## Confidential

1	Draft Maroondah Covid 19 Recovery Plan - Update and results of the Public Exhibition
2	2021 Australian Local Government Assembly (ALGA) - Motions Update
3	Councillor Gifts Policy
4	Councillor Allowance - Update
5	Ringwood and Heathmont Multideck Carpark Projects - Proposed community and stakeholder engagement approach
6	Communications briefing to Councillors
7	Strategic Planning Amendments Update
8	Solar Savers Program: Proposed Special Charge Scheme For Solar Savers Households
9##	Contract 20982 - Cleaning Services for Operations Centre Public Toilets & Barbeques
10	SRV Funding applications - 2021 Local Sports Infrastructure Fund (LSIF) funding program
11	Councillor Delegates' Meeting Report
12	Australia Assange Campaign
13	Community Assistance Fund
14	Items of a general nature raised by Councillors

Record completed by:Council Officer
Title

Chloe Messerle
Governance Officer



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: 12 - 14 March 2021

Location: Inverloch

Attendees:

Councillors

Cr Kylie Spears (Mayor)
Cr Nora Lamont (Deputy Mayor)
Cr Tony Dib OAM, JP

Cr Suzy Stojanovic
Cr Tasa Damante
Cr Paul Macdonald

Cr Mike Symon
Cr Marijke Graham
Cr Rob Steane

Council Officers:

Steve Kozlowski
Marianne Di Giallonardo
Phil Turner
Adam Todorov
Andrew Fuaux

Chief Executive Officer
Director Corporate Services
Director Strategy & Community
Director Operations, Assets & Leisure
Director Development & Amenity

Apologies:

Councillors:

Nil

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed:

Confidential

1##	Long Term Outlook
2##	Operational Outcomes
3##	Pipeline Projects and Priorities
4##	Community Health and Wellbeing
5##	Statutory Compliance Priorities
6##	Councillor Forum
7##	Regional Representation

Record completed by:

Council Officer
Title

Marianne Di Giallonardo
Director Corporate Services



Meeting Notes

Meeting of: Local Government Safe Cities Network
Date: Tuesday 2 March 2021
Time: 1pm – 3pm AEDT

Attendees:

Nick Heath	City of Hobart (Chair)
Jennifer West	City of Adelaide
Lisa Lennon	Brisbane City Council
Anna Rainbow	City of Gold Coast
Kimbra Parker	City of Hobart
Anne Malloch	City of Melbourne
Maria Plakourakis	City of Melbourne
Grant Meyer	Maroondah City Council
Kath Young	Northern Beaches City Council
Narelle Algie	City of Port Phillip
Jane Hannaford	City of Perth
Konrad Seidl	City of Perth
Trina Jones	City of Sydney
Steve Allsop	

Apologies:

Beau Reid	City of Parramatta
Nathaniel Bavinton	City of Newcastle
Elly Bugg	City of Darwin
Greg Jacobs	City of Melbourne
Libby Harris	City of Sydney

1. Welcome and apologies

Nick welcomed all to the meeting, and apologies were noted.

2. LGSCN 2021 Action plan

Deborah thanked those that had contributed to the development of the action plan and presented the final draft for adoption. Members accepted the plan without further comment.

It is noted that the action plan is a living document, which will be used to report on activity of the group throughout the year.

3. Drug trends - Steve Allsop

Steve Allsop joined the meeting and provided an update of trends of drug and alcohol use.

- Price of ice and other drugs has been disrupted – impacted in the same way that imports of other products have been during the pandemic. Some large drug busts have taken place which also impacts on price.
- Admissions to Emergency Departments are predominantly alcohol related and related to continued improper use of prescription and pharmaceutical medications including anti-anxiety medication and painkillers.
- There has been an increase in Nitrous Oxide (“nangs”) use. Evidence suggests some people are using 50-100 canisters per day, creating similar effects as heavy alcohol use.
- The pandemic has impacted dependant people needing illicit drugs, social distancing and rules around wearing of masks.

- Some people had cut back on alcohol during lock down, and others have substituted drugs harder to source with other types of drug use (e.g., Nangs). Others have been more disadvantaged, with problems increasing due to COVID19. There has been a decrease in people not turning up for treatment due to lockdowns and possibly probably due to health and wellbeing concerns. Research is expected to be released soon.

Q&A

- Are there any examples of social media or communications plans for the return of dancing in venues, specifically the messaging associated with managing harm minimisation as venues reopen and dancing re-commences.
 - Steve to share UQ Social media, there is also an excellent review in Vic parliamentary inquiry. Trina has also some material to share with the group.
- Use of synthetics – and the current legislation based on chemical makeup.
 - some formulations have been banned, but then manufacturers amend recipes
- What drug trend data is available at state level?
 - Local drug trend reports are available, new ones coming out this week or next. Will indicate trends over last 6 months.
 - Waste water analysis also make claims, but all sources of data have limitations - e.g., waste water does not measure cannabis, so suggests that meth is most used illicit drug.
 - Information needs to be brought in from all sources to gain the big picture and a more confident idea of the usage and problems.
- PowerBi is being used in City of Sydney to visually demonstrate the disposal of sharps in the public domain. There have been some issues on increasing unsafe disposal. Is there any mapping of overdoses in the public domain?
 - NDARC is potentially the best source. It is difficult due to the need for toxicology and coroner's reports which can take a long time. Ambulance data may be available. Police do not see every overdose.
- The Queensland government had a roundtable 12 months ago regarding chroming and use of inhalers, which produced a draft report. Are there any national trends on usage?
 - There is no data available but guessing increase like nangs - suspects increase where other sources have become harder to get during COVID. Most communities have a sporadic but devastating use.

Steve has provided the following links that members may find useful, and as always, invites members to contact him direct for any follow up information.

- https://www.emcdda.europa.eu/html.cfm/index52035EN.html?project_id=1603&tab=overview
- <https://www.sydneycriminallawyers.com.au/blog/playing-it-safe-on-the-dance-scene-an-interview-with-dancewizes-stephanie-tzanetis/>
- https://www.racgp.org.au/download/documents/AFP/2010/August/201008frei_partydrugs.pdf
- <https://adf.org.au/reducing-risk/staying-safe-events/>
- https://cdn.adf.org.au/media/documents/ADF_StayingSafeAtEvents.pdf
- <file:///C:/Users/174280A/Downloads/MFE%20guidelines%20-%20PDF.pdf>
- <https://www.tandfonline.com/doi/full/10.1080/10826084.2018.1529186>
- <https://www.tandfonline.com/doi/full/10.1080/13698570310001606987>
- <https://search.informit.org/doi/10.3316/INFORMIT.431681436145440>

4. City Updates:

Adelaide

- Welcoming space for young people is being launched on 9 March. This follows the Commissioner for Children and Young People's research showed there was nowhere for young people to congregate.

- Lord Mayors' roundtable has been convened for the activation of late-night entertainment (Hindley and Hutt Streets), following negative media. The roundtable involves key stakeholders in reactivating space.
- A smart phone app has been produced that provides information on historical events and images around the city.
- Encounter Youth Team – Adelaide's volunteer group lost funding. of Adelaide would welcome assistance from LGSCN on existing funding levels and providers of similar resources.

ACTION: Members to share information on their street youth teams.

Brisbane

- Brisbane has conducted 26 CPTED audits, with no change recorded.
- Currently a problem with young people and inhaling glue, deodorant and ice problems.

Gold Coast

- 30 CPTED audits have been conducted, outcomes have generated some work with the infrastructure team associated with lighting.
- Light rail extension - from Broadbeach South to Burleigh has commenced.
- Southport entertainment precinct defined to support live music.
- Liaison Officers have been appointed to help address homelessness, which is becoming more visible
- Crime prevention projects have been developed to prevent car theft and graffiti, and to create defib awareness
- CCTV review of mobile camera program. The program has been running for 7-8 years. The review will identify what the future needs are.
- The CCTV room is moving to a larger CCTV room, in Broadbeach, staying close to key entertainment areas.

Jen asked if any other city is experiencing theft of AEDs – members indicated that most are installed within buildings with security system links.

ACTION: Anna to provide information on the entertainment precinct once available.

Hobart

- Safer night partnership is in development, working with local businesses in entertainment precinct on a 3-month trial.
- Two security guards have been placed in the waterfront, funded by businesses. Council facilitates and manages contract with security. They operate Saturday night 11 -4am. Friday night not as busy as it was prior to COVID-19.
- Salvation Army street teams project, St Johns Party Safe tent has been established to support harm minimisation.
- Increased CCTV 3 year roll out project has commenced, with Salamanca area upgraded. Hostile mitigation bollards have been installed.
- Concerns regarding levels of homelessness, including anti-social behaviour. There have been larger groups of people sleeping rough, with frequently 10-20 groups in public space. Intimidating behaviour and increased aggression are being regularly reported. Young people also congregating. Hobart has no ranger positions, and Tas Pol indicate they no resources to manage.
- Vibrance festival has commenced, including the mid-town precinct's walls being painted by emerging artists.
- Nick sought information from members providing Safe Night space.
 - Maroondah - provide funds for bedding and support across 7 churches. 12 men per night.

- Perth – acting around supporting rough sleepers, safe night spaces are being considered.

Maroondah

- Eastern/South Eastern group of councils established a charter to address homelessness. Looking at solutions.
- As part of the Greenhouse Alliance work, an emergency relief centre project has commenced which explores the impact of climate change in conjunction with vulnerabilities and location from an asset management point of view. The project, across 8 councils aims to understand if locations are best served
- Maroondah has broadened the remit of its advisory committee, to include liveability safety and amenity.
- There have been more instances of hoarding recently. Council has worked with a range of agencies to establish a local network to address the issues. A website of resources has been produced.

Action: Share Terms of Reference for the advisory committee.

Melbourne

- Managing stakeholder expectations and providing info / education for communications staff and licensees.
- Rough sleepers are noticeable. Hotel accommodation continues to end of April, most have left already. Issues for businesses. Homelessness audit is to be held, which will involve business stakeholders.
- Education being provided for local laws staff, on OH&S and drug related information.
- Melbourne is initiating NTE advisory committee to support and build a positive night time space that includes theatres, restaurants and retail as well as traditional offering. University of Melbourne has been a key advisor in developing purpose - Michele Acuto may be a good future guest speaker.
- Eat Streets initiative has been implemented, taking over car parking spaces to enable more outdoor dining
- Night Light project - state government funding continues. Some issues with heritage buildings.

Perth

- Vehicle incursion incident into Murray Street mall initiated a bollard upgrade. Currently reviewing policy, and 23 crowded places audits have been conducted. Work is underway on recommendations of the audits - topic has been revisited following the incident. Incorporating a place-based analysis and plan, crime prevention theory working to a collaborative informed approach to address issues. Will share templates.
- Aboriginal based company to engage with homelessness
- Perth has 12 rangers providing safe city security patrols to increase visibility
- Youth engagement - proving challenging. How to work better with youth. Police not interested. No youth facilities at all. Leads to bigger planning issues to provide better facilities. Is a need for activity. Would be grateful for any ideas. Strategy still in draft form, will distribute for any feedback.
- How did Perth manage the bushfire and lock down at same time? Fire not in council area, but City of Perth manage Lord Mayor's distress fund. Welfare centres in WA managed by Dept of Communities, and the opening of centres are the responsibility of LGAs. Emergency services suggested that if people had somewhere to go, they should go there, rather than the community welfare centre.
- Suggest the group would benefit from a recovery planning session to share info, and how responsibilities for crisis management are handled would be useful.

Sydney

- The city has seen an increase in domestic violence and economic hardships coming off the back of the COVID-19 pandemic.
- Contemporary safety issues, embedding response. Food relief response to vulnerable community members, across local government areas.
- Capacity building - community plan and support mapping. Response to Vulnerable Communities, investigating sustainable food systems. Emergency response as well as contemporary safety
- Technology is required to improve delivery - crime stats using a map, as well as sharps. App developed for site inspections.
- Domestic and Family Violence forms part of emergency response.
- Risk assessment for Sydney - risks, shocks and stresses to identify. Civil unrest - Mardi Gras opposition (protestors). Working with LGBTI community to improve safety and deliver a welcoming community.
- Work is focussed on support for social housing, food relief.

5. Other business

- It was agreed that the Chair - LGSCN to be discussed following CEO of Hobart appointment
- Ingenium have provided the CCCLM with a quote for the NTE research 2019-20, which includes several options that may be of interest. Deborah will establish a survey to collect the LGSCN feedback to gauge interest and value of including the additional options.
- Members thanked Nick for his leadership in chairing the LGSCN since 2010 and wished him well in his retirement.

6. Next meeting

It was agreed the next meeting would be held within two months, with a focus on emergency management response.

The meeting closed at 3.12pm.



Maroondah Environment Advisory Committee – Minutes

Meeting Details:

Date: Tuesday 2 March 2021

Time: 7pm - 8:30pm

Location: Realm

Attendees:

Councillors

Cr Marijke Graham

Cr Suzy Stojanovic

Council Officers:

Grant Meyer, Manager Integrated Planning

Dale Bristow, Team Leader Strategic Planning and Sustainability

Kailah Thompson, Executive Assistant (Minute taker)

Community Representatives:

Lisa Keedle, Community Representative

Howard Elston, Community Representative

Michelle Maibaum, Community Representative

Liz Sanzaro, Community Representative

Guests:

Paula Haro (MCC)

Doug Evans (MCC)

Apologies:

Councillors:

Cr Paul Macdonald

Council Officers:

Nil

Community Representatives:

John Senior, Community Representative

Elspeth De Fanti, Community Representative

Sonia Nuttman, Community Representative

Ken Whitney, Community Representative

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Community Representatives:

Nil

Items Discussed

1. OPENING OF MEETING

Cr Graham opened the meeting and read the acknowledgment of country.

2. WELCOME

CONFIRMATION OF MINUTES - TUESDAY, 11 AUGUST 2020

ITEM 3

The minutes of the meeting held on 11 August 2020 were confirmed.

4. ITEMS

ADVISORY COMMITTEES OF COUNCIL

ITEM 4.1

Grant Meyer

(Presentation attached)

Grant spoke about the advisory committees and outlined the committee structure for 2020/2021, advising that MEAC will be aligned with the nomination timelines in future. The review has resulted in consistent terms of reference and enhanced reporting techniques across all committees.

Liz asked about the purpose of the deliberation groups.

Grant advised that the deliberation groups have stemmed from the State Government review of the Local Government Act and the increased focus on the term 'deliberative engagement'. Councils are being prompted to undertake focused engagement panels. An expression of interest process took place over the Christmas/New Year period which resulted in fifty people being selected for the deliberative engagement panel. The panel is representative of the Maroondah population (i.e. gender, LGBTQIA+, Indigenous, etc.) and the findings will inform Councils key documents and strategies.

Cr Graham advised that Councillors do not have input into the selection of deliberative engagement panel members, which is a key difference when compared to the advisory committees. The panel will add to the richness of Council's consultations. Cr Stojanovic advised that different people will be selected for each consultation panel to prevent biased opinions.

SUSTAINABILITY STRATEGY

ITEM 4.2

Paula Haro

(Presentation attached)

Solar savers online webinar to be held on the 24 March

<https://www.maroondah.vic.gov.au/Explore/Whats-on-in-MaroonDAH/Events-calendar/Solar-Savers-Solar-Power-and-Battery-Information-Session>

Action: officers to forward relevant communications relating to Council's Carbon Neutrality achievement to the group.

Lisa requested that the review of the sustainability strategy be shared with MEAC to help inform the committee of progress and provide an understanding of opportunities for sustainability in the municipality. <https://www.maroondah.vic.gov.au/About-Council/Planning-for-our-future/Strategies-and-plans/Maroondah-Sustainability-Strategy>

A number of discussion prompts were raised in relation to the sustainability strategy review and discussed by group members as below:

Discussion prompt - How should the strategy balance change/actions at the corporate and community level?

- Using electric vehicles as an example - Council shouldn't be relied upon for infrastructure but they could implement some infrastructure to minimise the excuses for transitioning to electric vehicles.
- Community expect local government to lead the way. Council needs to be seen as a leader in supporting communities to improve.
- A continuation of key focus areas to a community context.
- Support organisations within the municipality who are already taking action that is aligned with councils' direction. Handing leadership externally to trusted people who are doing great things.

Discussion prompt - What role do you feel the community has in responding to sustainability issues?

- Taking ownership. Deliberative engagement panels are a good way to involve those who normally wouldn't be involved.
- All community members taking small actions to collectively make a big impact.

Discussion prompt - What can council do to support community actions?

- Prompt individuals/groups/businesses who are doing great things to build a community.
- Identify strengths already in the community
- Identify and implement appropriate communication channels so the community can get the resources and information they need to take action.

Next steps - there will be an opportunity for MEAC members to attend a workshop on discussion papers.

Workshop to be held on 29 March - 10:30am to 12pm.

CITY NATURE CHALLENGE

ITEM 4.3

Doug Evans

(Presentation attached)

Maroondah will be joining the challenge with six neighbouring councils as the 'Melbourne Eastern Metro Area'.

Liz suggested the www.findMaroondah.com monthly newsletter as a good place to advertise the challenge. Council can submit a piece themselves or Liz can write on behalf of Council.

Lisa asked how the data will inform what Council does in future in terms of biodiversity? Officers advised that this depends on the type of data collected but the main view is that we put the data back to the community and use it as a vehicle to gain support for our projects i.e. habitat corridors, Greening the Greyfields, etc.

INFORMATION ONLY ITEM

ITEM 4.4

(Report attached)

Howard raised the issue of herbicide contaminated compost and asked what Council is doing to protect users from compost made from green waste.

Officers took the question on notice and advised that the response would be provided in the minutes.

Post meeting response: Antonia Heward, Team Leader Waste Strategy and Policy advised 'We have been in discussions with our organics processor and AORA (Australian Organics Recycling Association Limited). We have all agreed to lobby for the banning of these chemicals and we are also suggesting that testing for banned chemicals needs to be reconsidered as an industry standard for all grades of compost given some of the found chemicals were already banned and therefore Suez was not actually required to test for them'.

Cr Stojanovic questioned how the 20 Minute Neighbourhood concept can be made to benefit women.

Officers advised that this question goes back to social inequality, which needs to be a key consideration in all of our work.

While our sustainability aspirations aren't always 100% achievable, we should aspire to consistently do better. (Refer to attachment document *Women's Health East: Creating Safe and Inclusive Public Spaces for Women* for further information)

OTHER BUSINESS

ITEM 4.5

Cr Graham advised that she has been elected chair of the Eastern Alliance for Greenhouse Action (EAGA) Committee for 2021.

Liz expressed her disappointment in the delay of the bin introduction with the first bin to be rolled out in 2023. Cr Graham advised that the reason for the delay is the detailed education piece required to prevent waste contamination.

Grant shared a link to the Australian Story feature on Waste Champions.

https://www.youtube.com/watch?v=4fkbQynfSyY&feature=emb_logo

MEAC members were reminded that public consultation for the Waste Strategy closes on Thursday 4 March.

Meetings dates for the remainder of the year are: 18 May, 10 August and 16 November.

Action: meeting invitations for the remainder of the year to be sent shortly.

The Meeting concluded at: 8:41pm

Solar Savers Household Agreement Summary

This is a summary of the agreement between you and the Council for the purchase and installation of a solar system through Solar Savers. This summary does not replace nor form part of the Solar Savers Householder Agreement.

Main agreement

The Council will:

- find a solar system and electrician to install the system for you.
- pay for the up-front cost of the solar system and the installation.

You will:

- pay back the Council in equal payments through rates payments for 8 years.
- pay for the cost of connecting your solar system to your energy retailer .

We have calculated that your new solar system will provide you with electricity cost savings that outweigh the cost of the system, leaving you financially in front at the end of each year. However, as each household's circumstances are different, we are unable to guarantee that your savings will exceed the cost of installing a solar system.

Payments

- The Council will let you know the total cost of the solar system and your payment plan. The payment plan will show the amount of each payment to make.
- You agree to ensure that all regular payments are made on time, as interest may apply if you pay late.

Note: If there is a problem in delivering or installing of the solar system, please contact Council so we can arrange a new payment schedule.

The Council owns the solar system until you pay for the cost in full.

Electrician

- The Council will contract an electrician to install the solar system. Before installation, the Council will give you the details of the electrician.

- Please give the electrician access to your home for quotations, to install, or to repair the solar system. Please ensure access to your home is safe.
- Please make sure you sign all the permissions and documents the electrician needs to connect your solar system to the grid.

Use, Service and Warranties

- You agree not to damage the solar system, and use it according to the manual.
- You agree not to sell or trade the solar system in any way until you pay for it in full.
- All the warranties of the solar system belong to your home.
- The manufacturer is responsible for the solar system. The electrician is responsible for the installation and the service of the solar system. The Council is not responsible for the solar system, or its installation and maintenance.
- In case of a fault with the solar system, please contact the manufacturer or the electrician and use the warranties.

Responsibility

You agree that you will not claim for any damage, loss, death or injury caused by the solar system from the Council.

Reasons that end the agreement

- The Council may end the agreement if you stop paying, or you do not sign the permissions.
- The Council will let you know in writing the reasons for ending the agreement. You will then have 60 days to solve the problem before the agreement ends.
- The agreement may end if the Council cannot find a solar system and electrician for you. In this case, you and the Council will have no further obligations to each other.

Changes during the agreement

Increase in costs

The total cost of the solar system may rise for reasons outside of the Council's control. This could be because of changes in the law, or different building works at your home. If the total cost of the solar system increases by 10% or more, you have the right to submit a claim to the Council to withdraw from the rates payment scheme.

Householder Agreement (COUNCIL RATES)

COUNCIL

and

THE HOUSEHOLDER NAMED IN THE AGREEMENT

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Householder Agreement

4 March, 2021

BETWEEN

<Council Name> <ABN>

Of <Council Address>

(Council)

and

«Rateable_Mailing_Address»

of «Rates_Property_Address»

(Householder)

BACKGROUND

Council is participating in the Solar Savers program (**Program**), whereby certain residents of the Hepburn Shire Council may elect to have a solar energy system installed at their residential property by a contractor engaged by Council.

- A. Council intends to pay for the solar energy system to be installed and recover this cost through a special rate scheme yet to be declared by Council. The delivery of the Program is conditional upon the special rate scheme going ahead and will not proceed if the special rate scheme is not declared, or is rendered by a court or tribunal to be legally invalid.
- B. A separate agreement will be entered into between Council and the contractor engaged to supply and install the solar energy systems under the Program.
- C. This agreement records the agreed terms between Council and the Householder regarding the supply and installation of a solar energy system under the Program.

IT IS AGREED AS FOLLOWS

1. **Term of Agreement**

This Agreement shall commence on the Commencement Date and, unless terminated in accordance with this Agreement, shall continue until the Expiry Date.

2. **Pre-Conditions**

- 2.1 The provision of a Solar Energy System to the Householder under this Agreement is conditional upon and subject to:
- 2.1.1 Council entering into a contract with a person or body to supply and install the Solar Energy System to the Householder as part of the Program; and
 - 2.1.2 Council declaring the Scheme to recover the costs of the Program.
- 2.2 No Solar Energy System will be provided under this Agreement until the pre-conditions in clause 2.1.1 - 2.1.2 have been satisfied.
- 2.3 If the conditions in clause 2.1.1 - 2.1.2 have not been satisfied within 90 days of council declaring the Scheme, in the absence of agreement to the contrary between the parties, this Agreement immediately ends and each Party is released from their obligations under this Agreement and no party will have any further liability, responsibility or obligation to the other.

3. **Declaration of Invalidity of Scheme**

In the event that, during the term of this Agreement, a court or tribunal of Victoria declares the Scheme to be invalid, or determines that the Householder is not bound by the Scheme, the following will apply:

- 3.1 if the Solar Energy System has not yet been supplied and installed at the Householder's property, this Agreement will terminate immediately, each Party is released from their obligations under this Agreement and no party will have any further liability, responsibility or obligation to the other; or
- 3.2 if the Solar Energy System has already been supplied and installed at the Householder's property, the Householder may elect to:
 - 3.2.1 allow the Solar Energy System to be removed from the Householder's premises and returned to Council; or
 - 3.2.2 keep the Solar Energy System provided and pay to Council, in a lump sum or otherwise as agreed between the Parties, the outstanding amount for the Cost of the Solar Energy System, within 60 days of receiving written notice from Council that the Scheme will no longer apply to the Householder.

4. **Payment for Solar Energy System**

- 4.1 The Cost of the Solar Energy System is the total amount set out in Item 3 of Schedule 1 and itemised in Schedule 2. This amount purchases the supply and installation of the Solar Energy System and any required repair or replacement covered by the warranty during the warranty period, as set out in Schedule 3, but does not cover general maintenance, service calls or repair or replacement outside the warranty.

- 4.2 The Cost of the Solar Energy System under clause 4.1 may be adjusted by Council during the term of this Agreement if, for a reason beyond the control of Council or the Contractor, further costs are required to be incurred in supplying or installing the Solar Energy System.
- 4.3 Council envisages that any adjustment to the Cost of the Solar Energy System under clause 4.2 will only arise where:
- 4.3.1 there is a change to legislation applicable to, or regulation of, the installation of the Solar Energy System (e.g. changes to Small-scale Technology Certificates); or
 - 4.3.2 the installation of the Solar Energy System originally quoted for changes as a result of building works undertaken at the Householder's property or a request to change the location of the Solar Energy System.
- 4.4 Any adjustment under clause 4.2 will be made by way of a variation to the Scheme, in accordance with section 166 of the *Local Government Act* 1989. Where a variation would result in a change to the Householder's liability under the Scheme of 10% or more, the Householder will have an opportunity to make submissions to Council in respect of it and withdraw from the Scheme.
- 4.5 Payment for the Cost of the Solar Energy System is to be by equal instalments apportioned over the Term of the Agreement. The amount payable by the Householder for each payment is set out at Item 5 of Schedule 1.
- 4.6 From the Commencement Date the Householder will receive a rates notice each quarter setting out their liability under the Scheme for the property at which the Solar Energy System is installed, until their liability under the Scheme is discharged in full.
- 4.7 Unless otherwise agreed between the Parties, all payments are due at the date set out in each rates notice. In the event that payment has not been made by the due date, Penalty Interest is payable upon any outstanding amounts, in accordance with the *Local Government Act* 1989 and this Agreement.
- 4.8 Any delay or adjustment to the delivery date for the Solar Energy System or adjustment to the Cost of the Solar Energy System under clause 4.2 does not entitle the Householder to delay or withhold payment under this Agreement.
- 4.9 The Cost of the Solar Energy System will not be adjusted after installation has occurred.
- 4.10 Council will provide Solar Victoria the evidence required to claim the Victorian Government Solar Homes Rebate on behalf of the Householder. If the Householder is eligible, Council will apply the rebate amount to their liability under the Scheme.

5. Council's Obligations

Council's obligations under this Agreement include the obligation to make all reasonable efforts to:

- 5.1 enter into contractual arrangements with a licensed electrical contractor, who has experience and expertise in the Solar Energy industry and who is of good repute, CEC accredited and fully insured to supply and install the Solar Energy System ;
- 5.2 declare the Scheme and collect payments from the Householder in accordance with clause 4;

5.3 ensure that any Contractor engaged under clause 5.1 provides the supply and installation of a Solar Energy System to the Householder within a reasonable time of this Agreement being entered into; and

5.4 assign all warranties attaching to the Solar Energy System to the Householder in accordance with clause 7.

6. The Householder's Obligations

6.1 The Householder must pay to Council the Cost of the Solar Energy System in accordance with clause 4.

6.2 The Householder must allow the Contractor and its agents access to their property for the purposes of conducting site inspections, installing the Solar Energy System and to carry out any required repairs or replacements.

6.3 The Householder must ensure that those parts of their property in which works are being undertaken by the Contractor are safe to access prior to the Contractor or its agents accessing the Householder's property.

6.4 The Householder authorises the Contractor to submit an application to their electricity provider to connect a renewable energy system to the electricity provider's electrical distribution network and the Householder must take all reasonable action required by the Contractor, including signing any relevant documents, in order for that connection to take place.

6.5 The Householder is responsible for any metering or other fees charged by their electricity provider and such charges do not form part of this Agreement.

6.6 The Householder must not intentionally damage, sell, trade or otherwise dispose of any part of the Solar Energy System during the term of this Agreement.

6.7 The Householder must comply with any warranties, manufacturer's instructions and user manuals relating to the Solar Energy System and acknowledges that any failure to do so may void those warranties.

6.8 The Householder does not have any entitlement to claim, create or assign any Small-scale Technology Certificates in relation to the Solar Energy System provided under this Agreement.

7. Assignment of Warranties

7.1 The Contractor has agreed that all warranties relevant to the Solar Energy Systems will be issued in respect of, and remain with, the relevant properties at which the Solar Energy Systems are installed, meaning that it should not be necessary to assign the warranties.

7.2 If the Householder has any concerns, queries or requests for a service call, repair or replacement of the Solar Energy System, the Householder must contact the Contractor who supplied and installed the Solar Energy System. Contact details for the Contractor will be supplied to the Householder prior to the installation of the Solar Energy System.

8. No Guarantee of Savings

8.1 While it is reasonably expected that the operation of the Solar Energy System will result in reduced electricity costs for the Householder, no guarantee is made by Council that the Householder will save money on their electricity bills as a result of the provision of the Solar Energy System under this Agreement.

- 8.2 Neither Council, nor the Contractor, is responsible for any inaccuracies or losses caused to the Householder by changes to feed in tariffs, electricity prices or government schemes.

9. **No Liability**

- 9.1 To the fullest extent permitted by law, while Council will take all commercially reasonable care in arranging for the provision of the Solar Energy System under the Agreement, Council shall not be liable in respect of any loss or damage (including consequential loss or damage), however caused, which may be suffered or incurred or which may arise directly or indirectly in respect of the installation or operation of the Solar Energy System.
- 9.2 To the fullest extent permitted by law, Council is not liable for the ongoing maintenance, repair or replacement of the Solar Energy System, including but not limited to:
- 9.2.1 the replacement of the goods or the supply of equivalent goods;
 - 9.2.2 the repair of such goods;
 - 9.2.3 the payment of the cost of replacing the goods or of acquiring equivalent goods; or
 - 9.2.4 the payment of the cost of having the goods repaired.

10. **Ownership of Solar Energy System**

- 10.1 Ownership of the Solar Energy System remains fully vested in Council during the term of the Agreement, unless the Solar Energy System is otherwise paid for in full at which time the ownership of the Solar Energy System vests in the Householder.
- 10.2 Once all payments payable under this Agreement have been made by the Householder in accordance with clause 4, the full ownership of the Solar Energy System will pass from Council to the Householder.

11. **Release and Indemnity**

- 11.1 The Householder agrees to the installation and use of the Solar Energy System under this Agreement at their own risk and releases Council from all claims resulting from any damage, loss, death or injury in connection with the installation and use of the Solar Energy System except to the extent that Council is negligent.
- 11.2 The Householder must indemnify and hold harmless Council against all claims resulting from any damage, loss, death or injury in connection with the installation and use of the Solar Energy System except to the extent that Council is negligent.

12. **Termination**

- 12.1 Without limiting the generality of any other clause, Council may terminate this Agreement by notice in writing if the Householder breaches any essential terms of this Agreement and such breach is not remedied within 60 days of written notice by Council.
- 12.2 If notice of termination is given to the Householder pursuant to clause 12.1, Council may, in addition to terminating this Agreement:
- 12.2.1 repossess the Solar Energy System;

- 12.2.2 retain any moneys already paid;
- 12.2.3 charge a reasonable sum for any work performed in disconnecting and removing the Solar Energy System;
- 12.2.4 be regarded as discharged from any further obligations under this Agreement; and
- 12.2.5 pursue any additional or alternative remedies provided by law.

13. **No Fettering of Council's Powers**

It is acknowledged and agreed that this Agreement does not fetter or restrict Council's powers or discretions in relation to any powers or obligations it has under any Act, regulation or local law that may apply to the Scheme or any other aspect of this Agreement.

14. **Entire Agreement**

This Agreement constitutes the entire agreement between the parties. Any prior arrangements, agreements, representations or undertakings are superseded.

15. **Joint and Several Liability**

If the Householder consists of more than one person, this Agreement binds them jointly and each of them severally.

16. **Survival of Indemnities**

Each indemnity in this Agreement is a continuing obligation, separate and independent from the other obligations of the parties and survives termination of this Agreement.

17. **Severability**

If any provision of this Agreement is held invalid, unenforceable or illegal for any reason, this Agreement shall remain otherwise in full force apart from such provision which shall be deemed deleted.

18. **Governing Law**

This Agreement will be governed by and construed according to the law of Victoria.

19. **Disputes**

19.1 **Householder to contact Contractor regarding Solar Energy System**

Any grievances or concerns relating to the Solar Energy System must be conveyed to the Contractor, in accordance with clause 7.2.

19.2 **Other disputes arising under this Agreement**

If any dispute arises between the Householder and Council regarding this Agreement, the Parties must at first instance endeavour to resolve it by discussion and agreement.

20. **Definitions**

In this Agreement, unless the contrary intention appears:

Agreement means this agreement and includes the Schedules and any Annexures.

Commencement Date means the date on which this Agreement commences as specified in Schedule 1.

Contractor means the licensed electrical contractor, whether being a person or entity, engaged by Council to supply and install Solar Energy Systems under the Program.

Cost means the amounts payable under this Agreement as outlined in Schedule 1, which may be amended from time to time in the manner described in this Agreement.

Council means the <Council Name> Council.

Expiry Date means the date on which this Agreement ends as specified in Schedule 1.

Householder means the person or persons named in the Agreement as being the resident or residents of the property at which a Solar Energy System will be installed.

Party means either Council or the Householder as the context dictates.

Payment Schedule means the arrangements for payment by the Householder to Council, as set out in clause 4.

Penalty Interest means interest at the rate of 10 per cent per annum, or such other rate as may be fixed by section 2 of the *Penalty Interest Rates Act* 1983 from time to time.

Program means the "Solar Savers Program" of Council.

Scheme means the Special Rate Scheme to be declared by Council, under the *Local Government Act* 1989, to recoup the costs of the Solar Energy Systems provided as part of the Program.

Solar Energy System means the system described at Schedule 2 and includes the solar panels and any associated infrastructure and materials provided by the Contractor for the proper functioning of the solar panels to produce electricity from solar power, but does not include any infrastructure or services provided by third parties (such as electricity distributors or electricity retailers).

Small-scale Technology Certificate, has the same meaning as in the *Renewable Energy (Electricity) Act* 2000 (Cth) and includes any other certificate, right or entitlement of a similar nature which arises under Victorian or Commonwealth legislation;

Term means the term of this Agreement as set out in clause 1.

Victorian Government Solar Homes Rebate means a rebate applied on the Cost of the Solar Energy System, up to a maximum of \$1,888 as part of the Solar Homes package. Householders may receive the rebate if they meet the Solar Homes eligibility criteria, as described in Item 4, Schedule 1.

SIGNED as an agreement

SIGNED for and on behalf of Hepburn Shire Council)

ABN 76 845 763 535 in the presence of:)

)

Signature

Witness name

Full name

Witness signature

Officer title

SIGNED by the Householder/s named in this
agreement in the presence of:

Signature

Witness name

Full name

Witness signature

Signature

Full name

Schedule 1- Summary Schedule

1.	Commencement Date	<insert date>
2.	Expiry date	<insert date>
3.	Cost of the Solar Energy System (inclusive of Solar Homes Rebate and STCs)	«Quote_Amount» See breakdown provided at Schedule 2
4.	Solar Homes Rebate	\$1,850.00
5.	Amount payable by the Householder in each quarterly rates notice from the Commencement Date (excluding GST)	An amount equal to 1/40 th of the total cost, being: «Quarterly_Payment_rates»

Schedule 2 - Solar Energy System Details and Cost

See Attached Quotation for system details and cost.

Reference	«Referral_Number»
Name	Install_Name»
Phone	«Contact_Name.Phone» / «Mobile»
Email	Conntact_Name.Email»

Item Specification

System Size	«System_Size_Agreement»
Panels	<Risen RSM72-6- 330Wp>
Inverter	<SOLIS/ ABB UNO-DM/H/ Huawei-SUN2000L>
Small scale technology certificates (STC) estimate	«Number_of_STCs» certificates - this discount has been incorporated into the pricing as specified in quotation.

The Household is provided a 10 day cooling off period from signing the agreement.

The Contractor reserves the right to contact the Householder to re-issue this Schedule, within 7 business days of receipt of your signed Household Agreement to adjust pricing or details where quality assurance matters have been identified.

Schedule 3 - Warranty and Supplier Terms and Conditions

See attached

Terms and Conditions

System Component Warranties

PROPOSED SPECIAL CHARGE SCHEME FOR SOLAR SAVERS HOUSEHOLDS

Attachment 2

Apportionment of costs

Each listed property has been assessed as to the size of solar panel and installation costs and has been provided and agreed to the following quotation to have a solar energy system installed at their property for the following costs.

Property Address	Cost
3/20 Carcoola Road, RINGWOOD EAST VIC, 3135	\$3,191.80
16 Federation Glen CROYDON HILLS VIC 3136	\$3,768.40
2/13 William Road CROYDON VIC 3136	\$3,876.00
106 LOUGHNAN RD RINGWOOD NORTH VIC 3134	\$5,218.00
39 Hull Road CROYDON VIC 3136	\$5,482.40
18 Cielterre Avenue RINGWOOD NORTH VIC 3134	\$5,982.40
11 Avalon Grove RINGWOOD NORTH VIC 3134	\$6,187.40
2A Caromar Street CROYDON VIC 3136	\$4,178.40
2 Viewmont Court CROYDON NORTH VIC 3136	\$5,482.20
26 Old Warrandyte Rd, RINGWOOD NORTH VIC 3134	\$3,576.40
17 Eastmead Rd, CROYDON VIC 3136	\$2,944.40
12A East Mead Road CROYDON VIC 3136	\$3,039.00
11 Rodleigh St CROYDON VIC 3136	\$5,016.00
3 Faraday Road, CROYDON SOUTH VIC 3136	\$3,735.00
226 Wonga Rd WARRANWOOD VIC 3134	\$5,681.60
31 Kardinia Cres WARRANWOOD VIC 3134	\$5,885.40
8 Ellison Street RINGWOOD VIC 3134	\$4,206.40
82 The Range Boulevard, CROYDON VIC 3136	\$3,618.40
16 Marden Place HEATHMONT VIC 3135	\$4,835.40
1/17 Pascoe Avenue CROYDON VIC 3136	\$4,258.40
3 Balcombe court CROYDON VIC 3136	\$4,856.40
TOTAL COST	\$95,019.80



Maroondah Health and Wellbeing Plan 2017-2021 Year 3 Report



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Introduction

Council is pleased to present the *Maroondah Health and Wellbeing Plan 2017-2021 Year 3 Report* to the Maroondah community.

The *Maroondah Health & Wellbeing Plan 2017-2021* is a strategic plan that describes how Council and partners will work together to achieve improved health and wellbeing for our local community. The plan was completed in late 2017, and involved input from local community members, partners and key stakeholders from the health and community services sectors.

The *Maroondah Health & Wellbeing Plan 2017-2021* is one of Council's key strategic documents playing an important role in delivering the health and wellbeing outcomes identified in the *Maroondah 2040 Community Vision*. It is also a statutory plan that has been prepared in accordance with the requirements set out in the *Public Health and Wellbeing Act 2008*. The function of Council under this Act is to seek to protect, improve and promote public health and wellbeing in the municipality.¹

This Plan has been successfully implemented for a third year and this report highlights the achievements throughout the 2019/20 financial year. Council will continue to work with the Maroondah community and the Maroondah Partners in Community Health and Wellbeing Advisory Committee implement and evaluate the *Maroondah Health and Wellbeing Plan 2017-2021*.

Some of Council's implementation highlights from year three of the *Maroondah Health and Wellbeing Plan 2017-2021* have included:

- Providing a COVID-19 Community Grants Program to support the needs arising from the pandemic.
- Collaborating with seven Councils to deliver an online event to raise awareness of suicide prevention.
- Delivering an Appreciative Inquiry workshop in partnership with Communities of Wellbeing Inc to explore health and wellbeing priorities.
- Developing position statement and implementation plan for the introduction of Healthy Options at Council's leisure facilities.
- Implementing Council's Affordable and Social Housing Policy through Amendment C130.
- Supporting vulnerable residents through the Maroondah Emergency Relief Network during the COVID-19 pandemic.
- Adopting Council's Equally Active Policy that aims to increase female participation in sports.
- Investigating opportunities to incorporate Council's Gambling Policy into the Maroondah Planning Scheme.
- 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 Maroondah's community houses throughout 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.

¹ Source: Public Health and Wellbeing Act 2008

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report

Maroondah Health and Wellbeing Plan 2017-2021

The *Maroondah Health and Wellbeing Plan 2017-2021* (MHWP) is a strategic plan that describes how Council and partners will work towards achieving enhanced community health and wellbeing. It describes our vision, goal, outcome domains and objectives for health and wellbeing in Maroondah. It also identifies a range of key partners which Council will work with to enhance Maroondah's liveability, sustainability, inclusiveness, safety, connectivity and prosperity.

Our *Maroondah 2040 Community Vision* is to be a vibrant and diverse City with a healthy and active community, living in green and leafy neighbourhoods which are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment.

The *Maroondah Health and Wellbeing Plan 2017-2021* aligns most closely with the 'Safe, healthy and active' and 'Inclusive and diverse' community outcome areas in Maroondah 2040. These outcomes strive to:

- Make Maroondah a safe, healthy and active community where all people have the opportunity to experience enhanced levels of social, emotional and physical wellbeing.
- Promote an inclusive and equitable community where all people are valued, supported and socially connected, and diversity is embraced and celebrated.

The actions contained within the MHWP are designed to work towards achieving the Maroondah 2040 Community Vision and have been captured across five outcome areas and eight focus areas as follows:

2040 Outcome Area	MHWP Outcome Areas	Focus Area
Safe healthy & active	Healthy & well	Alcohol, other drugs & tobacco
		Mental, physical & sexual health
Safe healthy & active	Safe & secure	Social & affordable housing
		Prevention of violence against women (PVAW), gender equity & elder abuse
		Gambling
Prosperous & learning Well governed & empowered	Capacity to participate	Education, lifelong learning & employment
Inclusive & diverse Vibrant & culturally rich	Connected to culture & community	Inclusivity, diversity & access
Accessible & connected Clean, green & sustainable Attractive thriving & well built	Liveable	Environment, climate change & infrastructure

Integrated Planning Framework

The relationship between the *Maroondah Health and Wellbeing Plan 2017-2021* and other Council strategic documents is illustrated in the Integrated Planning Framework in Figure 1.



Figure 1. Integrated Planning Framework

The *Maroondah Health and Wellbeing Plan 2017-2021* is a statutory plan that is prepared using 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 12 months of general council elections.

Our vision

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



Our future outcomes

From the community vision engagement process, the vision for each future outcome was refreshed to reflect priorities looking ahead to the year 2040 and beyond. The community's future vision is:

A safe, healthy and active community

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.

A prosperous and learning community

In 2040, Maroondah will be a thriving regional centre of economic activity and education, where the sustainable growth of local businesses is supported, and diverse lifelong learning opportunities are accessible for all community members.

A vibrant and culturally rich community

In 2040, Maroondah will be a vibrant and creative community recognised for celebration of the arts, cultural expression and diverse entertainment options.

A clean, green and sustainable community

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

An accessible and connected community

In 2040, Maroondah will be accessible for all ages and abilities with walkable neighbourhoods, sustainable transport options, and a safe integrated transport network.

An attractive, thriving and well built community

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.

An inclusive and diverse community

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.

A well governed and empowered community

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.

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report



Outcome Area: Healthy & Well

Focus Area: Healthy & Well - Alcohol, Other Drugs & Tobacco

We continue to work in partnership to reduce alcohol-related harm across Maroondah



Council continues to participate in the Eastern Metropolitan Region (EMR) Alcohol Flagship collaboration. The Outer East Primary Care Partnership (OEPCP) have received Local Drug Action Team funding to work with sporting clubs where Maroondah has been the targeted focus. In response to past test purchasing results in sporting club settings and sporting participation in Values Based Messaging training, co-designed messaging was created resulting in the "Our Club: a place for everyone" campaign. 16 Eastern Football Netball League clubs have signed up to the campaign with oval banners in club colours were produced. Due to the COVID-19 pandemic, the roll-out will continue in the 2021 season.

In June 2018, the Minister for Planning rejected the exhibition of the proposed group planning scheme amendment (GC88) to introduce a packaged liquor policy into the Maroondah Planning Scheme. This planning scheme amendment was intended to provide participating Councils with planning tools to effectively manage applications for the sale of packaged liquor, particularly in areas of high supply. In rejecting the proposal, Council is currently working with project partners to identify alternative avenues to mitigate alcohol density issues.

Relevant action items:

- 1.1.1 Continue participation in the South East Melbourne Councils Alcohol (SEMCA) Density Project to work towards influencing planning controls relating to density of packaged liquor suppliers within LGA's
- 1.1.2 Continue participation in the EMR Alcohol Flagship and its identified annual work plans

We worked in partnership to update the Maroondah Liquor Accord



Council has worked with the Maroondah Liquor Accord over the past year to review and develop a new Accord. The Maroondah Liquor Accord was launched in November 2015 and since that time has enjoyed strong membership and vibrant engagement with a broad range of licensees including hotels, restaurants/cafes, late night clubs, packaged liquor outlets, cinemas and sporting clubs. The project involved development of a new logo, a statement of values endorsed by the membership and a range of key commitments. The commitments relate to providing positive social environments, making venues safe and inclusive, promoting zero tolerance for violence, not serving underage persons, monitoring liquor compliance laws, providing responsible service of alcohol, and encouraging health and wellbeing.

Did you know?

Over 344 customer requests were received during 2019/20 for public health issues on pests, food safety, nuisance and drainage.

Relevant action items:

1.1.2 Continue participation in the EMR Alcohol Flagship and its identified annual work plans

Focus Area: Healthy & Well - Mental, Physical & Sexual Health

We supported the community through our COVID-19 Community Grants Program



The COVID-19 Community Grants Funding Program was established to address the immediate needs within the community arising from the COVID-19 pandemic. The funding was for eligible community organisations and charities to continue to deliver, expand and introduce new programs, initiatives and services to the Maroondah community. Community organisations had the opportunity to share in \$116,863 of grant funding to assist in community recovery and relief. As a result, 14 community organisations were successfully funded under the COVID-19 Community Wellbeing Grant Scheme and 9 community organisations were successfully funded under the COVID-19 Emergency Relief Grant Scheme.

Relevant key direction:

Key Direction 1.2: Seek to enhance mental, physical and sexual health outcomes

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report

We held a community forum aimed at supporting mental health and wellbeing



During October 2019, Council hosted a free mental health community event 'Stressless and look after your mental wellbeing event' focused on providing information on proven methods to reduce stress and manage anxiety. Over 300 community members attended the event which was delivered in partnership with EACH, Eastern Regional Libraries and NEAMI National. The event featured Matthew Johnstone, author, illustrator and former creative director of The Black Dog Institute, discussing proven methods to reduce stress, manage anxiety and lift mood. Participants were given the opportunity to connect with relevant service providers on topics such as healthy eating, animal therapy, and physical exercise.

Relevant key direction:

Key Direction 1.2: Seek to enhance mental, physical and sexual health outcomes

We collaborated with seven Councils to raise awareness of mental health and suicide prevention



In June 2020, over 400 men from across the Eastern Region attended an online men's health event, delivered in partnership as part of a Joint Local Government Health and Wellbeing Series. The event provided an opportunity to hear from former AFL footballer Tom Boyd sharing his story of going from #1 AFL draft pick to premiership player and then to retirement, all within five years. The event was delivered during Men's Health Week which focuses on promoting male health facts and health services.

Council had also planned to deliver a suicide prevention training workshop in June 2020. Unfortunately, the COVID-19 pandemic resulted in this course being postponed. Council was able to provide community members interested in this particular workshop with details about the local support services offered by NEAMI National.

The EMPHN, together with the Victorian Government, has funded NEAMI National to deliver a new suicide prevention and support after bereavement service called *LifeConnect* - Suicide Prevention and Support After Suicide. The new service incorporates learnings from the successful place-based suicide prevention trials in Maroondah and Whittlesea, which involved extensive community consultation with councils, service providers, community members, and people with lived experience. The *LifeConnect* Program involves a suite of free community-focused suicide prevention services as well as support for people who have been bereaved by suicide. Whilst the service is based in Ringwood, it caters for community members across the EMPHN catchment including Banyule, Boroondara, Knox, Manningham, Maroondah, Mitchell, Monash, Murrindindi, Nillumbik, Whitehorse, Whittlesea and Yarra Ranges.

Relevant action items:

- 1.2.1 Identify and undertake annual collaborative suicide prevention initiatives
- 1.2.2 Collaborate with the Eastern Melbourne Public Health Network on the Maroondah Place Based Suicide Prevention Initiative

We delivered an Appreciative Inquiry workshop in partnership with Communities of Wellbeing



During August 2019, Council partnered with Communities of Wellbeing to deliver an Appreciative Inquiry workshop involving 120 community leaders from business, community services, education and government sectors. This workshop helped to identify a range of key wellbeing strengths, gaps and opportunities in the municipality. This information has helped to inform implementation of the Communities of Wellbeing Strategic Plan along with providing input on into the early stages developing Council's Liveability, Wellbeing and Resilience Strategy 2021-2031.

Relevant action item:

- 1.2.4 Support the Maroondah Communities of Wellbeing Project via participating in the project Steering Committee and identified initiatives

We continued to work in partnership to lead the way in positive education to support the wellbeing of young people.



The Maroondah Positive Education Network (formerly Plus10 Schools) is a partnership between Maroondah City Council, the Maroondah Principals Network, the Victorian Government Department of Education & Training, the University of Melbourne and the Institute of Positive Education, who are working together to implement Positive Education to raise the wellbeing of young people in Maroondah. In 2020, the project received funding for further 18 months to deliver on site and online professional learning for school staff, students, and families. Training topics covered include mindfulness (smiling mind training), Flourishing Families, Teacher Wellbeing series, and URStrong (positive relationship training). Work is being undertaken to establish intentional Communities of Practice for both HOPE leaders and Principals with a focus on wellbeing.

Relevant action item:

- 1.2.5 Coordinate Maroondah Plus 10 Schools, which aims to increase the wellbeing and educational outcomes of students in Maroondah through the implementation of Positive Education and targeted wellbeing initiatives

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report

We worked in partnership to commence a new walking netball program and continue the walking football program



Maroondah City Council together with Melbourne East Netball Association commenced Walking Netball at Maroondah Nets. Walking Netball brings together a variety of low-intensity cardio, strength, flexibility and balance in one fun game. The game has been designed so anyone can play, regardless of age, ability or fitness level. Council continued the Walking Football Program in Maroondah in partnership with Knox City Council, U3A Croydon and Knox. The Walking Football program has been a huge success in helping senior Maroondah residents stay physically and socially active. Targeted at participants aged over 50, Walking Football aims to improve the physical and mental health outcomes for older residents and empower them to be physically active every day. Following the onset of the COVID-19 pandemic in March 2020, the Walking Football and Netball programs were suspended pending the relaxation of restrictions.

Relevant action item:

- 1.2.6 Develop a comprehensive 'Get Walking' promotional strategy and program initiative to assist residents to prioritise walking as part of everyday.

We are currently investigating the implementation of a Healthy Choices policy at all Council-owned and operated facilities



'Healthy Choices' is a framework for improving the availability and promotion of healthier foods and drinks in community settings. Using the Healthy Choices Framework, sport and recreation centres can provide consistent health promotion messages whereby the foods and drinks available through the centre reinforce positive messages about the importance of physical activity for good health. Council has created a Healthy Options position statement and implementation plan for Maroondah Leisure facilities, with implementation to commence in 2020/21.

Relevant action items:

- 1.2.7 Investigate opportunities for enhancing the range of healthy options offered by caterers within Council owned and operated facilities
- 1.2.8 Implementation of components of the DHHS Health Choices: Policy Guidelines for Sport and Recreation Centres at selected MCC leisure facilities

We held an inclusive forum for schools in Maroondah



In October 2019, Schools in Maroondah were invited to participate in an Inclusion Forum to discuss about how they can ensure they can embrace inclusive principles and identify how Council can support them. Ten Maroondah schools and one local TAFE attended the forum which identified the importance and need for schools to promote inclusiveness and the delivery of inclusive sex education.

Council has also met with Family Planning Victoria to explore delivery of sexual health education in schools, hear about best practice and discuss how Council can influence program delivery. Due to the COVID-19 pandemic, the Family Planning Victoria 'train the trainer' sessions were postponed until 2021.

Relevant action items:

- 1.2.12 Advocate for Maroondah secondary schools to provide inclusive and sex-positive sexual health education



Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report



Outcome Area: Safe & Secure

Focus Area: Safe & Secure - Social & Affordable Housing

We have commenced implementation of our Maroondah Affordable and Social Housing Policy



Council adopted the *Maroondah Affordable and Social Housing Policy 2018* in August 2018. This policy clarifies Council's position, role and function on affordable and social housing issues within its scope of influence. Council continues to work as part of the Eastern Affordable Housing Alliance whose aim is to bring together Federal, State, Local Governments, Community Housing providers, housing industry players and the community to devise and deliver local social and affordable housing solutions for the Eastern Metropolitan Region.

The Maroondah Housing Strategy will be implemented through Amendment C130, which also relates to the Ringwood Major Activity Centre. Following public exhibition of the C130 Planning Scheme Amendment, a planning panel was held to discuss the merits of the amendment. It is anticipated that Council will consider the recommendations of this Panel in late 2020.

Relevant action item:

- 2.1.1 Develop and implement a Maroondah Affordable and Social Housing Policy
- 2.1.3 Implement the Maroondah Housing Strategy

We have signed up to a Regional Local Government Homelessness and Social Housing Group Charter



Thirteen councils representing two million residents in Melbourne's east and south east, including Maroondah, have joined together in a unified voice calling for urgent action for more social housing to end homelessness. The partnership is seeking more housing as the first step to address the often complex social and health needs of the region's most vulnerable community members. The Regional Local Government Homelessness & Social Housing Charter 2020 was determined following a forum of CEOs and senior staff from all Councils, initiated by Monash Council in November 2019 and attended by housing providers, peak bodies and state government. The Charter prioritises three regional commitments including a coordinated approach to increase the provision of social housing and respond to homelessness; scope land that has the potential to be re-purposed for adaptable housing needs; and advocate for inclusive housing growth including mandatory inclusionary zoning.

Did you know?

In 2019/20 3.0% of lettings in Maroondah were deemed affordable

Relevant action items:

- 2.1.1 Develop and implement a Maroondah Affordable and Social Housing Policy
- 2.1.3 Implement the Maroondah Housing Strategy

Council continues to advocate for safe, secure and affordable housing



Council continues to participate in the Eastern Affordable Housing Alliance. A Regional Action Plan has been prepared that identifies five key priority areas. Priority actions include prevention, mobilising community, supporting South East Melbourne Council Alliance (SEMCA) and good governance. Council has provided advocacy and support regarding planning and building permits and worked in partnership to support the Winter Shelter program. The Winter Shelter program is a Maroondah churches and community response to local homelessness. During the COVID-19 pandemic, Winter Shelter has provided a shower program at a local sporting facility and coordinated the provision of three meals every week for vulnerable community members.

Relevant action item:

- 2.1.2 Continue membership of and participation in the Eastern Affordable Housing Alliance

Focus Area: Safe & Secure - Prevention of Violence Against Women (PVAW), Gender Equity & Elder Abuse

Our Gender Equity Policy continues to help direct Council's work



Council's *Gender Equity Policy* was adopted in 2018 to ensure that Council services are delivered in ways that are accessible, inclusive, respectful and equitable. Council has commenced the Workplace Equality Project to ensure that Council fully complies with the *Equal Opportunity Act* and meet the requirements of the *Victorian Gender Equality Act 2020*. The project is guided by a cross-Council employee working group that will consider gender equality actions and review equal opportunity policies and processes.

Relevant action item:

2.2.1 Develop a MCC Gender Equity Policy/Statement

Council is an active partner of Together for Equality and Respect (TFER) to prevent violence against women in Maroondah



As part of Council's partnership with Together for Equality and Respect (TFER), Council participated in the *16 Days of Activism Against Gender Based Violence* campaign during November and December 2019. The campaign involved the placement of seven billboards in prominent locations around Maroondah with messages relating to violence against women, violence, and family violence.

In March 2020, Council delivered a Women's Safety Online event at Realm presented by the Office of the eSafety Commissioner. The aim of the session was to build the capacity among women around safe use of technology and where to go for support if needed.

Relevant action items:

- 2.2.2 Work with partners of Together for Equality and Respect (TFER): A Strategy to Prevent Violence Against Women in Melbourne East to prevent violence against women in Maroondah
- 2.2.7 Work in partnership to address community safety issues via installation of CCTV, with a focus on activity centres, public spaces, roads and public transport

We extended the Gender Equity in Victorian Sport and Recreation Pilot Program



Council secured Victorian Government funding to work with tenant clubs of the RO Spencer Pavilion at Jubilee Park on a primary prevention project. Council has since secured additional funding to refine the project mode and extend the project to additional clubs. Due to the COVID-19 pandemic, timelines for stage two of this project have been extended from September 2020 to December 2020.

Relevant action item:

2.2.3 Work in partnership with the outer-east municipalities and local sporting clubs to deliver the 'Our Codes, Our Clubs' gender equity and cultural change program.

We adopted a policy that aims increasing female participation in sport



Council's *Equally Active Policy* was formally adopted in September 2019. The Policy articulated Council's position in relation to advancing gender equity in sport and recreation and, to undertaking initiatives to change the physical, social, and attitudinal environments that support women and girls to be active. The Policy is designed to help enable female participation in regular sporting or active recreational pursuits to enhance physical and mental health, along with ensuring principles of social inclusion and integration.

Relevant action item:

2.2.4 Development of a *Female Sports Participation Strategy*

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report

Facilitated playgroups are supporting vulnerable families



Council's Maternal and Child Health team now facilitates playgroups for families. Five playgroups are held each week for families experiencing family violence as well as a range of other health and wellbeing issues that impact the ability to respond and care for their children in a positive way.

Relevant action item:

- 2.2.5 Partnership program with Eastern Community Legal Centre to develop a playgroup for children and their parents experiencing family violence

Council continues to raise awareness of elder abuse



A joint collaboration between Inner East Primary Care Partnership and the Healthy Ageing representatives of the seven Councils in the Eastern Metro Region was undertaken to prepare for an ageism campaign. Whilst the full campaign was postponed due to the COVID-19 pandemic, elements were included in an online campaign leading up to World Elder Abuse Awareness Day on 15 June 2020.

In addition, Council continues to participate on the Eastern Elder Abuse Prevention and Response Network, chaired by Eastern Community Legal Centre.

Relevant action item:

- 2.2.6 Develop and implement initiatives designed to create knowledge and awareness of elder abuse and community support services/resources

We continued to implement the Ask for Angela safety program



In partnership with the Maroondah Liquor Accord, Council continued implementation of the Ask for Angela campaign in local licensed venues. Ask for Angela is an international campaign to promote safety in licensed venues. If a patron feels unsafe, they can discretely use the simple code word which alerts venue staff that the person requires assistance. The campaign in Maroondah is being delivered in partnership with Victoria Police, EDVOS - a specialist family violence service in Melbourne's Eastern Metropolitan Region, and Eastern Centre Against Sexual Assault (ECASA).

Relevant action item:

- 2.2.7 Work in partnership to address community safety issues via installation of CCTV, with a focus on activity centres, public spaces, roads and public transport

Focus Area: Safe & Secure - Gambling

We worked towards incorporating our Gambling Policy into the Maroondah Planning Scheme



Council has engaged a consultant to prepare relevant materials for an amendment to the Maroondah Planning Scheme. This amendment will help to strengthen Council's capacity to manage and influence the location and operation of electronic gaming machines in our municipality. This work has been delayed due to the Victorian Government imposed policy-neutral translation of the Maroondah Planning Scheme. A full review of the planning scheme in 2020/21 and 2021/22 will consider how the Gambling Policy can be effectively incorporated or referenced within the revised Planning Scheme.

Relevant action item:

- 2.3.1 Complete a new MCC Gambling Policy and commence preparations of a Planning Scheme amendment to incorporate the Policy into the Maroondah Planning Scheme

We continued to advocate for reduced gambling harms



Council continued as a leadership partner of the Alliance for Gambling Reform during 2019/20. The Alliance is a national advocacy organisation, involving 22 Victorian Councils, which works to prevent and minimise the harm from gambling. Its aim is to remove the shame that surrounds gambling addiction, have the problem treated as a public health issue, and achieve the legislative changes needed to protect our communities. As part of the Alliance during 2019/20, Council supported advocacy efforts relating to: gambling and AFL clubs, Woolworths involvement in pokies, regulatory reform, community awareness of the harms of pokie machine gambling, better transparency on gambling related deaths, and seeking national policy reform to curb sports gambling.

Relevant action item:

- 2.3.1 Complete a new MCC Gambling Policy and commence preparations of a Planning Scheme amendment to incorporate the Policy into the Maroondah Planning Scheme

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report



Outcome Area: Capacity to Participate

Capacity to Participate - Education, Lifelong Learning & Employment

We are committed to supporting local employment
in Maroondah



In collaboration with Knox and Yarra Ranges, Council has launched the Bayswater Business Precinct Connect Platform. The online portal enables local businesses to connect with local people and businesses, promote employment opportunities, and build capacity within their business.

Relevant action items:

- 3.1.1 Continue to facilitate the promotion of local employment opportunities and connection of job seekers via the Maroondah BizMatch Employment Portal
- 3.1.2 Support the development of local small business and social enterprise initiatives

We continued to collaborate with State and Local Governments to support local businesses and employment

Did you know?

Over 300 Businesses were contacted by phone to offer support during the early stages of the COVID-19 pandemic



Council continues to participate in State and Regional economic development forums and the Bayswater Business Precinct (BBP) project (in partnership with Knox and Yarra Ranges). The Eastern Regional Group of Council's (ERG) and the Melbourne East Regional Economic Development group (MEREDG) continues to meet and the MEREDG is chaired by Council and hosted at Realm.

Relevant action item:

- 3.1.3 Collaborate with the State Government Regional Economic Development Unit (SGREDU) and Eastern Region Economic Development Group (EREDG) to determine appropriate avenues for addressing identified regional priorities of; learning, employment and business support and development

We continued to support local businesses through BizHub services



BizHub is located within Realm and provides a flexible working space for local businesses on a permanent or a casual basis. Members were surveyed during 2019/20 to gain insights into improving the services offered such as mentoring, workshops and business support. The COVID-19 pandemic saw the temporary closure of the space and the introduction of an online platform, Slack, as a means of keeping the co-workers connected through online peer-to-peer mentoring, collaboration and education.

Relevant action item:

- 3.1.4 Work to maximise individual, community and business engagement with and utilization of Realm via implementation of actions generated via the Flexible Programming Schedule, Realm Activation Group (RAG) and in response to emerging opportunities.

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report

We delivered our annual Professional Learning Program to support Children's Services educators



The annual Professional Learning Program continued to grow and was well attended by educators in the community, with a total of 954 bookings were made by educators to attend sessions in 2019/20. Topics included leadership, Aboriginal perspectives, program planning, child protection, music and storytelling. The program also had two Presenters from New Zealand to speak about Respectful Care; and a special hands-on Indigenous Bush Tucker workshop presented in partnership with EACH.

Relevant action item:

- 3.1.6 Provision of an annual Professional Learning Program targeting early years educators working within Maroondah to increase knowledge in line with the National Quality Framework

We delivered the School Focussed Youth Services programs



At the end of 2019, a range of programs were delivered to students through School Focussed Youth Services that increased their wellbeing and connection to school. Some programs included: a leadership program, numerous 'peaceful kids' programs, personal development program, a gym-based program, and a Hands-on Learning program. Due to the COVID-19 pandemic, a series of projects were not able to be delivered in 2020. One personal development program entitled 'The Chin Up Project' was adapted and delivered online at the Croydon Community School.

Relevant action item:

- 3.1.7 Subject to external funding, provide the School Focused Youth Service to support students at risk of disengaging from education

Council have supported community houses throughout the COVID-19 pandemic



A key focus of community houses during 2020 has been to retain community connections and support vulnerable community members during the COVID-19 pandemic. A range of community house programs have continued throughout 2020 aimed at reducing social isolation in the community, providing digital support, enabling continuation of accredited and pre-accredited adult education courses and the providing emergency relief programs to vulnerable community members. Council has provided support to the Community Houses navigating through the pandemic challenges including COVID-19 restriction changes, service delivery changes, facility closures (excluding permitted usage) to online programs and changes to childcare services.

Relevant action item:

- 3.1.8 Collaboration with the Maroondah Community House Network on identified initiatives designed to provide lifelong learning opportunities



Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report



Outcome Area: Connected to Culture & Community

Focus Area: Connected to Culture & Community - Inclusivity, Diversity & Access

We launched our Be Kind Maroondah Campaign to promote social inclusion



The Be Kind Maroondah campaign was launched during the COVID-19 pandemic to keep the community connected during social isolation and encourage kindness and goodwill. Several initiatives were undertaken within three major themes; Be kind to yourself; Be kind to others; and Be kind to business. Information and resources were made available on Council's website and people were encouraged to share kindness stories. A knitting project encouraged people to donate knitted items to those sleeping rough or in financial need. Grade 5 and 6 students also wrote letters to connect with and provide encouragement to older residents

Relevant key direction:

Key Direction 4.1 Seek to foster equitable, accessible, inclusive and respectful environments and minimise discrimination and isolation

Did you know?

Council's oldest volunteer is 95 years whilst our youngest volunteer is 18 years of age

We commenced development of the next Active and Healthy Ageing Initiative 2020



Council has commenced an evaluation of the Active and Healthy Ageing initiatives over the 2015-2020 period to inform the planning phase for the Active and Healthy Ageing Strategy 2020-2025. Planning for community consultation for this project has commenced with some engagement delayed due to the COVID-19 pandemic.

Relevant action item:

4.1.5 Development of the next Active and Healthy Ageing Initiative 2020

We supported health and exercise services for older residents during the COVID-19 pandemic



In response to the temporary closure of Maroondah sports and recreation facilities during the COVID-19 pandemic, Council developed alternative physical and social programs for the community. Sports and recreation employees were also redeployed to assist the volunteer workforce delivering emergency meals to older and vulnerable residents.

Relevant action item:

4.1.5 Development of the next Active and Healthy Ageing Initiative 2020

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report

We continue to support the needs of the various culturally and linguistically diverse groups in Maroondah



During the COVID-19 pandemic, Council coordinated a municipal-wide approach to ensure continued provision of emergency relief and support services to culturally and linguistically diverse communities in Maroondah in partnership with local emergency relief agencies and culturally and linguistically diverse groups. Information on COVID-19 restrictions was offered in Council's website in a range of different languages including Burmese, Chin, Karen, Hindi, Tamil and Chinese to cater for the diverse cross-section of language and community groups represented in Maroondah. Council also worked with Migrant Information Centre Community Leaders Network during the pandemic to understand and support the needs among cultural groups in Maroondah.

Relevant action item:

- 4.1.7 Work collaboratively to identify and respond to the existing and emerging needs of Maroondah's CALD population

We have developed and are implementing our Maroondah Innovative Reconciliation Action Plan



The *Maroondah Reconciliation Action Plan Year One Report* has been completed. The Report highlights the achievements of Council and its partners over the course of the first year of the MRAP. Some highlights from the year one report include:

- The *Arts and Cultural Development Strategy 2020 - 2025* was developed and endorsed.
- Council partnered with Mullum Mullum Indigenous Gathering Place and Maroondah Movement for Reconciliation to deliver the National Reconciliation Week program.
- Maroondah Occasional Care developed a Reconciliation Action Plan Specific to their centre which will assist in incorporating Aboriginal and Torres Strait Islander culture into their programs.

Relevant action item:

- 4.1.8 Work collaboratively to develop, launch and implement the first Maroondah Reconciliation Action Plan (RAP)

Several successful projects and initiatives have been developed in partnership with the Indigenous community



A range of arts and cultural actions were incorporated into the recently adopted *Maroondah Arts and Cultural Development Strategy 2020-2025*, in consultation with the Maroondah Arts Advisory Committee and Mullum Mullum Indigenous Gathering Place (MMIGP). A significant achievement in 2019/20 involved Council's first commission of a public artwork by an Indigenous artist. Marcus Lee's mural depicting Bunjil the eagle and referencing Maroondah's waterways and local fauna will be installed in the entry to the new Council Chambers at Realm to promote the importance of Indigenous values and connection to land.

As a result of the COVID-19 pandemic, a dynamic series of online events and programming were organised to celebrate Reconciliation Week events in May 2020 attracting over 3000 viewers. These online programs and events were delivered through close collaboration and partnerships between Council, MMIGP, the Maroondah Movement for Reconciliation, and singer songwriter Kutcha Edwards.

Relevant action item

4.1.9 Develop and implement an Indigenous Arts Action Plan

Council continues its support of Maroondah's Aboriginal and Torres Strait Islander residents



An Outer Easter Regional Integrated Aboriginal Service Plan was finalised in 2019, with the project involving Council as a partner. The Plan illustrates how various agencies and partners in the Maroondah, Knox and Yarra Ranges municipalities are responding to the service needs of local indigenous communities.

Relevant action item:

4.1.10 Investigate collaborating on the Outer East Regional Integrated Aboriginal Service Planning Project and action accordingly.

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report



Outcome Area: Liveable

Focus Area: Liveable - Environment, Climate Change & Infrastructure

We participated in Resilient Melbourne Strategy projects



As part of Council's partnership with Resilient Melbourne, Maroondah has participated in *Living Melbourne - Our Metropolitan Urban Forest* project that has resulted in further information and advice on how to improve vegetation outcomes for our municipality. Council also participated in the *Takeover Melbourne* project where young people shared stories about their lives including their hopes, challenges, ideas and life experiences online.

Relevant action item:

- 5.1.3 Collaborate with 32 metro LGAs on select projects contained within the Resilient Melbourne Strategy

Maroondah Emergency Relief Network (MERN) has continued to support our community



Throughout the COVID-19 pandemic, Council ensured the continuation of essential support services for older and vulnerable residents including delivered meals, the adaptation of the Shopping Bus Service and additional welfare calls to socially isolated clients through the Maroondah Police Seniors Register regardless of their usual contact schedule.

Council worked in partnership with emergency relief providers, agencies and volunteers to provide food aid to vulnerable people as demands increased, with free takeaway meals being available six nights a week, across three different venues. Council also partnered with Winter Shelter and Central Ringwood Community House to provide bathroom and shower services to people experiencing homelessness at a temporary location until regular services were restored.

Council also established an internal relief and referral pathway to ensure that COVID-19 needs were responded to in a timely manner.

Relevant action item:

- 5.1.4 Undertake research into how Council is addressing food security and seek to engage stakeholders to develop a coordinated, systemic approach

Investigations have commenced for an annual State of Maroondah Environment Report



Council has commenced scoping and background research work on a State of the Maroondah Environment report to complement Council's State of Maroondah report as outlined in Council's Sustainability Strategy 2016-2020. Research into specific environmental themes has been undertaken and work will continue in 2020/21.

Relevant action item:

- 5.1.5 Investigate the feasibility of developing an annual State of Maroondah Environment Report

Did you know?

Tree and shrub foliage cover across Maroondah in January 2019 was estimated as being 36.5% through the use of computer-based learning methodology

Maroondah Health & Wellbeing Plan 2017-2021: Year 3 Report

We are implementing our *Domestic Wastewater Management Strategy 2017-2021*



A 2019-2020 action plan has been developed to continue to implement the *Domestic Wastewater Management Strategy* over the next two years. Some of the actions include developing a guide to maintaining domestic wastewater systems, running a de-sludge maintenance reminder program, developing a 'New Owners Kit' for new owners of unsewered properties, and updating mapping overlays with the Community Sewerage Program.

Relevant action item:

5.1.6 Implementation of the *Domestic Waste Water Management Strategy*

We are developing our Waste Management Strategy



A new strategy is being developed that will set out a plan for how waste is managed in Maroondah over the next ten years to create a more sustainable future. Public consultation around the strategy has been postponed to enable the Strategy to align with the new Victorian Government's Recycling Victoria Policy, which includes significant reforms of Council waste services.

Relevant action item:

5.1.7 Build the capacity of households and businesses to behave more sustainably, reduce waste and minimise consumption of natural resources via the development and implementation of a *Waste Management Strategy 2018-22*



Did you know?

Just over 26,521 tonnes of
garden organics and recyclables
were collected in 2019/20

What's coming up in the next 12 months

Develop a Liveability, Wellbeing and Resilience Strategy 2021-2031 (Incorporating the Municipal Health Plan)



The current *Maroondah Health and Wellbeing Strategy 2017-2021* is due to conclude in 2021 and will be replaced by the new *Maroondah Liveability, Wellbeing and Resilience Strategy 2021-2031*. The strategy will provide a long-term holistic strategy covering key priorities to improve the health, wellbeing and resilience of Maroondah residents. Extensive community consultation has been undertaken on eight key topics - celebrating diversity; community learning; healthy lifestyle; liveable neighbourhoods; safe communities; social inclusion; social influences and sustainable environment. Council is also completing research on various social issues to ensure that an integrated action plan is developed as part of the Strategy. The Strategy will be completed in 2020/21 and identify a range of future priorities for Council following the COVID-19 pandemic.

Develop a COVID-19 Community Recovery Plan to guide and focus Council's priorities to meet community needs



To shape Council's response to the COVID-19 pandemic, a community recovery plan will be prepared in 2020/21 to meet the social, health and wellbeing and economic needs of the Maroondah community. Development of the Plan will be informed by COVID-19 impact assessment, extensive community consultation, consideration of Council service delivery impacts, along with background research and learnings from other disasters. The Plan will assist Council, community organisations and service providers to work together in partnership in areas of community priority.

Continue to work with partners of Together for Equality and Respect (TFER) to prevent violence against women in Maroondah



The 16 Days of Activism Against Gender Based Violence is a global campaign which runs from 25 November (International Day for the Elimination of Violence Against Women) to 10 December (Human Rights Day). In the Eastern Metropolitan Region (EMR), the campaign is supported by partners of Together for Equality and Respect – the regional strategy for Preventing Violence Against Women. The Strategy, led by Women's Health East, is a partnership between the seven local governments of the EMR, community health services and other agencies that focus on primary prevention efforts to end violence against women. Council will continue to support the campaign in 2020/21 through the installation of billboards across Maroondah with messaging relating to the prevention of violence.

Undertake a gender walk to inform future urban planning in Croydon



Council is working with Women's Health East through the Victorian Government 'Gender Equality Capacity Building Micro Grants Program' to plan a pilot women's safety walk in Maroondah during September 2020. Evidence shows that women are more likely than men to feel unsafe in public spaces and can also feel as though a space is not designed with them in mind. This is particularly true for women who experience other intersecting forms of marginalisation. The project will inform urban planning work underway involving preparation of the Croydon Structure Plan but will need to be undertaken in a virtual format due to COVID-19 restrictions.

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



Greening the Greyfields is an Australian Government funded pilot project aimed at promoting the creation of collaborative redevelopment precincts where landowners work together with Council to design better housing outcomes for their land. In 2019, Council submitted Planning Scheme Amendments C134 (Ringwood North) and C136 (Croydon South) to Department of Environment, Land, Water and Planning (DEWLP). Both Amendments incorporate detailed design guidelines outlining desired dwelling and precinct-level urban design outcomes that provide for an improved built form and landscape setting. Authorisation has been received from DEWLP to undertake exhibition of the two amendments. Exhibition is anticipated to occur during 2020/21.

Undertake the staged redevelopment of the Croydon Community Wellbeing Precinct



The transformation of the existing Croydon Civic Precinct into the Croydon Community Wellbeing Precinct will focus on delivering enhanced community spaces and functionality in relation to wellbeing facilities, family and children facilities, sport and recreation facilities, and open space. These combined elements, proposed to become integrated community hubs, will also enhance the accessibility and connectivity for the community. Following the development of a draft masterplan in 2019/20, further community consultation, design planning and early works will be undertaken in 2020/21.

Work in partnership to enhance the Maroondah Hoarding and Squalor website enabling it to become a State-wide resource



The Maroondah Hoarding and Squalor Network commenced in 2014 for agencies and community groups confronted with hoarding and squalor. The group provides partners with an opportunity to develop relationships, share skills and knowledge, and establish positive collaborative outcomes. A major achievement of the Network is the development of a dedicated website for support workers, and the family and friends of people with hoarding tendencies, which contributes to awareness of the condition and available avenues of assistance. In 2020/21, the website will be enhanced and become a state-wide resource.

Work in partnership to implement the Bayswater Business Precinct Strategy to assist local businesses and promote investment attraction



The Bayswater Business Precinct Strategy is a partnership with Knox and Yarra Ranges Councils to maintain and strengthen the economic value of the Bayswater Business Precinct. Consultants have been engaged to develop a transformation strategy following a successful bid for funding. Once completed the need for a movement and place plan will be considered. During 2020/21, work will continue on the implementation of BBP Connect (Business-to-Business platform) and BBP Jobs - connecting job seekers with employers.

Implement the new Arts and Cultural Development Strategy 2020-2025



The *Maroondah Arts and Cultural Development Strategy 2020-2025* was endorsed by Council in March 2020. The new strategy will guide and inform a range of arts and cultural activities over the next five years.

Work in partnership to assess community resilience for emergencies in local government policy



Council is currently partnering with The Bushfire and Natural Hazards Cooperative Research Centre, Yarra Ranges Council and Knox City Council to conduct the "Assessing community resilience for emergencies in local government policy" (ACRE) project. ACRE will evaluate local government policies to see where and how they align with resilience and highlight strategic disaster resilience issues for future consideration. The project is expected to be completed during 2020/21 and help contribute a more resilient local population who are better able to survive, adapt and thrive in the face of a range of stresses and shocks.

To contact Council

- phone 1300 88 22 33 or (03) 9298 4598
- SMS 0480 020 200
- visit our website at www.maroondah.vic.gov.au
- email maroondah@maroondah.vic.gov.au

Translating and Interpreter Service

13 14 50

National Relay Service (NRS)

13 36 77

 MaroondahCityCouncil

 maroondahcitycouncil

 Maroondah City Council

 @CityofMaroondah

 CityofMaroondah



MAROONDAH CITY COUNCIL COMMUNITY FACILITY LEASE

DEED OF VARIATION AND ACKNOWLEDGMENT

THIS DEED is made this _____ day of _____ 20____
("commencement date").

PARTIES:

MAROONDAH CITY COUNCIL of Braeside Avenue, Ringwood, Victoria 3134
("Council")

and

CENTRAL RINGWOOD COMMUNITY CENTRE INC. of Bedford Park, Bedford
Road, Ringwood Victoria 3134 ("the Tenant")

RECITALS:

A. Council and the Tenant have entered into a lease dated 24 April 2014 which is
attached to this Deed ("the Lease").

B. The term under the Lease was for the period of 5 years commencing on 1
January 2013 and expiring on 31 December 2017.

C. The Lease, in Item 7 of the Particulars, provides for 1 further term of 5 years
(namely from 1 January 2018 to 31 December 2022) subject to the requirements and
the procedure under clause 3 of the Lease being adhered to by the parties.

D. The parties hereby acknowledge that the requirements and the procedure
prescribed under clause 3 of the Lease have been duly adhered to by the parties
and therefore the Lease has been validly extended and renewed for the Further
Term (as defined in the Lease) which shall expire on 31 December 2022.

E. The parties have now agreed that the Lease, shall be varied in the manner set out
in this Deed.

OPERATIVE PROVISIONS:

1. Acknowledgment

The parties acknowledge that the following documents are attached to this Deed and
have formed the basis for the subject matter of this Deed:

(a) Memorandum of Understanding Version 5.0 dated 18 February 2021
("MoU");

(b) Bedford Park Garden & Sustainability Hub Proposal Revision G
20/01/2020 ("BPCG Proposal"); and

(c) Bedford Park Garden & Sustainability Hub Management Plan 2020
("Management Plan").

2. Amendments to Particulars of the Lease

The Lease is amended as follows:

- (a) Annexure B attached to the Lease referred to in Item 4 of the Particulars of the Lease shall be removed and substituted with a new Annexure B attached to this Deed showing the plan of the premises and marked "Annexure B";
- (b) Item 4 of the Particulars of the Lease is amended by adding the words: "It is acknowledged that from the date of this Deed the Premises consists of two distinct areas as demarcated on the plan contained in the Annexure B, namely the Community Centre and the Permaculture Garden." Bedford Park Community Garden
- (c) Item 12 of the Particulars of the Lease is amended by adding the words: "In respect of that part of the Premises comprised in the Community Garden the permitted use shall be all those things and activities listed in clause 3 of the MoU and as the context requires all those things and activities listed in clause 2 of the BPCG Proposal."

3. Construction of garden

- (a) The Tenant shall during the Further Term, at its own cost, construct the garden in the Permaculture Garden part of the Premises substantially in accordance with plans and specifications contained in the Landscape Concept Plans - LP01 RevG Overview Plan and LP02 Staging Plan and in accordance with clauses 1, 3 and 4 of the BPCG Proposal and clause 3.1 of the Management Plan.
- (b) The Tenant must not carry out any works or alter, interfere with or make any connections to the Council's Fixtures without the Council's consent and the approval of each relevant authority.
- (c) The Tenant must ensure that the construction works are carried out in a workmanlike and proper manner using high quality materials and by reputable contractors who effect and maintain insurance with reputable insurers in respect of the works.

4. Management of garden

In addition to its repairs and maintenance obligations under the Lease in respect of the Premises, the Tenant must specifically manage, maintain and repair the Community Garden part of the Premises in accordance with clauses 4 and 6 of the MoU, clause 5 of the BPCG Proposal and the Management Plan.

5. Effect of MoU, BPCG Proposal and Management Plan

(a) The parties acknowledge and agree that in respect of all other clauses of the MoU, BPCG Proposal and Management Plan not specifically referred to in this Deed it is the parties' intention to conduct themselves within the spirit and intentions expressed therein.

(b) Notwithstanding clause 5(a), clauses 2, 5 and 9 of the MoU shall be disregarded and of no effect on the Lease and this Deed.

6. Affirmation of the Lease

In all other respects, the provisions, covenants, terms and conditions of the Lease remain in full effect and are affirmed by the parties.

7 Jurisdiction

This Deed shall be governed by and construed in accordance with the law of the State of Victoria and the parties submit to the jurisdiction of the Victorian courts.

EXECUTION:)
)
The Common Seal of)
Maroondah City)
Council was affixed in
the presence of:

Full Name

Position held

Signed

Dated this _____ day of _____ 20__

Executed for and on
behalf of the Tenant)
in accordance with its)
Constitution by:)

Full Name

Position held

Signed

Dated this _____ day of _____ 20__

MEMORANDUM OF UNDERSTANDING
CENTRAL RINGWOOD COMMUNITY HOUSE & MAROONDAH CITY COUNCIL

Version Number 5.00

Date adopted: _____

This Memorandum of Understanding (**MoU**) for the management and operation of the Bedford Park Community Garden, Central Ringwood Community Centre is made on _(Insert Date)_ 2021 between

CENTRAL RINGWOOD COMMUNITY CENTRE INC. (CRCC)
of Bedford Park Bedford Rd, Victoria 3134

- and -

MAROONDAH CITY COUNCIL (**Council**)
of City Offices, Braeside Avenue, Ringwood, Victoria 3134.

1. Background

The Central Ringwood Community Centre (CRCC) is located within Bedford Park off Bedford Rd in Ringwood. This Council facility is operated by CRCC as an incorporated association. It is CRCC'S intention to construct and manage the Bedford Park Community Garden (BPCG) on Council land attached to CRCC. BPCG has been in development for four years and the final proposal for BPCG was submitted on 20 January 2020. Since then a Masterplan has been designed by Maroondah City Council for the whole Bedford Park site, which includes the BPCG site. Maroondah City Council has granted CRCC a variation to the lease for the additional land required for the BPCG.

Attached to this MoU are a number of documents:

- Attachment one is a copy of BPCG Proposal.
- Attachment two is a copy of the demarcated site plan for BPCG prepared by Maroondah City Council.
- Attachment three is a maintenance schedule for the BPCG

2. Purpose of this document

This MoU is not a legally binding agreement and is not intended to create any legal rights or obligations for either CRCC or Council.

This MoU is intended to set out how Council and the CRCC will work together to manage and operate the Community Garden, including community involvement in the Garden.

3. Intended purpose of the Community Garden

The Garden is intended to be a positive addition to the community facilities in Bedford Park, Ringwood. It is intended the Garden will be an attractive, well cared for, active space where community members can:

- Support an integrative, inclusive and community based focused space that offers more to individuals and groups than a standard allotment based community garden;
- To encourage positive community outcomes through the provision of core themes that will include education, sustainability, growing food and environment;

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- To facilitate and support CRCC's vision to provide learning programs and opportunities that will offer some of the most vulnerable members of the community learning opportunities and pathways to further education and employment opportunities; and
- Access CRCC and other Council and community facilities and information.

4. Intended management and operation of the Community Garden

CRCC is intending to finance the construction of the garden predominantly through external grant funding that they will actively seek themselves with the support of Council.

The BPCG has been designed to be accessible to all, with a central gathering community hub space surrounded by accessible key hole garden beds, raised garden beds that can be used for educational purposes, a cooking area, stage area, a wild play area, a sustainability hub and an orchard. The intended focus of the garden will be on creating opportunities for local residents to gather and garden together. In this manner, it is Council's intention that the garden operate as community open space, where there is access for all including opportunities to harvest the produce. It is not intended that the Garden will operate on a 'plot' basis where a small plot of land is given to individuals to garden in as they reasonably choose. All areas of the Garden are intended to be community and communal spaces.

The intended site for BPCG is on Council land. This land has been added to CRCC's existing Lease Agreement with Council (1 Jan 2013) in the form of a deed of variation. Council will remain responsible for Council's assets on the land (including their maintenance, replacement and insurance). CRCC will be responsible for any of its assets on the land, use and condition of the land in accordance with the lease and the actions of its committee members, staff and invitees on the land. The maintenance and replacement of Council's assets in the Garden will be the responsibility of Council and the overall maintenance of the Garden will be documented in a maintenance schedule (attachment three)

CRCC will provide operational oversight and governance of the garden.

The role of CRCC's involves the following aspects:

1. Developing and overseeing a management plan for BPCG.
2. Developing a set of rules for garden use.
3. Ensuring and supporting community use of and involvement in the garden.
4. Regular communication with Council about the garden.
5. Maintaining a register of members.
6. Carrying out all financial transactions on behalf of the garden and its members.
7. Maintaining accounts for BPCG separately from other CRCC operations.

In relation to encouraging and supporting community use, Council and the CRCC expect that day to day operation of the Garden will be undertaken by a garden facilitator (employed by CRCC) and a Sub Committee of interested residents/ partners. The Sub Committee will be expected to adhere to CRCC's vision, strategies, policies and operational requirements.

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Once the Sub Committee is formed, it is intended that CRCC will support the governance of the Committee by, amongst other things, providing meeting space and other resources for the Sub Committee, assisting with the general operation of the Committee and the garden. CRCC will ensure the Sub Committee and garden users adhere to the garden rules and use garden facilities and resources responsibly, fairly and reasonably. CRCC will also be responsible for resolving disputes amongst committee members or users of the garden.

The garden rules will inform the day to day operation of the garden, including the conditions for community involvement in the garden. As CRCC has operational oversight and governance of the garden, any changes to the garden rules after the garden has been established will be determined by CRCC, in consultation with the garden membership and Sub Committee.

5. Term of this MoU

CRCC will provide operational oversight and governance of the Garden under the terms of their Lease Agreement with Maroondah City Council.

Either party can bring this MoU to an end without reason or cause by giving the other party at least 90 days written notice it wishes to bring this MoU to an end. This MoU then comes to an end 90 days after the other party received the written notice from the party who wishes to bring the MoU to an end. As this MoU is not a legally binding document there are deliberately no provisions or procedures for a 'breach' of this MoU.

If any dispute arises under this MoU, Council and CRCC must use reasonable endeavours to resolve the dispute between themselves. If the dispute cannot be resolved, a third party mediator will be engaged.

The use of the BPCG land will be reviewed by Council should the MoU be terminated.

6. Other roles of Central Ringwood Community Centre in the Garden

By having operational oversight and governance of the Garden, CRCC is expected to work to ensure that the Garden achieves its intended purposes. In this regard, CRCC will –

- Provide an initial point of contact with Council for residents and the community in regards to the garden;
- Be responsible for the financial operation of the BPCG including all grant applications, donations, funding from external stakeholders including government funding, philanthropic funding and any other income including sponsorships;
- Adhere to the ongoing Service Agreement made with Maroondah City Council and will meet the terms of this agreement in the management of the garden;
- Adhere to the Lease Agreement 2018-2023 regarding permitted use of the land and facility and other obligations concerning the premises;
- Work with Council on the ongoing evolution of the governance and operation of the Garden;
- Liaise with Council regarding modifications to or development of the Garden and ensure any capital works or requests are directed through the *Request for Works in a Council Facility* process to ensure Council contractors oversee all works;
- Seek approval from Council for any amendment to the concept masterplan;

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- Promptly inform Council and report to relevant bodies in the event of any incidents, accidents or near misses at the Garden;
- Ensure any contractors employed for the purposes of maintenance provide relevant certificates of insurance and public liability;
- Ensure no physical impact outside the garden area relating to proposed works or deliveries without advance consultation with Council;
- Develop ways to further incorporate users of the Garden in the life and activities of CRCC; and
- Promote the Garden and its benefits, including by signs, telephone, flyers, CRCC Programs and personal contact.

Maintenance of any future infrastructure or assets within the garden boundary will remain the responsibility of CRCC, unless explicitly agreed with Council.

7. Role of Maroondah Council

In addition to its role and obligations already outlined in this MoU, Council will:

- Assist GPCC to develop a management plan and a set of garden rules for the Garden;
- Respond to maintenance requests for Council assets (in accordance with the maintenance schedule) in a timely and reasonable manner. These requests will be logged by CRCC.
- Respond to *Request for Works in a Council Facility* in a timely and reasonable manner.
- Promote the Garden and CRCC in a co-ordinated manner with CRCC.

8. Enquiries about the Garden

Due to the physical proximity of the Garden to CRCC, phone calls and walk up enquiries will be received and responded to through CRCC reception.

9. Review of this MoU

Reviews of this MoU and the Garden, with a formal agenda, involving a meeting of CRCC and Council officers are expected to be held at least every three months throughout the first year of operation of the Garden. These meetings will, amongst other matters, review –

- information about the use and operation of the Garden;
- information about the membership, governance and functioning of the Sub Committee; and
- the effectiveness of the garden rules.

After the first year, review meetings are expected to be held every six months.

An agreed schedule of meetings will be prepared once the Garden is operational. Additional meetings between CRCC and Council can be called as required if both parties agree.

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10. Funding

CRCC will be expected to seek their own funding for this project.

It is expected that electricity and water to the Garden will be provided from CRCC.

Execution of this MoU

As this MoU is not legally binding, the authorised representatives of CRCC and Council have signed below solely as evidence of the intention of CRCC and Council to give effect to the matters set out in this MoU:

Anne Bryon

Date:

Chairperson, Committee of Governance
Central Ringwood Community Centre Inc.

Grant Meyer

Date:

Manager Integrated Planning
Maroondah City Council

Summary of Submissions to Amendment C134maro - Greening the Greyfields Ringwood Precinct (Attachment 1 to Council Report) (submitter identifiers redacted, excluding Department of Transport and Croydon Conservation Society details)

No	Position	Summary of Submission	Officer Response	Recommended action
1	Do Not Support the Amendment	<p><i>Presumably the aim of the proposed development is to increase land use by e.g. eliminating fences, reducing private garden areas. And the development is targeting the reduction in housing costs, making it more affordable to the elderly, the disadvantaged and young families. My questions/comments:</i></p> <ol style="list-style-type: none"> <i>1. What study has been carried out to investigate any change in crime levels in the neighbourhood associated with the proposed development. (Can I have the references to these studies).</i> <i>2. How does one secure pets (especially dogs) in such a development. The elderly are encouraged to adopt a mate/companion</i> <i>3. The covering "Artists Impression" shows bike paths, bikes, young kids and elderly pedestrians. What evidence is there that this combination functions safely together?</i> 	<p>There has been no precinct-specific study carried out to investigate the likely impact of the Amendment on crime levels within the area. Benefits are anticipated in this regard based on generally accepted planning practice around the advantages of improved pedestrian and cycling connectivity, better opportunities for passive surveillance and, in general, better design.</p> <p>The proposed Amendment does not preclude fencing but encourages the provision of shared community assets (namely, open space), where possible.</p> <p>The "Artists Impression" reflects a potential development outcome for the precinct based on the proposed planning scheme provisions (namely the Development Plan Overlay) and related Design Framework and Concept Plan. Shared accessways/paths exist in many residential contexts with success.</p> <p>In terms of maintenance, the same regulations/controls that currently apply to residential development will apply to any future residential development that results from the Amendment. Maintenance costs for areas internal to sites are generally the responsibility of property owners and/or body corporates. Council will continue to be responsible for the maintenance of Council land.</p>	Refer to Panel

No	Position	Summary of Submission	Officer Response	Recommended action
		<p>4. <i>Who will maintain, or enforce the maintenance, of the development? What is the expected cost? And who pays?</i></p> <p>5. <i>I assume such communal living requires similarly minded people and standards of living. Is there evidence to support that?</i></p> <p>6. <i>I assume that most residents will have motor vehicles. Where will they be parked? Who is responsible for the security of the parking? Again referring to the elderly and young families, there are many benefits of parking the car close to the front door, particularly after the weekly food shopping or in inclement weather.</i></p>	<p>Council does not seek to mandate the values or lifestyle approaches of potential future residents of the precinct.</p> <p>The Amendment does not propose changes to the standard car parking requirements of the Maroondah Planning Scheme but does encourage car parking to be provided in basement area, where possible. The proposed Development Plan Overlay includes some provisions relating to car parking however, as noted, the rate of car parking provision is not proposed to alter from that required under Clause 52.06 (Car parking) of the Maroondah Planning Scheme. In terms of shared car parking facilities (such as basement car parking areas), any security will be a matter for residents. That is, the proposed planning provisions do not mandate an approach in this regard.</p>	
2	Do not support the Amendment	<p><i>Please note I am opposed to the plan, given I have the following concerns:</i></p> <p>1. <i>With a significant increase in the number of residences, will come significantly more cars, and traffic associated with them. This precinct is already difficult to get in and out of. I have previously registered my concerns re the intersection of</i></p>	<p>The Council Engineering Department has considered the proposed Amendment and determined that the existing internal and surrounding road network can adjust to the potential increase in traffic demand resulting from the proposed Amendment. It is noted that development arising because of the proposed Amendment will likely occur incrementally and over time (i.e. not immediately and not all at once).</p>	Refer to Panel

No	Position	Summary of Submission	Officer Response	Recommended action
		<p><i>Warrandyte Rd and Kennedy Ave. It is very dangerous to attempt a right hand turn out of Kennedy Ave for much of the day. This will not be improved by this development.</i></p> <p>2. <i>Whilst I am aware that there is no obligation to Develop our land in the manner proposed, I would have concerns living next to a large scale townhouse development of up to three stories. This is not what I'd envisaged when I purchased my property.</i></p> <p>3. <i>I am concerned with the opening up of the area, with proposed walking and bike paths throughout. This would exacerbate the current security issues we have at our property. We have already reported numerous incidents of vandalism / graffiti etc, which would not be assisted by opening the area up.</i></p> <p>4. <i>We are on a small block which has already been subdivided. We have a block of four units to our south, and a home to our west. In order to develop the type of residences proposed it would require the</i></p>	<p>It is also noted that Warrandyte Road and the Ringwood Bypass are Road Zone Category 1 roads and Loughnan Road and Ringwood Street are Road Zone Category 2 roads, both being significant/major roads that are heavily utilised and managed and controlled by VicRoads. Given this, the proposed Amendment was referred to the Department of Transport for comment and Council will take its submission into consideration, as outlined below (see submission 8/response to Department of Transport submission). It is also noted that, for Road Zone Category 1 (RDZ1) roads, in keeping with Clause 52.29 (Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road) of the Maroondah Planning Scheme, a planning permit is required to create or alter access to and/or subdivide land adjacent to, a RDZ1 and the permit application must generally* be referred to the Roads Corporation under Section 55 of the Act (being the Department of Transport in this instance).</p> <p>Therefore, any future planning permit application for land within the Precinct where the applicant seeks to create or vary access to, or subdivide land adjacent to, Ringwood Bypass or Warrandyte Road will be referred to the Department of Transport for consideration.</p> <p>The submitter's concern about three storey residential development is noted. Under the standard General Residential Zone, applied generally to areas of incremental development change across the municipality (and much of metropolitan Melbourne), a maximum building height of three stories is permissible and considered appropriate alongside existing provisions that seek to minimise potential amenity impacts, including those relating to overshadowing</p>	

No	Position	Summary of Submission	Officer Response	Recommended action
		<p><i>agreement of six parties - which I believe is highly unlikely.</i></p> <p>5. <i>My property is not one which would benefit from the opportunities provided. It is already small, with very little concrete in terms of access.</i></p>	<p>and overlooking. It is not considered unreasonable to allow for increased building height in the Precinct taking into account these existing provisions and the close proximity to existing residential areas zoned GRZ and the Activity Centre to the south (Ringwood).</p> <p>The proposed improvements to pedestrian and cycling connections with the Precinct and to the surrounding area, along with the proposed development requirements, seek to improve passive surveillance opportunities towards existing laneways within the Precinct and provide the same to proposed new laneways. It is also considered that patronage of the existing laneways within the Precinct can be improved as a result of the Amendment.</p> <p>It is acknowledged that not all property owners will be able to reach agreement about amalgamating their lots. The Amendment proposes incentives to amalgamate lots without mandating this outcome.</p> <p>*exemptions exist for boundary realignments, subdivisions of existing buildings already connected to services and requiring no new access, two lot subdivisions requiring no new access and proposals which, in the opinion of the responsible authority, satisfy requirements or conditions previously agreed upon (Clause 52.29).</p>	
3	Support the Amendment with changes	<i>I do not support the amendment as the plan will revolve around a large number of properties selling to obtain the desired outcome. The council have acknowledged that there are 34</i>	It is acknowledged that not all property owners will be able to reach agreement about amalgamating their lots. The Amendment proposes incentives to amalgamate lots without mandating this outcome.	Refer to Panel

No	Position	Summary of Submission	Officer Response	Recommended action
		<p><i>properties that may have reach their useful life, however these properties are dotted around the selected area meaning that properties built more recently would be required to be sold and knocked down which is wasteful. I do like the idea of having community living however, the reality is that the area is more than likely to turn into a public squalor in the long term. These areas would be better off being a gated community to ensure like minded people within the area. The property located at 7-9 Woodside avenue is a good example of this. The units would have been beautiful with proper gardens when the complex was first completed. The place now looks run down and there is a constant hard rubbish collection out the front of the units. When rubbish day rolls around and all the bins are out for collection, the crows scatter rubbish far and wide as well as bins overflowing and making the place extremely untidy. The changes that will need to be made is more to do with government legislation around body corporates and local Councils. Under current rulings Council has no power to force Body Corporates to comply with initial</i></p>	<p>In terms of the submitter's concerns about waste management considerations that will potentially arise in relation to development resulting from the Amendment, Council will continue to have access to the same mechanisms for compliance and enforcement of planning permit conditions.</p> <p>In terms of the submitter's concerns around basement parking, the proposed Development Plan Overlay, Schedule 7 requires basement areas to be setback a minimum of 1.2 metres to site boundaries, excluding vehicle access ramps. This provision also includes side setback requirements that seek to maximise opportunities for landscaping. Combined with varied site coverage requirements, which include a basement, and an increased minimum permeable area requirement, along with landscape requirements and limitations on the number of vehicle crossovers, landscape outcomes will be improved. The Schedule also specifically requires that "any basement car parking area extended above the finished ground level (be) screened and concealed with landscaping".</p> <p>In terms of the provision of car parking spaces, the Amendment does not seek to vary (increase) the requirements of Clause 52.06 (Car parking) of the Victorian Planning Provisions, as applied in the Maroondah Planning Scheme. Given the proximity of the Precinct to the Ringwood Activity Centre and Ringwood Station, there are opportunities for public transport use from the Precinct.</p>	

No	Position	Summary of Submission	Officer Response	Recommended action
		<p>develop plans lodged to Council.</p> <p>Traditionally, they are very slow to react to requests from tenants/owners to clean up properties and or make the property attractive. This is often worse the more properties within body corporate. As someone who lives within a body corporate, we are now on our second year of arguing about changing the paint colour and basic maintenance which will make the property more appealing to renters. For a lot of betterment of facilities, there seems to be a requirement of 100% agreement or the project is shelved. Whilst I live in a block of 4 units with only one person who never responds, this can only be multiplied with more properties proposed in the general area.</p> <p>Other issues for consideration; Basement parking</p> <p>There was mention of basement parking being an option for future developments to allow for more green areas and in particular, trees. Basement parking in suburbia is fantastic where there is an apartment block with a building on top of the basement. Unless the basement is substantially underground, the council's vision to have substantial</p>		

No	Position	Summary of Submission	Officer Response	Recommended action
		<p>canopy trees will not be able to be realised as there would not be enough ground for large trees to grow efficiently. Underground basements are used on large scale government project such as the rail upgrades where trees are then replanted over the top of the basements. This is at substantial costs and where the area is far larger than the proposed greyfield.</p> <p>Car parking - general comments</p> <p>I understand the State government provides the guidelines about the number of parking spaces required per dwelling. As share houses are becoming more popular and as a general comment for the area, most houses have 1 car per adult living in the abode. Using your example of an area that would currently house 6 people, the proposal can increase this to 22 people. Currently the area is squeezing 12 cars into street/ offsite parking. How will the same area of land accommodate 44 cars? This all leads back again to shanty surrounds where people may remove shrubs etc near houses to create additional parking; body corporate doing nothing or not able to enforce the parking and then council not able to fine</p>		

No	Position	Summary of Submission	Officer Response	Recommended action
		<i>or make body corporates remedy the situation.</i>		
4	Do not support the Amendment	<i>Not Interested what you got to offer. Go and develop somewhere where it's needed and leave Ringwood alone.</i>	The Precinct is currently undergoing change and the proposed Amendment seeks to improve the way development is carried out within the Precinct.	Refer to Panel
5	Support the Amendment with changes	<i>i like ringwood as it is. but if we keep growing the way we do things have to change as i will be retirement age i prefer to lok. a single level dwelling</i>	As above.	Refer to Panel
6	Do not support the Amendment	<i>High density dwelling will not result in greening the area. The area already contains a very large number of units, changing to townhouses is unacceptable. The Mullum Mullum track nearby has a lot of green vegetation. It is unacceptable!</i>	<p>The Amendment seeks to apply a General Residential Zone to the Precinct with a maximum building height of 13.5 metres (or 4 storeys), which is not considered "high density". By comparison, the Activity Centre Zone is proposed for the Ringwood Metropolitan Activity Centre, where maximum building heights of 15 storeys or more are proposed.</p> <p>The proposed Development Plan Overlay, Schedule 7 further requires that any permit issued for development within the Precinct must be generally in accordance with the Building Height Plan (Figure 2), which designates appropriate locations across the Precinct for two, three and four storey development.</p> <p>Among other intended outcomes, the Amendment seeks to better provide built form separation, open space and landscaping within residential developments.</p>	Refer to Panel

No	Position	Summary of Submission	Officer Response	Recommended action
7	Support the Amendment with changes	<p><i>We wish to make you aware of our situation because we believe that your proposed Amendment may disadvantage us financially.</i></p> <p><i>We are the owners of the property situated at [REDACTED] which we purchased in 2005. The property consists of a very old weatherboard home that we have rented out, but we attempted to redevelop it in 2014 however our planning permit was rejected by Council, and we decided that we did not wish to pursue it further at that time.</i></p> <p><i>The property on one side of us [REDACTED] was redeveloped in what we consider to be a very unattractive manner a few years ago, and contains two double storey units with very little green space remaining on the block. Vegetation on that restricted space consists mainly of geraniums, succulents and blackberries.</i></p> <p><i>On the other side of our property [REDACTED] a weatherboard house that is in the process of being demolished ahead of a redevelopment with two units to be erected on that site as well. There are currently a number of</i></p>	<p>It is acknowledged that lot amalgamation may be challenging and unlikely for some sites within the precinct, particularly those sites surrounded by recently constructed developments, where the incentive to amalgamate may be reduced. It is noted however, that all sites within the Precinct are proposed to be rezoned from the Neighbourhood Residential Zone to the General Residential Zone and that, even for those sites that do not consolidate with one or more surrounding lots, there is some potential development uplift, which may result in increased land values.</p>	Refer to Panel

No	Position	Summary of Submission	Officer Response	Recommended action
		<p><i>large trees especially in the backyard of that property, but we are not aware if any of these, will be protected during the redevelopment.</i></p> <p><i>At the rear of our property is the Notlen Street Park so we are effectively "sandwiched in". There is no way that we or any future purchaser of our property [REDACTED] will be in a position to join together with other property owners to effect a redevelopment (in the immediate future), as envisaged by the Amendment.</i></p> <p><i>As such, it would seem likely that we may be adversely affected by the changes, because prospective purchasers/redevelopers of our property will encounter too many restrictions, which will make purchasing our property a less attractive proposition. In principal, we realise that the Amendment itself is long overdue, so that the character of Ringwood as a leafy suburb can be maintained because the issue has been sadly neglected up until now. Succession planning for many of the municipality's large aging trees is another issue that also requires urgent attention.</i></p>		

No	Position	Summary of Submission	Officer Response	Recommended action
		<i>In conclusion, we would appreciate any comments you can make in relation to our situation. Our long term plan was to sell our property with a view to assisting us to fund our retirement, so maintaining it's value is an extremely important consideration for us.</i>		
8 (Dept. of Transport)	<i>Support the Amendment with changes</i>	<p>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.</p> <p>As it relates to Amendment C134maro:</p> <ul style="list-style-type: none"> 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. 	<p><u>Traffic Study and Impacts</u></p> <p>While no traffic study has been prepared specific to Amendment C134 only, the traffic engineering assessments carried out for the Ringwood Metropolitan Activity Centre, including as relevant to Amendment C130, include consideration of the broader area, including the Precinct.</p> <p><u>Design Framework and Concept Plan</u></p> <p>It is recommended that Council agrees 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. A number of attendees to the Information Sessions held during the public exhibition of the Amendment also sought clarification of the intended purpose of these laneways.</p> <p><u>Development Plan Overlay (DPO), Schedule 7</u></p> <p>It is recommended that Council agree to the addition of the following requirement at Clause 4.0 of Schedule 7 to the DPO, based on the Department of Transport request.</p> <p>"Where vehicular access is proposed from Kennedy Avenue or Woodside Avenue to an amalgamated lot of at least three</p>	Refer to Panel

No	Position	Summary of Submission	Officer Response	Recommended action
		<ul style="list-style-type: none"> 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. 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 	<p>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:</p> <ul style="list-style-type: none"> - 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). <p><u>Indicative Concept Plan</u></p> <p>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.</p>	

No	Position	Summary of Submission	Officer Response	Recommended action
		<p><i>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.</i></p> <p><i>...the Department requests the following changes to the amendments for consideration:</i></p> <p>Design Framework and Concept Plan</p> <p>1. <i>Amend Concept Plan to include an annotation that "potential laneways are for cyclist and pedestrian movements only".</i></p> <p>Development Plan Overlay Schedule 7</p> <p>2. <i>Include an additional requirement in Clause 4.0 which reads as follows:</i></p> <p>Traffic & Transport</p> <ul style="list-style-type: none"> <i>A development plan with vehicular access from Kennedy Avenue or</i> 		

No	Position	Summary of Submission	Officer Response	Recommended action
		<p><i>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:</i></p> <ul style="list-style-type: none"> <i>- Existing turning volumes at the street's intersection with Warrandyte Road.</i> <i>- 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.</i> <i>- Proposed mitigation measures to address any unsatisfactory impacts (if any).</i> <p>3. <i>Amend Figure 1: Indicative Concept Plan to include annotation as per Item 1 above.</i></p>		

Summary of Submissions to Amendment C136maro - Greening the Greyfields Croydon South Precinct (Attachment 2 to Council Report)

No	Position	Summary of Submission	Officer Response	Recommended Action
1	Do not support the Amendment	<p><i>The documentation provided below, states the approximate ages of the buildings in question. This is not a true indication of the current situation. As noted below I have marked all the properties in black that have been subdivided since 2019 and built on.</i></p> <p><i>Of the 109 properties (between Yvonne, Eastfield, Blazey, Thomas) 22 of these properties have new houses built on them. This equates to 20% of the properties in this area have new dwellings on them. Not to mention the other 18 properties that are less than 20 years old (green section). 36% of the 109 properties are less than 20 years old.</i></p> <p><i>The suggested development would result in a lot of new infrastructure being demolished and does not support positive environmental philosophies. Not to mention that when new homes are built, the council requires builders to plant a certain number of trees and natives, so 20% of the properties in this zone, would have greenery already planted to support the</i></p>	<p>It is acknowledged that since the time of preparing the related Design Framework and Concept Plan, some sites within the Precinct have been developed and subdivided. The related sections of the Design Framework and Concept Plan will be updated to reflect these changes however, this does not change the fact that there remain opportunities for lot amalgamation and development of sites within the Precinct in keeping with the proposed Amendment. Any existing residential area within the Municipality will contain sites for which the proposed approach may not be applied, potentially for reasons relating to existing development and subdivision patterns.</p> <p>While the proposed Amendment could in theory result in some existing, newer developments, including related landscaping, being demolished for redevelopment, though it is considered unlikely that any such activity would be significant in terms of the number of sites affected.</p> <p>The requirements of any Planning Scheme, included the Maroondah Planning Scheme, do not pre-empt potential future planning controls and apply them before such controls are introduced via the Planning Scheme</p>	Refer to Panel

	<p><i>nature and environment already. The new development would mean the destruction of plants that are just getting established.</i></p> <p><i>I also wish to question as to why building permits have continued to be approved by Council over the past 4 years if this development was first raised as a future project back in 2016. If this was the focus moving forward, building permits for subdividing should have ceased, so that properties remained as they were. Why support subdivision if the council just wants to redevelop the whole area?</i></p> <p><i>As a relatively new home owner to the area, we originally saw the Croydon South area as a less than desirable area to live (based on previous reputations), but we feel like the council has really worked hard to raise the profile of the area, and put effort into giving the neighbourhood a community feel. We believe that this proposed development will lower the overall value of the properties as a whole and again reduce the desirability of the area. The area has had an influx of young families that can't afford inner suburbs, but still want the suburban family home. That</i></p>	<p>Amendment process. The planning system does however allow for consideration of 'seriously entertained' planning scheme amendments, being those that have been publicly exhibited, adopted by Council and submitted to the Planning Minister's office for final consideration. In principle, the subject Amendment will be 'seriously entertained' once the above steps have occurred. The Amendment process outcome cannot be pre-empted, and planning decisions made, before that time.</p> <p>Initial assessments of the economic impact of the proposed Amendment predict an increase to the value of properties, particularly post lot amalgamation. In terms of the value of land that does not amalgamate or develop, the Amendment may have a positive impact on property prices because of general improvements to the neighbourhood (for instance, better pedestrian and cycling connectivity and improved development outcomes).</p> <p>It is noted that the Precinct is already within a General Residential Zone, Schedule 1, which allows for a maximum building height of 11 metres, or 3 storeys. The subject Amendment proposes to increase this maximum height to 13.5 metres, or 4 storey, with maximum building heights of two, three or four storey designated by sub-precinct. The Amendment</p>	
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		<p><i>is the appeal of Croydon South. As the saying goes, don't fix something that isn't broken.</i></p> <p><i>We have loved our first 12 months living in Croydon South, and we have already spent many thousands of dollars upgrading our house in that time. We have created a home and that is not something that we wish to have impacted.</i></p>	<p>also seeks to apply Development Plan Overlay, Schedule 8 to improve the manner in which this development occurs in ways that improve the quality of the area.</p>	
2 Croydon Conservation Society	Do not support the Amendment	<ol style="list-style-type: none"> <i>1. The Greyfields concept appears to be an academic response to the question – How do we house more people in the future? There is little comment in the documents to indicate how to achieve this as a practical way other than just build dwellings on multi levels among what is currently overwhelmingly an area of single-storey dwellings, at least to the street frontages.</i> <i>2. An overriding concern which has been raised at the MEAC presentations is (thinking as a current resident) and asking the question 'What is in it for me?' We do not believe that a possible increase in sale price, would be sufficient incentive for most current residents to sell after</i> 	<p>While the Precinct currently consists predominately of one and two storey dwellings, the current zoning of the area allows for maximum building heights of 11 metres, or 3 storeys.</p> <p>The proposed Amendment will not be imposed on property owners in terms of their decision to apply the related controls, or not. The proposed statutory controls would apply to landowners seeking to carry out multi-unit developments however, there is no requirement for landowners to amalgamate and/or develop their land.</p> <p>The proposed Amendment does not preclude any potential future arrangements between existing landowners and developers for the provision of housing for those existing residents within eventual developments.</p>	Refer to Panel

		<p><i>already creating their own lifestyle in the area.</i></p> <p>3. <i>The proposed incentive for residents, was explained as achieving a better sale price by selling to Greyfields developer. No mention of providing those displaced residents with preferential access to a new residence on the site. We ask, why would they want to give up their current lifestyle for a vague future style with no guarantees that it would suit them. There is no provision set out in the plan for people who may sell their property to be accommodated whilst waiting for the site to be developed if they intend to relocate to the site after development.</i></p> <p>4. <i>Current residents have bought in this location because of the local attributes. Some new residents have moved in quite recently, on newly subdivided blocks, presumably for the same attributes. Are the recent owners on dual occupancy sites to be individually advised of what is planned for this location? One could suggest that the amenity, topography and close location to</i></p>	<p>Council has notified all existing landowners and residents within the Precinct of the proposed Amendment. It is possible that some landowners and/or residents will not find the proposed Amendment amenable and Council has considered all submissions to the Amendment, supportive or otherwise.</p> <p>The Croydon South precinct was chosen for the reasons outlined in the Design Framework and Concept Plan, including the ratio of land value to capital improved value, the proximity of services and the potential to provide improvements to the area.</p> <p>The proposed Amendment does not seek to vary the standard car parking requirements of the Maroondah Planning Scheme, which are dependent on the number of bedrooms within a proposed dwelling and the total number of dwellings, in terms of visitor car parking requirements. There is recognition that residents will, likely, continue to own and use cars.</p> <p>It is expected that the Eastfield shops will continue to meet local convenience shopping needs. It is not expected that these shops will meet all shopping needs. It is considered likely that, with increased demand, local services (including transport services/bus routes) may continue to change in order to meet this demand.</p>	
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		<p><i>sports fields and reserves is very enticing, but will increasing density change that amenity for some?</i></p> <p><i>Why this area?</i></p> <ol style="list-style-type: none"> <i>1. There is no indication of additional services such as medical, child care and schools to care for the proposed increase in population within the "walkability area". Neither is it a serious proposition for the shops at the Mall to accommodate such an increase in demand, if that is what actually happens with people walking to facilities. If that does not occur then residents will still use cars to get to Croydon, or East Ringwood Shopping precinct, Bunnings, Spotlight etc.</i> <i>2. It could also be easily argued that the Eastfield mall provides convenience foods and eateries but to assume that the tiny grocery store will fulfil the shopping requirements of residents, is a gigantic leap. Given then, that people will have to travel to shop; which will come first? The population increase or increased bus services to Croydon? Or Ringwood East? If it is only the Bayswater bus route, then</i> 	<p>While the Tarralla Creek culvert does currently restrict pedestrian movements from <i>parts</i> of the Precinct towards the Eastfields Shops, the proposal seeks to improve pedestrian connections between the Precinct and these shops. There is no proposal to change the open space to the south of the Eastfield Shops, excepting the proposed improved pedestrian accessway through this area. The Amendment seeks to improve pedestrian linkages/connections and introduce new pedestrian connections (e.g. laneway between Mackenzie Court and Thomas Street) with the intention of encouraging more pedestrian activity in the area (and improving the general amenity of the area).</p> <p>The concerns regarding traffic impacts are noted. The Council Traffic Engineers, and VicRoads, have reviewed the proposal and raised no concerns with the proposal from this perspective.</p> <p>The Amendment does not propose density of the scale permissible in the Ringwood Metropolitan Activity Centre. Also, in terms of dwelling heights, as noted above, three storey buildings are currently permissible within the Precinct.</p>	
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		<p><i>residents from the furthest end of the pilot precinct will have a very good walking distance taking around 15 to 20 minutes, with the time of the journey to be added on. This does not make a 20 minute city.</i></p> <p><i>3. The concept assumes that the local shopping precinct would grow in size with the increased population. There is no obvious provision on the concept plan for this to happen. It is also clear from the Concept plan and it is noted as a constraint, that the Tarralla creek drain makes an impenetrable barrier to easy pedestrian access to the shops. This is of particular significance since only recently the carparking at the Mall was extended into the land of the adjacent reserve to accommodate vehicles from shoppers, in particular around 11am when the pressure was highest.</i></p> <p><i>4. It would be counterintuitive to create even worse car parking issues and lose more land to carparking, and at the same time detrimental to open space to the South of the shops on the East side.</i></p>	<p>Pilots of the 'Greening the Greyfields' approach are not as far progressed in other areas of Melbourne, or Australia.</p> <p>The existing neighbourhood character designation for the Precinct has been considered in the preparation of the Amendment, as outlined in the Design Framework and Concept Plan. Council has also considered community feedback received during consultation for the Maroondah Housing Strategy and has worked to help improved landscape and open space outcomes. The existing character of the Precinct is changing and, it is difficult to predict which sites could eventually amalgamate, regardless of their current size, though it is acknowledged that it may be more likely for larger lots to consolidate.</p> <p>The proposed Development Plan Overlay, Schedule 8 includes requirements for a maximum site coverage of 50 per cent, including a basement and a minimum permeable area of 35 per cent with at least 30 per cent provided as grassed area and landscaping. Under Clause 55 of the Maroondah Planning Scheme, the currently applied maximum site coverage and minimum permeability requirements are 60 per cent and 20 per cent, respectively. The Amendment seeks to alter these requirements</p>	
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		<p><i>Amenity and transport.</i></p> <ol style="list-style-type: none"> <i>1. The concept assumes that future travel will be by public transport, the diagrams and document do not indicate any form of public transportation, bus stops for example, within the proposed Greyfields area. It is assumed that the two major roadways on the perimeter of the concept site will be the transport routes. Eastfield Rd is already very congested from Bayswater Rd through to Dorset Rd at peak travel time. If this Greyfields development then adds to the problem, residents who live on Eastfield Rd with the Northern side service road, may be once again confronted with making Eastfield Rd a dual carriage way. Last time this was proposed it caused awful conflict between the opposing sides of the road and the debate was finally left with a promise never to be raised again, as residents wanted certainty about their property value.</i> <i>2. Given table 3.1 modelling about modes of transport showing the high dependency on cars and very low figures for walking or cycling, what changes are to be made to</i> 	<p>in this manner to improve landscape and open space outcomes for the Precinct.</p> <p>In terms of "Theme 6", 'Best practice' is defined within BESS as an overall score of 50% or higher.</p> <p>The 'area of cultural heritage sensitivity' in the western portion of the site, along Tarralla Creek, is not within an 'overlay' under the Maroondah Planning Scheme. 'Areas of cultural heritage sensitivity' are defined in the Aboriginal Heritage Regulations 2018 and relate to areas where Aboriginal places are more likely to be located. This is not the same as a 'cultural heritage significance'. If a 'high impact activity' is proposed within the 'area of cultural heritage sensitivity', a management plan must be prepared before the activity can be carried out. 'High impact activities' are categories of activity that are generally regarded as more likely to harm Aboriginal cultural heritage. Most 'high impact activities' involve significant ground disturbance, as defined in the Regulations. Whether or not a proposed development could be classified as a 'high impact activity' resulting in significant ground disturbance and thereby requiring a management plan will be required to be assessed by any potential future applicant and Council for potential future developments in the general western portion of the Precinct.</p>	
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		<p><i>reverse this reality as the population is encouraged into greater density?</i></p> <p><i>Why not elsewhere?</i></p> <ol style="list-style-type: none"> <i>1. With Ringwood becoming a central activity hub for the region, it seems logical that this is the area in which to allow greater density. A question is being asked among our members, is this happening in other areas around Melbourne? Or is this a pilot program being tested in just Maroondah?</i> <i>2. If the government intends more housing then there will be increased demand for schools, transport and other facilities which need to be fully assessed. The concept of allowing for increased density while providing greater open space is great in theory, but with Covid restrictions many people are moving a lot further out to the regional areas of Victoria, and demand for this type of close proximity living is no longer quite so appealing, especially given the intense and sudden lockdown experienced by people in Collingwood. Sharing lifts and opening shared doors is now</i> 	<p>In terms of access to natural light as a result of development in general, the requirements of Clause 55 of the Maroondah Planning Scheme will continue to apply.</p> <p>It is acknowledged that the character of the area may change incrementally over time as a result of the proposed Amendment but, the Amendment seeks to provide improved design, landscaping and open space outcomes in a context that is already undergoing change.</p>	
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		<p><i>something people have become wary of, maybe this will pass, but maybe not, it is a bit early to tell.</i></p> <p><i>3. Melbourne central is changing, it is being acknowledged. Fewer people are travelling to Melbourne each day and a lot more work is being carried out in the home (with one-day in the city and book your desk). With this in mind we believe the government should be concentrating their efforts on regional Victoria and supporting with infrastructure, the movement and housing of people in these regions.</i></p> <p><i>4. As can be verified by the new suburbs in the west of Melbourne and out past Pakenham, there is a strong demand for individual houses, regardless of percentage site cover. If people want apartment style living, surely the Ringwood Activity Centre planned developments are better able to accommodate those residents, who would then be much closer to a greater range of facilities.</i></p> <p><i>5. The concept plans and document have no reference to how the area would be serviced by delivery vehicles, waste collection and other vehicles such as taxis. As for</i></p>		
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		<p><i>ageing in place (taken to mean the location) developers of townhouses and apartments need to properly cater for ambulance assisted removal if a sick or injured resident requires extrication, which is easy on ground level but quite difficult using stairwells. Ageing in place would mean that these multi-level buildings would have to have lifts. Are developers prepared to put those in?</i></p> <p><i>How many new residences can/should be accommodated?</i></p> <p>1. <i>A massive increase from four dwellings per lot to 232 apartments over three lots will create a huge population increase with the likelihood of cars being parked along streets, since it is deemed that each apartment will only be offered one car space.</i></p> <p><i>Table 1.1</i></p> <p><i>Neighbourhood Character</i></p> <p>2. <i>The proposed amendment currently appears to ignore the Bungalook Neighbourhood Character. For example, quoting from Council's own document in relation to Neighbourhood Character, under What The</i></p>		
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		<p><i>Community Values, the first dot point says ...Open spaces and medium size blocks. The Community values of Bungalook also aspires to Discourage developments inconsistent with the character. Also under Existing Character elements, dwellings are predominantly single storey with small clusters of double storey dwellings in newer areas.</i></p> <p><i>Within the prescribed area for this project the following is relevant</i></p> <p><i>1. Table 3.5 lot size distribution shows the number of blocks is 236 in total.</i></p> <ul style="list-style-type: none"> <i>• This already includes small blocks 65 of which, are < 300 m² of land</i> <i>• Another 57 which have between 301 to 500 m² of land.</i> <i>• This leaves a remainder of only 114 blocks suited to redevelopment.</i> <i>• The census figures show 92% in this area are on their own allotment regardless of size, which is an integral feature of the Bungalook Neighbourhood Character.</i> <p><i>2. The specified areas of along Eastfield Rd being the preferred area, will create an impervious</i></p>		
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		<p>wall of high rises directly to the North of the rest of the area, casting shadows on homes in close proximity; as well as creating a very different feel to the street frontage of Eastfield Rd. The other preferred area is Yvonne Avenue which is very close to Tarralla Creek and is prone to flooding, which raises serious questions about the possibility of how underground carparking can be easily accommodated. Our consensus is that this is exactly the wrong area for these developments, other than to help hide them behind the shops, some of which are two storeys.</p> <p>Good building practices and sustainability</p> <p>1. In Theme 2. streetscape diagram shows only 50% built site cover, then it obviously leaves paths and access ways to be included in the remaining 50% open green space? So, the concept of vast open green spaces is a bit of a myth. The next question then is how will this green space be maintained? Is there to be a body corporate for the mega block so that there is consistency</p>		
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		<p><i>on appearance and protection for newly planted trees?</i></p> <p><i>In Theme 6: Urban Ecology, the development guidelines require a minimum best scorecard rating of 50%. Given that BESS stands for Built Environment Sustainable Score card, why would Council be making a concession to a developer to only meet only half of the best sustainable building practices given Councils commitment to Environmental Sustainability?</i></p> <p>3. <i>Reading from the new schedule to the general residential zone or GRZ in order to incentivize lot amalgamation, the building height is proposed to be changed from 11 m, which is three storeys and to vary the standard to allow a building height of 13.5 m which is four storeys, contingent on lot amalgamation. It's hard to believe that four storey dwellings will be acceptable to current home owners within the proposed area.</i></p> <p>4. <i>The development plan overlay is also going to be left open and loose removing the generic</i></p>		
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		<p><i>preferred design outcomes such as building articulation and internal amenity in order to possibly provide a more creative way of integrating these tall buildings into the current landscape. This leaves the DPO in the hands of the developer, without checks and balances.</i></p> <p><i>Location and built form effects</i></p> <ol style="list-style-type: none"> <i>1. Given that the western portion, generally west of Thomas Street has a cultural sensitivity overlay under the Aboriginal Heritage Act 2006, due to the proximity relative to Tarralla Creek it will therefore, need to undergo a report prepared by specialist aboriginal heritage advisor. This creates further obstacles which may cause developers to not to focus on that area but in the remainder of the area. This could put increased pressure to have many more amalgamated blocks in a much closer proximity to each other making significant areas where natural sunlight will be quite difficult to access.</i> 		
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		<p>2. Under the heading of Theme 3: building design; under Development guidelines, it suggests a minimum of 45% direct sunlight to communal open-space is preferred for a minimum of two hours between 9 am and 3 pm on the winter solstice 21st of June. This actually means that 55% of light into communal spaces is Southerly or reflected light or filtered light. This would be acceptable only if the shade is from trees and not the built form.</p> <p>3. Built form creates shadows and cold wind tunnels, as experienced in cities with tall buildings. This is not conducive to outside activity including walking within the neighbourhood. Current residents of this area most likely enjoy greater exposure to sunshine either directly into the front or rear gardens and windows of their property facing North or East or West and being single storey.</p> <p>4. The increased height to 13.5 m will be a dominant feature where it occurs and as viewed from Eastfield Rd eastern slope and any properties on the ridgeline that</p>		
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		<p><i>have this view across that area. These tall structures will appear as beacons among the general height of the current trees already in the area. Melaleucas as street trees generally grow to about 9 to 12 m in height, which is less than the 13.5 m of a four storey apartment block.</i></p> <p><i>5. In summation, given the opportunities and incentives to developers and balancing this with the negative impact on existing direct neighbours the Croydon Conservation Society cannot endorse this amendment. It will have an unprecedented effect on resident ratepayers who have purchased in good faith under the assumption of the Councils own Neighbourhood Character preferred for the Bungalook area of Maroondah.</i></p>		
3	Support the Amendment with changes	<p><i>I notice that the proposed changes ignore ANY suggestion that the proposed housing should be LIVEABLE for people with a disability. Although there is a lot of talk about 'walkability' the reality is that if this proposal goes ahead as is, people with a disability will NOT be able to live in the area.</i></p>	<p>The proposed Amendment does not override, or compromise the application of, existing provisions of the Planning Scheme which seek to address disabled access (for example, the car parking provisions at Clause 52.06) or the Building regulatory framework (e.g Building Regulations 2018).</p>	Refer to Panel

		<p><i>Having access to a ground floor bedroom may make existence possible for a few, but it does nothing for a quality of life. Depending on the design even this 'concession' may not make the house suitable.</i></p> <p><i>The amendments should be changed to ensure that the housing is sustainable for all residents of Maroondah. Not just the young and fit who can climb stairs. All designs should comply with 'platinum' disability access standards either providing access to ALL floors of ALL housing built in the area. At the very least it should be of such a design that disability access can be easily retrofitted at a minor cost. At the moment people with disabilities are being forced out of Maroondah (and in Melbourne more generally) as nearly all the new housing stock is not accessible.</i></p> <p><i>How would you the decision makers react if you were in the position that many people with a physical disability, or age related limitations find themselves. Would you purchase a home if you were prevented from using most of house? Make the housing design sustainable for ALL</i></p>	<p>The proposed Amendment and related design guidelines to not prelude the provision of completely accessible dwellings, including ground floor levels containing all facilities and services.</p>	
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		<i>residents no matter their age or physical limitations. This change was supposed to be in the National Construction Code well over ten years ago. But 'vested interests' have prevented it becoming law. This precinct is supposed to be setting an example. Please make it a good one that is inclusive of all abilities and ages and not just the young and able-bodied.</i>		
4	<i>Do not support the Amendment</i>	<p><i>The proposed amendment will totally change and degrade the amenity and indeed the whole nature of our area. Given that the proposal targets properties more than 20 years old, the area will end up with a combination of existing houses with newer dual occupancy houses behind them, overlooked and in many cases surrounded by multi story apartments.</i></p> <p><i>We believe market forces dictate property values. Under the current planning regulations if we were to put our property on the market, potential buyers would likely be a mixture of people looking to buy a home to live in (or rent out) or developers looking to buy the property for development. The</i></p>	<p>It is noted that the Precinct is already within a General Residential Zone, Schedule 1, which allows for a maximum building height of 11 metres, or 3 storeys. The subject Amendment proposes to increase this maximum height to 13.5 metres, or 4 storey, with maximum building heights of two, three or four storey designated by sub-precinct. The Amendment also seeks to apply Development Plan Overlay, Schedule 8 to improve the way this development occurs in ways that improve the quality of the area. The Precinct is already undergoing change and the Amendment seeks to improve upon the ways in which in-fill development is carried out in the Precinct, including in terms of vehicle access, landscaping and site permeability while maintaining existing planning scheme provisions which seek to limit amenity impacts, including in terms of overlooking and overshadowing.</p>	Refer to Panel

		<p><i>developer would be competing with the home buyer.</i></p> <p><i>However if the proposed amendment is passed, no home buyers would be interested in purchasing our property leaving only developers to compete (compare notes) amongst themselves. The free market suddenly becomes restricted. This reduction in competition will surely drive down the value of our property and leave us financially disadvantaged.</i></p> <p><i>Changing the planning regulations will almost certainly force us to sell our home to a developer against our wishes (we have spent a large sum of money in recent years maintaining and improving our property including solar panels and have no wish to move in the short term). This situation could be made worse especially if any of our neighbours want to sell. If we hold out we could be left with our one property surrounded by multi story apartments and the value of a single block to a developer would be very low.</i></p>	<p>The proposed Amendment includes building height incentives dependent on lot size, regardless of who ('developer' or existing property owner) seeks to develop land. The Amendment provides opportunities for existing land owners to amalgamate land with a surrounding neighbour/s, either to carry out development themselves or on-sell to a developer. Developers may also approach owners of adjoining sites seeking to purchase land for development in keeping with the proposed Amendment provisions. It is expected that the Amendment will not detrimentally impact the value of existing land holdings (pre-amalgamation) within the Precinct. The proposed additionalities (e.g improved pedestrian access) is more likely to positively impact the value of land holdings within the Precinct.</p>	
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5	Do not support the Amendment	<p>PARKING</p> <p><i>The Information Sheet "Greening the Greyfields - Transforming our neighbourhoods" promises "reduced demand for on street parking", however this will not be achieved under the current proposal. This claim has not been substantiated at all. The current requirements are 1 parking space per 2BR dwelling and 2 parking spaces per 3BR dwelling, with only one visitor space for every 5 dwellings. Under the current rules, we can already see that there is insufficient parking for new homes built in Croydon South - many cars from these homes park onstreet, all the time. To add higher density living without increasing the requirements for resident and visitor parking is a grave oversight that will restrict access for all landowners and residents. Already – I cannot have a ute or small truck delivery to my own driveway...without asking residents across the road to move their cars from opposite my driveway to allow proper access to my driveway. This is the result of just one subdivision and the addition of one dwelling to a block.</i></p>	<p>The proposed Amendment does not seek to change/increase the car parking provision requirements of Clause 52.06 (Car Parking) of the Maroondah Planning Scheme. It is intended that with better pedestrian and cycling connectivity, car reliance could reduce because of the Amendment.</p> <p><u>Traffic and Parking Impacts</u></p> <p>The Council Transport Engineering team and the Department of Transport have considered the potential traffic impacts of the proposed Amendment and the surrounding road network is considered capable of absorbing the potential increased traffic demand.</p> <p><u>Public Transport and Food/Services</u></p> <p>Overtime, given the relatively closed proximity of the Precinct to the Croydon Activity Centre and Ringwood East, access to services, including public transport, is likely to widen and improve.</p> <p><u>Waster Management</u></p> <p>The proposed Amendment does not propose changes to the standard waste collection requirements for multi-dwelling development. Provision will be made for waste services within buildings and on sites.</p> <p><u>Neighbourhood Character</u></p> <p>Many dwellings within the Precinct are reaching the end of their usual life expectancy</p>	Refer to Panel
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		<p><i>One can only imagine the effects of a 32-dwelling building! Belmont road is a perfect example – there are always cars parked between Bayswater and Blazey Roads, at any time of day and night. It significantly restricts traffic flow.</i></p> <p>TRAFFIC</p> <p><i>With higher density living, Belmont, Blazey and Eastfield roads would become busier and will be unable to accommodate heavier traffic flow in peak times. The proposal documents suggest pedestrian crossings along Eastfield road - these will severely hinder traffic flow on this major thoroughfare. Combined with the parking issues above, the increased traffic would adversely affect residents, drivers and pedestrians.</i></p> <p>LACK OF PUBLIC TRANSPORT AND FRESH FOOD</p> <p><i>From Croydon South, it is a 30-40 minute walk to Ringwood East station (a challenging uphill walk) or a 30-40 minute, dimly lit, walk to Croydon Station, via Bayswater and Mt Dandenong Roads. Walking from</i></p>	<p>in terms of how the market views older homes and the resultant likelihood of redevelopment. While redevelopment within the Precinct is currently a maximum of two storeys, as noted, the existing General Residential Zone that applies to the area, allows a maximum building height of three storeys, or 11 metres. The proposed Development Plan Overlay, Schedule 8, designates a small sub-precinct in the western portion of the Precinct for development with a maximum height of four storeys.</p> <p>Low front fence treatments are proposed to help create a sense of openness between the front portion of a site and the street itself.</p> <p><u>Construction and Noise Pollution</u></p> <p>While development can result in noise pollution in the short-term, negative outcomes in this regard are reduced through building permit conditions limiting construction to specific times of the day. It is also noted that the proposed Amendment is not expected to result in the redevelopment of the entire Precinct, and certainly not all at once/the same time, therefore the likely noise and general construction impacts are minimal.</p> <p>While the Design Framework and Concept Plan, Croydon South Greyfield Precinct' refers</p>	
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		<p><i>Croydon South to Croydon station in the early mornings, evenings and at night would not feel safe to most residents, especially not through Eastfield park.</i></p> <p><i>The bus transportation from Eastfield shops is only occasional and adds a significant amount of time to any public transport journey. The average wait time for a bus is 30 mins. Occasional buses do not eradicate the need for cars in this neighbourhood.</i></p> <p><i>It is unreasonable to expect that new residents of developments could easily access affordable fresh food without having a car. It is a 20+ minute walk though the park (again - unsuitable/unsafe in the dark) to Woolworths Croydon. Eastfield Mall offers a health food shop, although organic produce is financially out of reach for most families. The IGA is small and very limited, with no fresh food. It is reasonable to conclude that residents would drive to Woolworths Croydon, Aldi Croydon, or Coles Croydon to complete their weekly shop and buy items that are not available at Eastfield shops.</i></p>	<p>to 2019 population data and, as a result of COVID outcomes may be varied, in the long term, housing demand in Maroondah is not expected to decline</p>	
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		<p><i>The table on page 23 of “Design Framework and Concept Plan Croydon South Greyfield Precinct” seems to show that Car transport in this area is higher than the Maroondah average, as well as ‘two or more car ownership’ being higher than the Maroondah average.</i></p> <p><i>All these cars need to be stored somewhere, and the amendment proposal misses the mark by not understanding that cars are essential to life in Croydon South.</i></p> <p>WASTE MANAGEMENT</p> <p><i>There is no consideration given to the logistics of waste collection from new developments. Each resident would likely have the allocated rubbish, recycling and organics bins, all would need to fit on the street and be collected by trucks whose accessibility would be greatly hindered by the parking issues above.</i></p> <p>NEIGHBOURHOOD CHARACTER</p> <p><i>It was a shame to read in the planning document that homes in this area are perceived to be nearing the “end of their useful life”. I disagree. My home</i></p>		
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		<p>was built in approximately 1966 and has had two sympathetic renovations. Both retained the original façade, which is in keeping with the local character. Whilst we are seeing some residences bulldozed and replaced with the ugly “grey houses”, many developers are choosing to renovate the original property at the front of the block (retaining the façade and character) and adding a single dwelling behind. This is far more in keeping with the neighbourhood character that makes Croydon South desirable. 3-4 storey developments are not in keeping with the neighbourhood character. “Design Framework and Concept Plan Croydon South Greyfield Precinct” (page 25) identifies that dwellings in our neighbourhood are “predominantly single storey with lot sizes generally varying between 500 square metres – 1,200 square metres”. Yet somehow a conclusion is drawn that “Low frontage treatments (front fences)” is the key to retaining the “sense of openness” of the area. The sense of openness is only maintained when building height and density also remains low, as the afore mentioned single storey dwellings do. Multi-level,</p>		
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		<p>high density, 13.5m high developments will adversely affect the open feel our neighbourhood.</p> <p>CONSTRUCTION AND NOISE POLLUTION</p> <p>Quality of life for current residents will be greatly affected by the construction of larger developments. Bigger developments would draw larger quantities of trades vehicles (parking on-street), extended periods of construction and associated noise.</p> <p>The adverse effects of this on residents should not be overlooked, particularly now that more and more residents are working from home due to Covid-19 and the shift to remote work. OLD DATA USED TO PREDICT POPULATION GROWTH The "Design Framework and Concept Plan Croydon South Greyfield Precinct" (page 14) cites ABS statistics from 2019 to support projections of population growth. This has not been updated to cite more recent data available from the ABS which show that the effects of the COVID-19 pandemic on Australia's population growth is significant, and will likely be long lasting. The June 2020 statistics</p>		
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		<i>show that the birth rate continued its slow decline. Furthermore, "travel restrictions due to COVID-19 have had a profound effect on migration, a main driver of population growth. The September 2020 quarter estimates (to be released 18 March 2021) are expected to show more of these impacts." (Australian Bureau of Statistics, "Population and Covid-19", Published 17/12/20)</i>		
6	<i>Do not support the Amendment</i>	<i>No further comments provided</i>	No comments provided.	Refer to Panel
7	<i>Do not support the Amendment</i>	<p><i>We are two long-time residents in the City of Maroondah, and we object to Amendment C136maro – Croydon South Greyfield Precinct for the following reasons:</i></p> <ul style="list-style-type: none"> <i>• Passing this proposed amendment is likely to drive down our property's value and leave us two retired pensioners (one with a disability) financially disadvantaged. If we were to put our property on the market with the proposed amendment approved, purchasing our home will potentially be less appealing to home buyers and</i> 	<p>Initial assessments of the economic impact of the proposed Amendment predict an increase to the value of properties, particularly post lot amalgamation. In terms of the value of land that does not amalgamate or develop, the Amendment may have a positive impact on property prices because of general improvements to the neighbourhood (for instance, better pedestrian and cycling connectivity and improved development outcomes).</p> <p>It is noted that the Precinct is already within a General Residential Zone, Schedule 1, which allows for a maximum building height of 11 metres, or 3 storeys. The subject Amendment proposes to increase this maximum height to</p>	Refer to Panel

		<p><i>giving developers an advantage to set the price. This scenario is at odds with the concept of a free market. It potentially forces us to sell our property to developers at a lower price than the current market value, limiting competition.</i></p> <ul style="list-style-type: none"> <i>• The proposed amendment will transform our court and surrounding areas, not necessarily for the better. The proposed amendment arguably prioritizes potential new residents while discounting existing property owners' needs. It opens the potential for us to live adjacent to multi-story dwellings that compromise our quality of life: declining privacy from taller buildings and increased noise are potential consequences. Furthermore, adding multi-story residences to our court will likely result in a massive parking issue as most households own at least one or two cars and will have visitors who also require parking.</i> <i>• The proposed amendment has the potential to limit how we can develop our own property in future. While you claim that participation is voluntary by landowners, potential zone changes could negatively impact original land-use regulations in a currently opaque</i> 	<p>13.5 metres, or 4 storey, with maximum building heights of two, three or four storey designated by sub-precinct under the proposed Development Plan Overlay, Schedule 8. This Overlay seeks to improve the way this development occurs in ways that improve the quality of the area, for existing and new residents.</p> <p>The Amendment <i>does not</i> seek to vary existing planning scheme provisions that limit impacts on neighbourhood amenity, including in terms of overlooking, overshadowing, noise, waste disposal and car parking, for example.</p> <p>As part of the public exhibition of the Amendment, two public information sessions were available for the Croydon South Precinct residents to attend and, in addition, Council staff were available for discussions via telephone across the duration of the notice period, being five weeks. The Amendment was publicly notified in keeping with the requirements of the Planning and Environment Act 1987, with the addition of the Information Sessions, which were not technically required but offered further opportunity for residents to raise concerns in person. In additional, upon receipt of this submission, Council officers contacted the submitter and provided further opportunity to raise additional objection grounds. The</p>	
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		<p>way.</p> <ul style="list-style-type: none"> • Having lived in our home since 1987 and raised our children here, we are suddenly obliged to determine whether staying in our family residence remains feasible due to plans beyond our control. By design of the Greyfields initiative, this occurs during our retirement: a time when we should continue to feel safe and secure in our home, having worked a lifetime to procure it. This life-changing decision now upon us in a timeframe set by the Maroondah City Council, impacting our right to act with agency. The only Information Session available occurs on February 27, leaving landowners such as ourselves at a disadvantage to ask further questions before the submission deadline, which may have resulted in us finding additional reasons for objecting. Article 17 of the Universal Declaration of Human Rights states that 'everyone has the right to own property alone as well as in association with others [and] no one shall be arbitrarily deprived of his property.' We argue for the right to stay in or leave our home without 	<p>submitter indicated that no further comment was intended.</p>	
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		<i>external forces impacting our choice in the matter.</i>		
8	<i>Support the Amendment with changes</i>	<i>We agree with the proposed changes in general, as it is important to maintain the trees and grass when new housing is built to prevent the area turning into a concrete jungle. We also agree that building a pedestrian crossing on Eastfield Rd near the shops is vital. We hope this aspect is performed regardless of the outcome of the proposal at large. However we disagree that there are significant issue's with the walkability of the precinct and not support building a walkway at the end of Mackenzie Court to Thomas St, which would have to go through our or our neighbours property. This proposed walkway would destroy the family friendly environment in the Court.</i>	The proposed Development Plan Overlay (DPO), Schedule 8 includes an 'Indicative Concept Plan', which shows a 'potential pedestrian path' from MacKenzie Court to Thomas Street. This path/accessway is shown as a 'potential' development outcome and the likelihood of it eventuating depends on development proposals and outcomes in this part of the Precinct. The inclusion of this asset in the DPO 'flags' this potential asset as a means to improve pedestrian connectivity between Mackenzie Court and the remainder of the Precinct, via Thomas Street. Mackenzie Court is a cul-de-sac with no current opportunities for direct pedestrian movement towards the south portion of the Precinct. In combination with the built form outcomes sought through the DPO and associated Design Framework and Concept Plan, this proposed potential laneway would enjoy good passive surveillance and contribute positively to the neighbourhood setting.	Refer to Panel
9 (Dept of Transport)	<i>Support the Amendment with Changes</i>	<i>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</i>	It is recommended that Council agree to amending the Concept Plan shown in the Design Framework and Concept Plan and the Development Plan Overlay, Schedule 8 in keeping with the Department of Transport request. That is, it is recommended that the "potential pedestrian crossing" shown over	Refer to Panel

		<p><i>been specified in the amendment documents.</i></p> <p><i>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.</i></p> <p><i>...the Department requests the following changes to the amendments for consideration:</i></p> <p>Design Framework and Concept Plan</p> <p><i>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".</i></p> <p>Development Plan Overlay Schedule 8</p> <p><i>2. Amend Figure 1: Indicative Concept Plan to include annotation as per Item 1 above.</i></p>	<p>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.</p>	
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Planning and Environment Act 1987

MAROONDAH PLANNING SCHEME

AMENDMENT C134maro

INSTRUCTION SHEET

The planning authority for this amendment is the Maroondah City Council.

The Maroondah Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 4 in the manner shown on the 1 attached map marked "Maroondah Planning Scheme, Amendment C134maro".

Overlay Maps

2. Amend Planning Scheme Map No. 4DPO in the manner shown on the 1 attached map marked "Maroondah Planning Scheme, Amendment C134maro".
3. Amend Planning Scheme Map No. 4DCPO in the manner shown on the 1 attached map marked "Maroondah Planning Scheme, Amendment C134maro".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Planning Policy Framework**- replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
5. In **Planning Policy Framework**- replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
6. In **Planning Policy Framework**- replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
7. In **Planning Policy Framework**- replace Clause 21.10 with a new Clause 21.10 in the form of the attached document.
8. In **Planning Policy Framework**- replace Clause 22.02 with a new Clause 22.02 in the form of the attached document.
9. In **Zones** – Clause 32.08, insert a new Schedule 3 in the form of the attached document.
10. In **Overlays** – Clause 43.04, insert a new Schedule 7 in the form of the attached document.
11. In **Overlays** – Clause 45.06, insert a new Schedule 2 in the form of the attached document.

12. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

Planning and Environment Act 1987

MAROONDAH PLANNING SCHEME

AMENDMENT C134

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Maroondah City Council which is the planning authority for this Amendment.

The Amendment has been made at the request of Maroondah City Council.

Land affected by the Amendment

The Amendment applies to land within Ringwood, as shown in Figure 1. It includes:

- To the north, land up to Loughnan Road.
- To the west, land up to Ringwood Street.
- To the east, land up to Warrandyte Road.
- To the south, land up to the north side of the Ringwood Bypass.



Figure 1: Ringwood Greyfield Renewal Precinct

What the Amendment does

The Amendment implements the objectives and strategies of the Design Framework and Concept Plan - Ringwood Greyfield Precinct through the application of local policy, zone and overlays. The Amendment also implements the relevant objectives and strategies of the following documents:

- Maroondah 2040: Our future together, Maroondah City Council, 2014
- Maroondah Housing Strategy, Maroondah City Council, 2016
- Maroondah Council Plan 2017-2021, Maroondah City Council, 2019

The Amendment makes the following changes to the Maroondah Planning 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.
- Amend Clause 72.04 Documents Incorporated in this Planning Scheme to include the Ringwood Greyfield Precinct, Development Contributions Plan (15 May 2019).

Strategic assessment of the Amendment

Why is the Amendment required?

Greyfields renewal is supported under Plan Melbourne to achieve coordinated and sustainable renewal of greyfield areas. It is an objective of Plan Melbourne Refresh to investigate planning scheme mechanisms to achieve coordinated and sustainable renewal of greyfield areas. This Amendment is the first step towards implementing a statutory planning tool to achieve the vision of greyfields renewal.

This Amendment is required to implement the Design Framework and Concept Plan - Ringwood Greyfield Precinct into the Maroondah Planning Scheme as a means of achieving greyfield renewal in the subject precinct. Greyfield renewal is also a priority action of the Maroondah Housing Strategy 2016, which was adopted by Council on 27 June 2016 and the Maroondah Council Plan 2017-2021 (2019/20 Update). Council supports this Amendment as a means of achieving the policy intent of both the Maroondah Housing Strategy 2016 and Council Plan 2017-2021.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct supports development that responds to key State and local planning policy seeking to manage growth through housing regeneration in the middle suburbs in a sustainable way. The Maroondah Housing Strategy 2016 recognises that the 'Greening the Greyfields' (Greyfields Renewal) *initiative has the potential to unlock significant additional housing capacity (that)...can be achieved through the retro-fitting of existing housing stock which through renovation and modification, rather than complete renewal can be adapted to meet a wider range of housing needs for our growing and changing population.*

The Maroondah Housing Strategy acknowledges that *the main way that growth can be managed is to ensure an appropriately planned, well designed supply of diverse housing stock can be delivered by the development industry* and notes that *the 'Greening the Greyfields' initiative is one of the tools that will assist to facilitate this outcome.*

The purpose of the Design Framework and Concept Plan - Ringwood Greyfield Precinct is to guide the redevelopment of the greyfield precinct and, it is expected to encourage renewal through lot amalgamation and to support varying residential densities across the precinct.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct was developed with extensive stakeholder and community engagement and outlines how the Ringwood Greyfields

Renewal Precinct should grow and develop in a manner that incorporates improved landscaping, drainage outcomes and walkability.

The vision for the Design Framework and Concept Plan - Ringwood Greyfield Precinct is:

"The Ringwood Pilot Precinct will be a model to demonstrate the community benefit of urban residential development through lot amalgamation."

This vision reflects the priorities and aspirations of Precinct residents:

- Pedestrian-friendly environment with inviting streetscapes and interconnected multi-use paths and public open spaces.
- Dense canopy of trees and interwoven landscaped areas to soften the urban fabric.
- Integrate street design and flood mitigation through application of Water Sensitive Urban Design.

To deliver this vision, the following set of key principles are outlined in the Design Framework and Concept Plan - Ringwood Greyfield Precinct.

- **Design for Diversity and Innovation**
Encourage diversity and innovation in building design to cater for people of all ages and abilities.
Design for Environmentally Sustainability Design
Aspects of sustainability that relate to building and urban design should be integral to all new residential developments. Prioritises integration of green infrastructure in the development process.
- **Promote Walkability in Streets**
Where possible any new development should contribute to the promotion of walkability for people of all ages and abilities and encourage community interaction through the upgrading of existing laneways and the provision of additional pedestrian connections.
- **Create Engaging Spaces**
Facilitate and encourage development on amalgamated development sites to deliver community benefits including infrastructure, open space and landscaping improvements. Each building should contribute in the creation of engaging elements, features or open space amenities, for pedestrians to move through and enjoy.
- **Create Resilient Infrastructure**
Where possible, improve drainage outcomes in keeping with best practice sustainability and water sensitive urban design principles.

To deliver the vision, the Design Framework and Concept Plan - Ringwood Greyfield Precinct draws on key principles that promote best practice in design (urban design and environmentally sustainable design) and help create a sense of place by optimising public and private realm interface, built form, pedestrian connections, landscaping and public open spaces.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct incorporates the following design strategies.

- Encourage consolidation of lots that facilitate high-quality built environment, considering the intended scale of resident development.
- Use street width, building height and landscape design to create a sense of place in the precinct.
- Continue pedestrian paths through the public spaces with direct, logical routes.

- Align pedestrian connections along desire-lines with short, straight travel paths, where possible.
- Encourage creation of new streets and the extension of existing streets, where possible, to facilitate a permeable and functional structure for the precinct.
- Encourage the creation of new pedestrian linkages across the development site to connect with the surrounding neighbourhood and public spaces.
- Arrange higher density residential lots with rear or side lane access for residential care parking and services.
- Require upper level side setbacks, encouraging lot consolidation to allow for greater height in the centre of sites while reducing any 'wedding cake' effect.
- Enable provision of green zone around the private development to allow for the retention of existing trees and enable planting of substantial, new canopy trees.
- Enable building designs and fencing that promotes visual interaction between the private and public realms.
- Encourage breaks between front façade of the built form to allow for permeability.
- Ensure medium-high density residential precincts provide a high level of amenity and functionality for residents and incorporate communal open space with good access to winter sun.
- Revitalise public spaces where the local catchment has adequate potential users to activate the space.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct includes general, precinct-wide design objectives and further sub-precinct-level design objectives across themes including site layout and urban design, streetscape, building design, connectivity, water sensitive urban design, urban ecology and sustainable development.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct identifies sub-precincts within the Precinct and outlines design objectives and guidelines for these areas. These design guidelines outline various design parameters including with regard to site coverage, buildings heights, setbacks, landscaping and water management.

The implementation of The Design Framework and Concept Plan - Ringwood Greyfield Precinct will occur in line with developer (including existing landowner) interest and activity. As the implementation of this approach will be driven largely by the development industry, potentially initiated by individual land owners, it is difficult to provide a time frame for the realisation of the Greyfield Renewal vision. It is apparently however, that implementation of this approach will involve a range of statutory and non-statutory tools and actions. This Amendment is the first step of the statutory implementation into the Maroondah Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment is consistent with the objectives of planning in Victoria, as set out in the Planning and Environment Act 1987 (the Act). In particular, it enables the provision of additional housing consistent with sound strategic planning while preserving areas of significance within the municipality.

The Amendment assists in implementing the following objectives of planning in Victoria as set out at section 4(1) of the Act:

- a) To provide for the fair, orderly, economic and sustainable use, and development of land;*
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

e) To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;

f) To facilitate development in accordance with objectives set out in paragraphs (a), (b), (c), (d) and (e);

(g) To balance the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The Amendment is consistent with key directions included within the Maroondah Housing Strategy 2016 related to managing growth and changing housing needs through housing regeneration in middle suburbs in a sustainable way. Specifically, Direction 2.1 of the Maroondah Housing Strategy states:

Work in partnership with State Government and Swinburne University on the concept of 'Greening the Greyfields' in Plan Melbourne Refresh to deliver better development outcomes than existing subdivisions.

Key economic, social and environmental benefits of Greyfield Renewal are further articulated in the Maroondah Housing Strategy 2016:

Typical redevelopment in greyfield areas is currently done on an ad hoc, lot-by-lot basis, with suboptimum outcomes and no additional land provided for social amenity/utility. 'Greening the Greyfields' seeks to take an active approach to housing growth, dealing with issues of ageing-in-place, downsizing, sustainable and affordable housing development. It seeks to manage growth more strategically and incorporate benefits from good design and technology use.

This approach is both highly relevant and beneficial for Maroondah. Maroondah's housing stock is mature and ageing. The housing market has seen this and responded, but only in ad-hoc fashion, without guidance and with no sense of creating functioning places. The Housing Supply Analysis – Charter Keck Cramer, May 2015 indicated that in Maroondah "69% of all projects are small scale, resulting in either one or two net additional dwellings". Furthermore, the community engagement process highlighted the need for areas other than the larger activity centres to take their fair share of development, but also wants to maintain the character of the suburbs of Maroondah and maintain affordability. Furthermore, transport and accessibility were identified as the major infrastructure concerns of the community and designed and located greyfield development should be able to cater to these housing needs.

Given that major developers are not yet looking at the opportunities in the greyfields, this adds further incentive to plan and promote the right type of redevelopment in certain parts of Maroondah rather than allow ad-hoc development to continue.

In delivering on this key direction, Council will firstly implement the objectives of 'Greening the Greyfields' within the Maroondah Planning Scheme. The second stage will be to identify pilot precincts and work on a site-specific amendment to implement the greyfield renewal.

Implementing the objectives of 'Greening the Greyfields' into the Planning Scheme will provide additional support for the greyfield renewal. The second stage will allow Council to proceed with a site-specific amendment that includes community engagement.

The Amendment implements the objectives of the Design Framework and Concept Plan - Ringwood Greyfield Precinct, as outlined above.

Does the Amendment address relevant bushfire risk?

The Amendment will not increase bushfire risk. It supports the local and State planning policy objectives in relation to bushfire risk by:

- Supporting significantly increased residential development in a location that is not subject to bushfire risk.
- Relieving pressure for intensification of urban development in areas that are susceptible to bushfire events.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment is consistent with Minister's Direction 11 – Strategic Assessment of Amendments under section 12(2) of the Act. The requirements of this Direction have been followed during the preparation of this Amendment and are reflected within this report.

The Amendment is consistent with Minister's Direction 9 – Metropolitan Planning Strategy under section 12(2) of the Act, by implementing the following Plan Melbourne objectives and outcomes at the municipal level:

- Objective 2 - Housing choice and affordability – provide a diversity of housing in defined locations that caters for different households and is close to jobs and services.
- Objective 4: Liveable communities and neighbourhoods – create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.
- Objective 5: Environment and energy – protect our natural assets and better plan our water, energy and waste management to create a more sustainable city.
- Objective 7: Implementation – delivering better governance: achieve clear results through better governance, planning, regulation and funding options.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the following Directions of Plan Melbourne:

Direction 2.2, Policy 2.2.4; the Ringwood Greyfield Renewal Precinct has been identified based on extensive economic, architectural and planning assessment, along with community consultation, as being suitable to deliver more housing choice and diversity.

Direction 5.2, Policy 5.2.1; the Amendment, including the Ringwood Design Framework and Concept Plan - Ringwood Greyfield Precinct incorporates principles for promoting improved walkability within the Ringwood Greyfields Renewal Precinct.

The Amendment supports the following policies within the State Planning Policy Framework.

Clause 12.05-2S Landscapes; future development within the Ringwood Greyfield Renewal Precinct will enhance the significant landscapes of the adjoining ridge lines and Mullum Mullum Creek that contribute to character, identity and sustainable environments.

Clause 15.01-1 Urban design; the Amendment seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity for Ringwood.

Clause 16.01-1S Integrated housing; the Amendment aims to increase the supply of good-quality housing in an existing urban area with good access to facilities and services by facilitating increased housing yield.

Clause 16.01-1R Integrated housing – Metropolitan Melbourne; the Amendment seeks to provide mandatory building height and site coverage controls to provide certainty about the appropriate scale of growth in the Ringwood Greyfield Renewal Precinct.

Clause 16.01-2R Housing opportunity areas – Metropolitan Melbourne; the Amendment seeks to offer opportunities for greyfield renewal, particularly through land consolidation, to provide more medium density housing near employment and transport.

Clause 16.01-3S Housing diversity; the Amendment encourages the provision for a range of housing types close to the Ringwood Metropolitan Activity Centre, including well-designed medium density housing, to meet diverse housing needs in Ringwood and the wider Maroondah City Council local government area.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports the implementation of the Planning Policy Framework in the following manner.

Maroondah's Strategic Framework plan is found at Clause 21.02 and illustrates the key land use components and provide a focus for development. The Municipal Strategic Statement sets out the guiding principles for planning in Maroondah as:

- The hierarchy of activity centres as a focus for growth in Maroondah between 2016 and 2040.
- Protection of areas of ridge lines and landscapes from significant development.
- Protecting and enhancing our environment and neighbourhood character.

The Ringwood Greyfields Precinct is within residential area of Maroondah where residential growth is supported through Clause 21.08 Housing and residential land use.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions through the selection of appropriate planning tools to achieve the vision and strategic framework set out in the Plan and Guidelines. The Amendment makes changes to the MSS, local planning policy, zone and zone schedule and overlay schedules, along with map changes, to achieve the vision of the Plan and Guidelines.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be sought during the public exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The increase in development supported by the Design Framework and Concept Plan - Ringwood Greyfield Precinct, and Amendment C134 in general, is likely to have minimal impact on the transport system. The Amendment includes objectives relating to transport and movement. Achievement of these objectives will support the objectives of the *Transport Integration Act 2010*:

- Social and economic inclusion
- Economic prosperity
- Environmental sustainability
- Integration of transport and land use
- Efficiency, coordination and wellbeing
- Safety and health and wellbeing

The Amendment complies with the principles set out in the *Transport Integration Act 2010*.

Resource and administrative costs

• What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Amendment will not result in any significant impact on the resources and administrative costs of Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Maroondah City Council:

- City Offices Service Centre, Braeside Avenue, Ringwood
- Realm, Ringwood Town Square, 179 Maroondah Highway, Ringwood
- Civic Square Service Centre, Civic Square, Croydon
- Croydon Library, Civic Square, Croydon

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

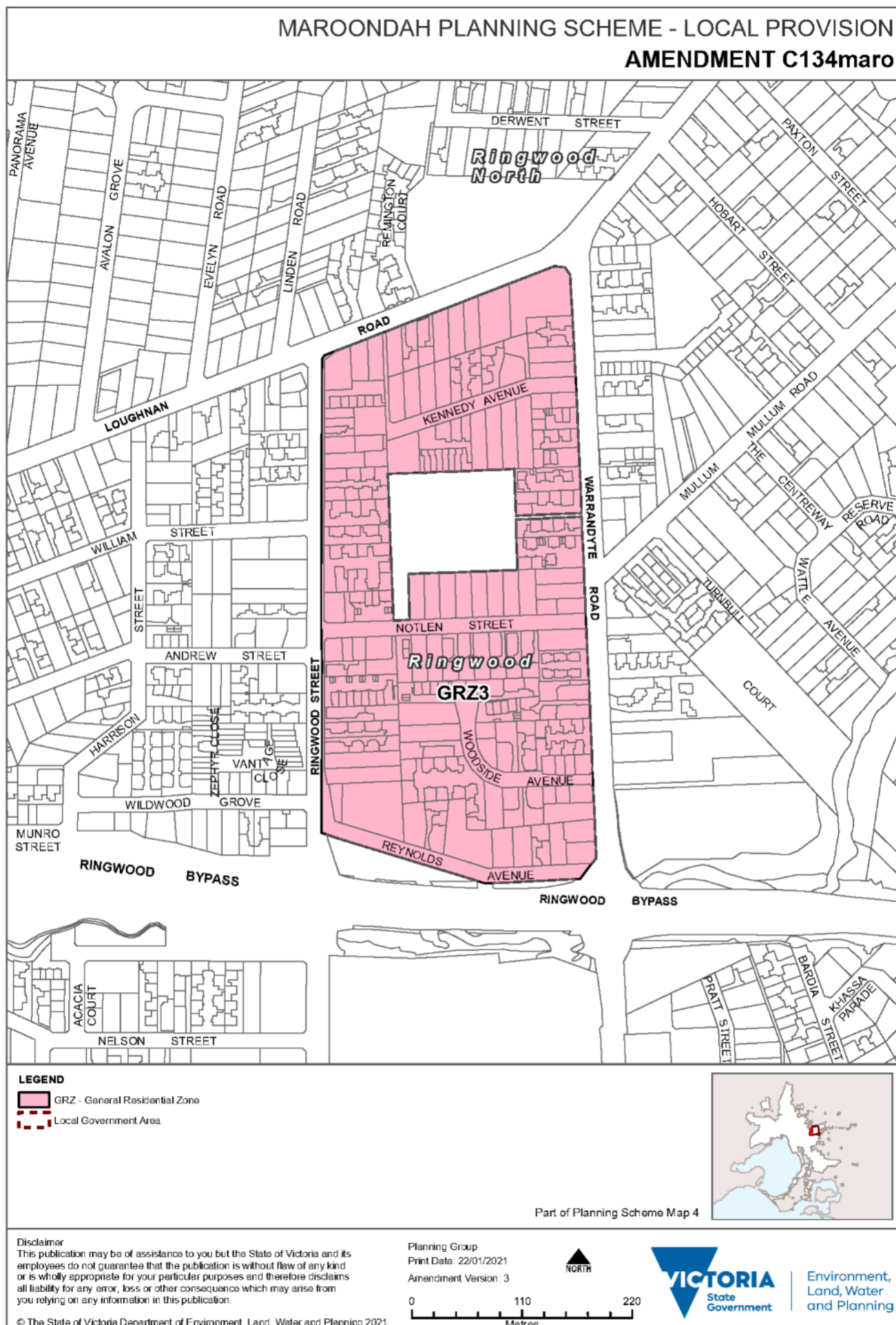
Any person who may be affected by the Amendment can make a submission to the planning authority. Submissions about the Amendment must be received by 26 February 2021.

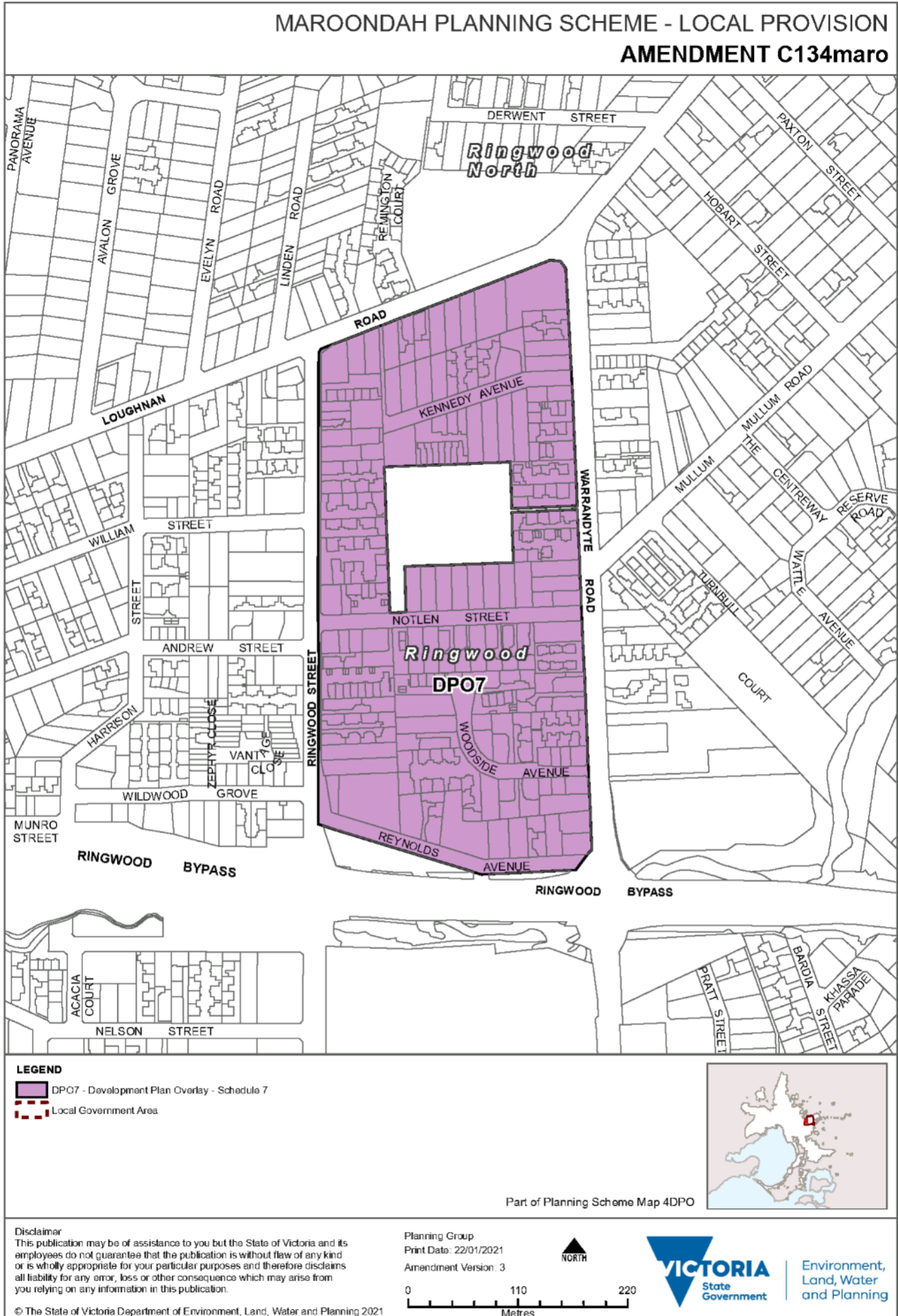
A submission must be sent to: Mr Phil Turner, Director Strategy and Community, Maroondah City Council, PO Box 156, Ringwood 3134 or via email at maroondah@maroondah.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

- Directions hearing: Week commencing 17 May 2021.
- Panel hearing: Week commencing 28 June 2021.





MAROONDAH PLANNING SCHEME

21.06

11/10/2018
C97

21.06-1

11/10/2018
C96

BUILT FORM AND URBAN DESIGN

Overview

A high quality urban environment has enormous intrinsic value and attracts residents, business, industry and investment to the municipality. Maroondah is a municipality characterised by well presented and attractive streetscapes, dense canopy vegetation and a high quality natural environment. There are two defining and distinct built form areas within Maroondah that have shaped the way the municipality has developed, they are:

- The main commercial areas being the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and Bayswater North Industrial precinct.
- The rideline areas defined by the Wicklow Hills Ridge and the Loughnan Warranwood Ridge.

While the urban character of Maroondah has historically been influenced by individual dwelling design, varied building setbacks and the extensive use of vegetation, there is a trend within the current urban environment for standardised design and the removal of individual urban character. This situation is consistent with image and urban design issues facing all suburbs in metropolitan Melbourne.

The existing varied form of urban design treatment in Maroondah however, including the relationship of urban development with both the streetscape and the natural environment, creates a character which is predominant through the municipality.

21.06-2

11/10/2018
C97
697 Proposed C134 maro

Objectives, strategies and implementation

Objective 1

- To ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

Strategy

- Ensure that Maroondah's public facilities, buildings, roads and paths are designed to reflect the environmental standards of the municipality and to minimise ongoing maintenance.

Objective 2

- To protect and enhance the visual amenity of residential, commercial and industrial precincts and streetscape.

Strategies

- Prevent the proliferation of large advertising panel and "supersite" signs, particularly in proximity to residential or environmental precincts and along major transport routes through the municipality.
- Promote the development of sustainable and functional urban places that foster a sense of community.

Objective 3

- To encourage development that provides and creates high quality urban places.

Strategies

- Ensure that advertising signage located in and visible from public areas presents a coordinated and high quality image.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.

MAROONDAH PLANNING SCHEME

- Require all new development to incorporate the highest standards of urban image, landscape design and building design innovation.
- Encourage integrated, well designed residential development on consolidated sites in Greyfield Renewal precinct providing improved housing choices, vegetation coverage, drainage, sustainability and public realm outcomes.

Objective

- To encourage environmentally sustainable forms of development.

Strategy

- Ensure that the planning, design, siting and construction of development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all application are consistent with Waterways Protection Clause 22.01.
- Ensuring all retail and commercial development is in accordance with the Retail and Commercial Development Clause 22.05.
- Ensuring all industrial development is in accordance with the Industrial Urban Design and Development Clause 22.07.
- Ensuring all residential development is in accordance with the Residential Neighbourhood Character Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all use and development within the Ringwood Metropolitan Activity Centre is in accordance with the Ringwood Activity Centre Clause 22.06.
- Encouraging commercial development that facilitates the interaction between the public and private domain.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10.
- Ensuring signage on council reserves is in accordance with the Signage on Council Reserve Clause 22.11.

Zones and overlays

- Adopting the recommendations of the Ringwood Transit City Urban Design Masterplan 2004 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the Ringwood Metropolitan Activity Centre and the Ringwood Western Gateway Area.
- Applying a Development Plan Overlay to the Ringwood Metropolitan Activity Centre.
- Applying a Development Contributions Plan to the Ringwood Metropolitan Activity Centre.
- Adopting the recommendations of the Ringwood North West Residential Precinct Plan 2009 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.
- Applying a Development Contributions Plan Overlay to the Croydon South and Ringwood North Greyfield Renewal precincts.

MAROONDAH PLANNING SCHEME

- Applying a Development Plan Overlay to the Croydon South and Ringwood North Greyfield Renewal precincts.
- Applying a General Residential Zone to the Ringwood North Greyfield Renewal precinct.

Future strategic work

- Developing an Advertising Signage Policy.
- Developing uniform urban design guidelines to influence the built form of residential, commercial and industrial areas.
- Develop an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.

Other actions

Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Ringwood Transit City Public Domain and Landscape Guidelines, Hansen Partnership, 2006

Maroondah Neighbourhood Character Study, Planisphere, 2004

Ringwood Western Gateway Urban Design Review, Hansen, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, June 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009

Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019

Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019

MAROONDAH PLANNING SCHEME

21.07

11/10/2018
C97

HOUSING AND RESIDENTIAL LAND USE

21.07-1

11/10/2018
C97

Overview

The development and maintenance of diverse and sustainable housing opportunities in the City of Maroondah is critical to the achievement of housing strategies in the municipality. There is a clear commitment to the protection of existing urban and environmental quality, while also providing an effective framework for the encouragement of increased residential opportunities in selected locations. Maroondah is predominantly a residential municipality, therefore the provision of a structured, high quality residential environment is paramount to our community.

The topography and landscape combine to provide Maroondah with a unique blend of residential precincts, the high density housing in the Ringwood Metropolitan Activity Centre, the Croydon Major Activity Centre, and the Ringwood East and Heathmont Neighbourhood Activity Centres, as well as the conventional residential precincts, to areas of high environmental quality that are enhanced by dwelling density and subdivision limitations.

Maroondah is dominated by two ridgelines and complemented with rolling topography. The Loughnan Warranwood Ridge and Wicklow Hills Ridge are heavily vegetated, even though mostly developed as residential suburbs. Near-continuous canopy tree cover, interspersed by rooftops, dominates views to the ridgelines. The ridgelines and topography are unique within Melbourne. The hills help define the sense of place and provide views from dwellings and streets that are evident both within and outside the municipality. These views provide topographic interest to many of the suburbs.

Architectural styles and street layout, also reflects the dominant trends of the eras in which they were developed. Closer to the railway line and Maroondah Highway – the older ‘core’ of Maroondah – housing characterised by post-war architectural styles set on rectilinear street layouts (with some notable exceptions such as the Walter Burley Griffin subdivision in Croydon) and including a mix of brick and weatherboard homes. Suburbs on the periphery of the municipality in hilly topography were the latest to be developed and exhibit curvilinear streets and contemporary, reproduction-style homes, almost exclusively in brick. The mix of development is again given a modicum of consistency through the existence of established gardens.

21.07-2

11/10/2018
Proposed C134maro

Objectives, strategies and implementation

Objective 1

- To maintain and enhance the mix of housing types and residential densities to cater for the changing profile of the population.

Strategies

- Coordinate housing opportunities to ensure that they contribute to the development of a balanced, vibrant and interesting community.
- Encourage a mix of residential densities and dwelling types in the subdivision of vacant residential land and the re-development of any land with residential potential ie. golf courses or school sites.

Objective 2

- To provide housing opportunities which complement the environmental character of Maroondah.

Strategies

- Minimise the impact of urban development on water quality in local waterways.
- Adopt best practice stormwater management in urban areas through active involvement with Melbourne Water and the Environment Protection Authority.

MAROONDAH PLANNING SCHEME

- Provide for the development and enhancement of all headwaters within the municipality.
- Protect and enhance areas of special environmental quality by limiting the physical and visual intrusion of high density dwelling development.

Objective 3

- To ensure the provision of responsible and sustainable housing stock in terms of design, construction, building materials and siting criteria.

Strategy

- Facilitate a balanced mix of housing stock, which utilises design diversity, innovative materials and affordable construction techniques.

Objective 4

- To limit the intrusion of non residential uses into residential precincts.

Strategies

- Prevent the loss of residential land and housing stock for essential non-residential uses without suitable residential replacement in some alternative location within the municipality.

Objective 5

- To ensure that residential development contributes to and enhances the preferred neighbourhood character of Maroondah.

Strategies

- Improve the quality of dwelling design, urban design and site layout.
- Encourage variations in development that respects the sensitive visual and physical characteristics of different residential locations within Maroondah.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.

Objective 6

- To encourage the development of additional dwellings within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.

Strategies

- Encourage a mixture of residential development in identified areas within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre at medium or higher densities to make optimum use of the facilities and services available.

Objective 7

- To encourage more environmentally sustainable forms of residential development.

Strategy

- Ensure that planning, design, siting and construction of new residential development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

Objective 8

- To manage growth and changing housing needs.

Strategy

MAROONDAH PLANNING SCHEME

- Work in partnership with State Government and Swinburne University on the concept of 'Greening the Greyfields' to deliver better outcomes than existing subdivisions and developments.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all residential development is in accordance with the Residential Neighbourhood Character, Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all development is in accordance with the Waterways Protection Clause 22.01.
- Ensuring all development in residential areas is in accordance with the Residential Neighbourhood Character Clause 22.02.
- Encouraging the provision of a wide range of dwelling densities and styles to meet a diverse range of community needs.
- Discouraging the development of residential land for non-residential uses and ensuring residential uses are located appropriately in accordance with the Non Residential Uses in Residential Areas Clause 22.13.
- Encouraging the provision of apartment style residential development within the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre in accordance with the Ringwood Activity Centre Clause 22.06 and the Croydon Major Activities Area Clause 22.09.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10

Zones and overlays

- Applying a Design and Development Overlay which limits subdivision and dwelling density in environmentally sensitive residential areas of Maroondah, including the Loughnan Warranwood Ridge and Wicklow Hills Ridge.
- Applying a Significant Landscape Overlay to the sensitive ridgeline features of the municipality and extending this Overlay across additional sensitive residential sections of the municipality, including drainage catchment areas.
- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Rezoning land in accordance with the recommendations included in the Croydon Town Centre Structure Plan, 2006.
- Applying a Design and Development Overlay over the Croydon Major Activity Centre to promote appropriate scale and built form.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.

Future strategic work

- Undertaking regular reviews of the Maroondah Municipal Housing Strategy to ensure that a relevant and consistent approach to residential development is maintained.
- Monitoring the trends associated with the development of medium density housing and implementing relevant local design standards.

MAROONDAH PLANNING SCHEME

- Identifying specific locations suitable for comprehensive medium and high density housing development in close proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre, major transport nodes and other commercial centres.
- Introducing specific land use policies to provide appropriate guidance for the assessment of commercial and non-residential uses in residential zones.
- Undertaking a strategic assessment of land capability factors to facilitate a range of residential densities.
- Preparing urban design and streetscape guidelines to achieve innovative dwelling design in the conventional, environmental and preferred medium density housing precincts of Maroondah.
- Introduce policy to encourage buildings which use energy and water efficiently and minimise waste and ensure that new buildings incorporate design measures that assist in reducing energy, water and waste resource use in their construction and operation.
- Develop a marketing and investment strategy to promote opportunities for shop-top housing and mixed use development with housing at upper levels in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.
- Explore opportunities for the provision of affordable housing and student housing in the Croydon Major Activity Centre through: identifying appropriate sites; advocating to the State Government for improved supply; developing partnerships with Housing Associations and private sector providers; and working in collaboration with Swinburne TAFE to identify student needs.
- Investigate the potential for future high quality intensive residential development on the industrial land on Lusher Road, Croydon.

Other actions

Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Maroondah Neighbourhood Character Study, Planisphere, 2004

Croydon Town Centre Structure Plan, Planisphere, 2006

Ringwood Western Gateway Urban Design Review, Hansen Partnership, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009

Residential Land Use Framework Plan

Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019

Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019

MAROONDAH PLANNING SCHEME

21.10

11/07/2014
C91

NATURAL RESOURCES

21.10-1

11/07/2014
C91

Overview

Maroondah has a high quality natural environment which characterises a significant portion of the municipality. Protection and enhancement of the natural environment through the encouragement of sustainable development is a key strategy of Maroondah City Council. The quality of our environment is important for economic and social reasons. In particular, environmental quality has been instrumental in attracting both new residents and world class companies.

Maroondah is physically dominated by two geographical features locally referred to as the Wicklow Hills Ridge and the Loughnan Warranwood Ridge. In the context of the municipality as a residential suburb, these two natural features are primarily characterised by low density subdivision, developed with a variety of housing choices and covered by an extensive canopy of native and exotic vegetation.

Waterways of Maroondah extend to major catchment areas that ultimately lead to Port Phillip Bay. The northern portion of the municipality drains to the Yarra Catchment, whilst the southern section drains to Dandenong Creek.

Major threats to the natural environment in Maroondah include the loss of native vegetation, waterway degradation, and pollution and climate change resulting from wasteful resource consumption.

21.10-2

11/07/2014
694 Proposed C134 maro

Objectives, strategies and implementation

Objective 1

- To ensure the quality and attractiveness of Maroondah's urban areas.

Strategies

- Protect non invasive, exotic vegetation which contributes to Maroondah's character.
- Protect sites of natural significance from inappropriate urban development pressures.

Objective 2

- To minimise the physical impact and stress of development and land use on the natural environment.

Strategies

- Adopt a consistent approach to the concept of sustainable land use development in terms of environmental management issues.
- Minimise the visual and physical impact of land use and development on waterway assets.
- Require the undergrounding of all utility services.

Objective 3

- To encourage the preservation and enhancement of the natural environment including the maintenance of clean air and water and protection of canopy vegetation.

Strategies

- Preserve existing communities of indigenous flora and fauna and encourage the re-establishment of indigenous species.
- Undertake joint native revegetation programs with relevant authorities environmental groups and the local community.
- Reduce the level of air pollution generated by domestic and commercial activities.

MAROONDAH PLANNING SCHEME

- Enhance the natural environment through innovative planning techniques.
- Assist local businesses to adopt environmentally sustainable business practices.
- Improve the treatment of waterways and drainage systems.
- Investigate the feasibility and effectiveness of introducing litter traps in appropriate areas to restrict the flow of waste debris into waterways.
- Develop wetlands and retarding basins where possible, to capture and filter stormwater, while creating habitat for aquatic life.
- Identify land with drainage and flood constraints and ensure development responds to these constraints.
- Prevent any form of degradation below the existing levels of visual and aesthetic amenity.

Objective 4

- To prevent the overdevelopment of the ridgelines.

Strategies

- Promote the unique role of both ridgelines in Maroondah's urban and environmental context.
- Control the design and siting of single dwelling construction and extensions in sensitive residential areas such as the ridgelines and drainage catchment areas.
- Ensure the visual amenity of the ridgeline is not compromised by dwelling design, building bulk or construction materials.
- Protect sites of natural and biological significance from inappropriate urban development pressures.
- Limit the site density of new housing development to a level which is reflective of the surrounding housing pattern and respectful of environmental constraints.
- Minimise the fragmentation of current land holdings below the existing subdivision pattern and density.

Objective 5

- To encourage the complete regeneration of the Wicklow Hills Ridge and Loughnan Warranwood Ridge environment.

Strategies

- Encourage and promote the re-vegetation of private and public land with indigenous flora.
- Enhance the natural ridgeline environment through innovative planning techniques and community education.
- Develop and implement environmental management techniques to prevent degradation of the drainage catchment and watercourse.
- Ensure that new housing is developed on sites and in a manner where there will be minimal loss of canopy vegetation and biologically significant native understorey.
- Preserve existing communities of indigenous flora and fauna and encourage the re-establishment of indigenous species on both public and private land.
- Enhance the natural features of the catchment environment through innovative planning techniques.

Objective 6

- To promote the benefits of controlled and sustainable residential development in headwater catchments and minimise any form of degradation of the catchment or watercourse of both the Yarra River and Dandenong Creek.

MAROONDAH PLANNING SCHEME

Strategies

- Limit the amount of impervious, hard surface construction on sites within the catchment, to minimise the volume of stormwater entering the creek headwater.
- Ensure that the visual amenity of the catchment is not compromised by dwelling design, building bulk or construction materials.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all industrial use and development is in accordance with the Industrial Urban Design and Development Clause 22.07.
- Ensuring all use and development is in accordance with the Waterways Protection Clause 22.01.
- Ensuring all residential development is in accordance with: Maroondah Residential Neighbourhood Character Clause 22.02; Ringwood Central Activities Area Development Clause 22.06; and the Croydon Major Activities Area Development Clause 22.09 .
- Ensuring vegetation removal is in accordance with the Sites of Biological Significance Clause 22.04.
- Requiring all new development to underground all utilities infrastructure.
- Discouraging the removal of native, indigenous and endemic vegetation.
- Ensuring all use and development is in accordance with the Non Urban Areas Clause 22.03.
- Preventing the fragmentation of current land holdings below the existing subdivision pattern and density which characterises the low density residential environment on the Wicklow Hills Ridge and Loughnan Warranwood Ridge.
- Limiting the amount of impervious, hard surface construction on allotments located on the ridgelines, to minimise the volume of stormwater runoff flowing overland.
- Encouraging the re-establishment of riparian indigenous vegetation.

Zones and overlays

- Applying native vegetation, canopy tree protection and environmental controls to the ridgeline and drainage catchment features across the municipality.
- Implementing specific environmental controls to sensitive rural residential areas located in the eastern and northern fringe areas of the municipality.
- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Applying a Significant Landscape Overlay to areas of the municipality with medium to good canopy tree coverage and ridgeline areas with poor canopy tree coverage.
- Applying a Significant Landscape Overlay and Vegetation Protection Overlay to prevent the loss of both native and exotic vegetation from the sensitive ridgeline environmental areas.
- Implementing a Design and Development Overlay to control subdivision density and built form issues in the sensitive ridgeline residential areas of the municipality.
- Applying a Significant Landscape Overlay and Vegetation Protection Overlay to prevent the loss of both native and exotic vegetation from the Jumping Creek headwater catchment.
- Applying a Design and Development Overlay to control subdivision density and built form issues in the sensitive Jumping Creek headwater catchment area.

MAROONDAH PLANNING SCHEME

- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Applying a Development Contributions Plan Overlay to the Croydon South and Ringwood Greyfield Precincts to facilitate the provision of new and or improved community infrastructure.
- Applying a Development Plan Overlay to the Croydon South and Ringwood Greyfield Precincts to encourage lot amalgamation, appropriate density and improved built form outcomes within Greyfield Renewal precincts.
- Applying a General Residential Zone to the Ringwood Greyfield Precinct to allow for increased densities in suitable locations.

Future strategic work

- Developing a set of standards and protocols relating to the control of waste and emissions from all forms of urban development to sensitive environmental areas including waterways.
- Reviewing the extent of the Significant Landscape Overlay.
- Preparing guidelines for sustainable development and facilitating their adoption and application by the local development industry and local community and environmental groups.
- Adopting the home energy rating scheme in the assessment of multi dwelling applications and promoting the scheme to the local development industry.
- Preparing guidelines for the sustainable development of dwellings on the ridgeline areas, in terms of siting, building bulk, construction materials, cut and fill methods and colours.
- Strengthen the principles and controls established in the Design and Development Overlay.
- Developing a set of standards and protocols relating to the consistent assessment of planning applications for all forms of development on land forming both ridgelines.
- Regularly reviewing planning determinations to ensure that the Design and Development Overlay is producing appropriate planning outcomes for subdivision density in the Jumping Creek headwater catchment.
- Preparing guidelines for the sustainable development of dwellings in the Jumping Creek headwater catchment, in terms of siting, building bulk, construction materials, cut and fill methods and colours.

Other actions

- Enhance local waterways through the protection of the quality of stormwater transferred to permanent waterways.
- Liaising with local environmental groups in the preparation of management plans for significant bushland reserves throughout Maroondah.
- Enhance habitat corridors in accordance with the Habitat Corridors Strategy.
- Adopting the home energy rating scheme in the assessment of multi dwelling applications and promoting the scheme to the local development industry.

Reference documents

Sites of Biological Significance in Maroondah, G.S. Lorimer, J.C. Reid, L.P. Smith and H. Moss, 1997

Notable Tree Strategy, Maroondah City Council, 1997

Roadside Conservation and Street Tree Strategy, Maroondah City Council, 1996

Best Practices in Litter Management, Waste Management Council, 1996

Assessment of the Tree Canopy Cover in the City of Maroondah, J.J O'Neill, 1995

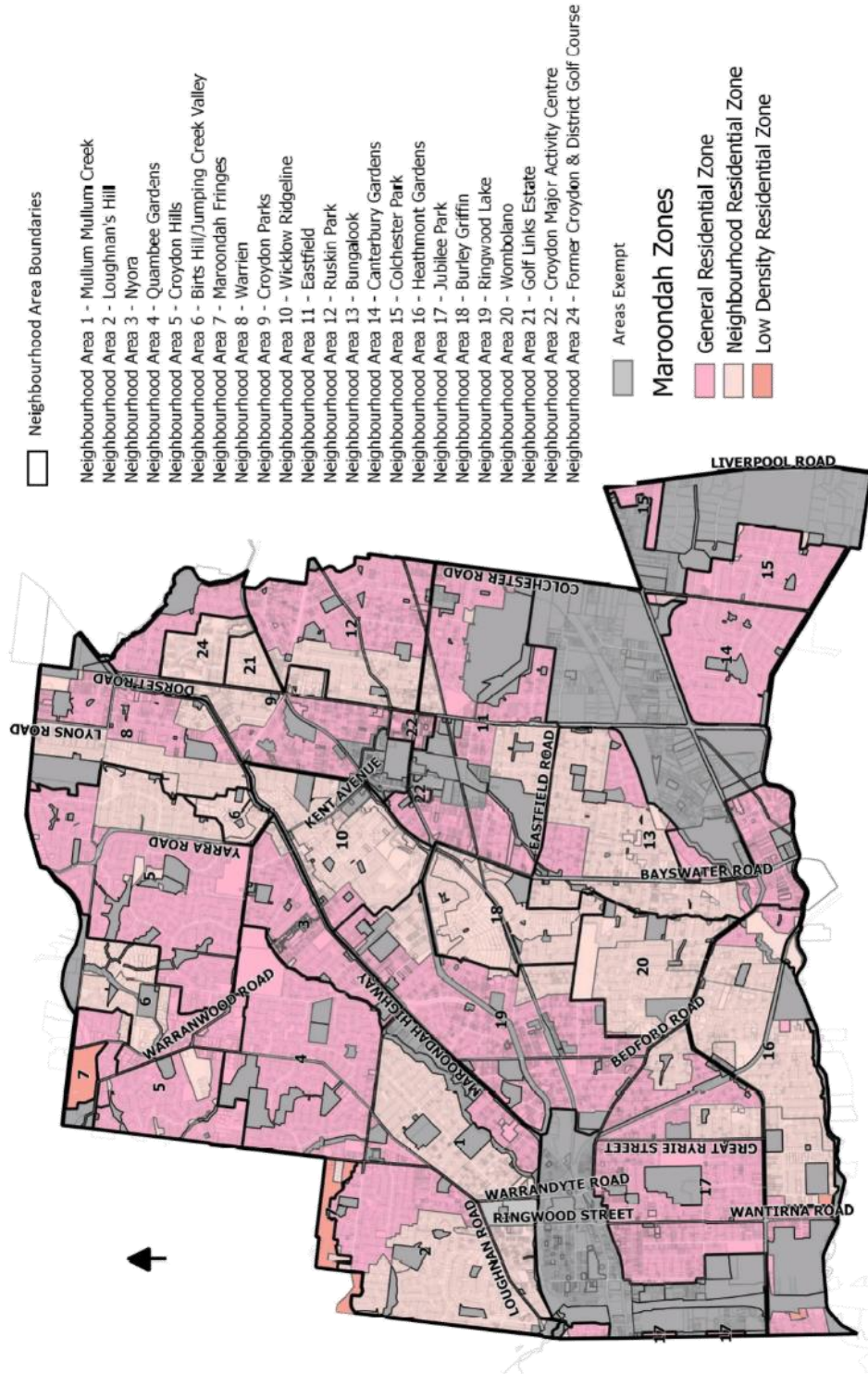
MAROONDAH PLANNING SCHEME

Croydon Town Centre Structure Plan, Planisphere, 2006
Maroondah Neighbourhood Character Study, Planisphere, 2006
Design Framework and Concept Plan, Ringwood Greyfield Precinct, 21019
Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019



AMENDMENT C134/MARO

Neighbourhood Character Map



MAROONDAH PLANNING SCHEME

Proposed C134/maro

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**

GREYFIELD RENEWAL PRECINCTS

1.0 Neighbourhood character objectives

Proposed C134/maro

To facilitate the renewal of the existing residential building stock through a coordinated precinct-based approach to design and development.

To encourage development to occur on amalgamated development sites to deliver community benefits including infrastructure, open space and landscaping improvements.

To allow increased building heights and reduced building setbacks on consolidated lots contingent on design outcomes derived from precinct design guidelines.

To improve walkability through the upgrading of existing laneways and the provision of additional pedestrian connections.

To improve drainage outcomes in keeping with best practice sustainability and urban design principles.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

Proposed C134/maro

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Proposed C134/maro

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55

Proposed C134/maro

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified

MAROONDAH PLANNING SCHEME

	Standard	Requirement
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

Proposed C134/maro

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres and 4 storeys.

6.0 Application requirements

Proposed C134/maro

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For a residential development of four storeys or less, a neighbourhood and site description and design response plan.
- A detailed site analysis that includes proposed subdivision layout and use of each part of the land, building heights, massing, setbacks, and indicative scale.
- A pedestrian walkway and cycle path plan.
- A landscape plan prepared by a suitably qualified and experienced person or firm, which shows the following:
 - A survey of all existing vegetation, abutting street trees, natural features and vegetation.
 - Building, outbuildings and trees in neighbouring lots that would affect the landscape design.
 - Planting within and around the perimeter of the site.
 - A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed.
 - The proposed design features such as paths, paving, lawn and mulch
 - A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.
- A Parking Plan.
- A civil infrastructure and drainage report that addresses the capacity of infrastructure to service the development (including drainage and sewerage), the treatment and retardation of stormwater and responds to the principles of water sensitive urban design. The report should have regard to the policies and guidelines of servicing authorities.
- A comprehensive Sustainability Management Plan prepared by a suitably qualified person(s) demonstrating best practice in environmentally sustainable design and responding to the Maroondah Sustainability Strategy 2016. The Sustainability Management Plan should address the following:
 - Building energy management (conservation and generation);
 - Water sensitive urban design/integrated water management (with reference to the Maroondah City Council Water Sensitive City Strategy);
 - Construction materials;
 - Indoor environment quality;
 - Waste management and reduction;

MAROONDAH PLANNING SCHEME

- Public realm design for access and mobility;
- Transport.

7.0

~~7.0~~
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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings are visually dominant and provide opportunities for landscaping and planting of mature species.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.
- Whether there is potential for trees and vegetation to be provided between dwellings on the same site.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone and Residential Growth Zone, where applicable.
- Whether the development contributes to a diverse housing type which integrates with surrounding development.

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SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

RINGWOOD GREYFIELD RENEWAL PRECINCT

1.0

Objectives

Proposed C134maro

- To encourage site consolidation that enables increased housing density and diversity, improved open space and built form outcomes and enhanced local infrastructure.
- To identify land suitable for increased maximum dwelling heights on consolidated sites consistent with this schedule.
- To enhance the residential and landscape character of the precinct through increased tree coverage and open space areas and reduced site coverage, hard surface areas and heat island effects.
- To strengthen and improve pedestrian circulation and the amenity of the precinct through the introduction of new, and the upgrading of existing, pedestrian connections.
- To integrate the principles and techniques of environmentally sustainable design into the design, construction and operation stages of new development in the precinct.

2.0

Requirement before a permit is granted

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A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided that:

- The responsible authority is satisfied that the granting of a permit will not prejudice the preparation and approval of a development plan, including the outcomes for the land set out in the requirements to this schedule.
- The permit includes any conditions or requirements set out in this schedule.

3.0

Conditions and requirements for permits

Proposed C134maro

A permit must be generally in accordance with Figure 1 (Indicative Concept Plan) and Figure 2 (Building Height Plan).

4.0

Requirements for development plan

Proposed C134maro

A development plan must be generally in accordance with Figure 1 (Indicative Concept Plan) and Figure 2 (Building Height Plan) of this schedule.

A development plan must be generally in accordance with the *Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019*.

A development plan may be prepared and implemented in stages.

One or more development plans may be approved for the precinct.

A development plan must include the following requirements:

- The indicative number of dwellings and dwelling density for the land as detailed in Table 1: Dwelling Density.
- A mix of housing types and sizes, including one, two, three (or more) bedroom dwellings.
- Accessible dwellings provided at a ratio consistent with the Building Apartments Design Standards.
- Development designed to meet the building heights and street setbacks specified in Table 2 to this clause and Figure 2: Building Heights Plan.

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- Dwellings orientated in an east-west direction.
- A basement setback a minimum of 1.2 metres to site boundaries, excluding vehicle access ramps.
- Buildings setback from side boundaries by a minimum of 1.4 metres for 40 percent of the length of the site boundary if adjoining a building of 9 metres in height. Building setbacks can be reduced if sufficient site landscaping and dwelling outlooks are provided to the front and rear of the site.
- Where the rear boundary of a site is adjacent to Notlen Park, a minimum rear setback of 3 metres.
- A maximum site coverage of 50 per cent, including a basement.
- A minimum permeable area of 35 per cent with at least 30 per cent provided as grassed area and landscaping.
- A minimum of 45 per cent direct sunlight to communal open spaces areas for a minimum of two hours between 9 am and 3 pm on 21 June.
- Provide communal open space as detailed in Table 3.
- A landscape plan which includes:
 - The retention of canopy trees with a height of 4 metres or higher and remnant vegetation to the maximum extent practicable and incorporated into proposed areas of landscaping.
 - Canopy trees within front setbacks, private open spaces areas and common garden areas of native species that are capable of reaching a minimum mature height of 12 to 14 metres, where possible.
 - All asphalted, paved and concreted areas, including vehicle accessways, of light colours and shaded by adjacent vegetation.
- Car parking consolidated to minimise the extent of hard surface cover on the site.
- Only one vehicle crossover provided to each development setback a minimum of 1.5 metres from any street tree, except where a larger distance is required for a larger street tree.
- Access and car parking provided from a rear lane or from the street to a basement and generally concealed from the street.
- Any basement car parking area extending above the finished ground level screened and concealed with landscaping.
- Garages that face the frontage set back a minimum of 1 metre behind the front facade of the dwelling.
- Buildings articulated into a series of distinct but complementary street wall elements that reinforce the existing residential grain, rhythm and streetscape elements and respond to the varying scales of adjacent buildings.
- Where a development is adjacent to a laneway or public accessway, new dwelling entries orientated to the accessway and vehicle access located to the rear or a basement.
- Where a dwelling abuts communal open space or a public park, provide windows, balconies and an outlook at all levels orientated towards to the open space and/or park.
- Where fencing is proposed, low and open fencing allowing for passive surveillance of any adjacent street and park with a maximum height of:
 - 1.2 metres for streets in a Road Zone, Category 1;
 - 0.9 metres for other streets.
- Environmentally sustainable design features including:

MAROONDAH PLANNING SCHEME

- Sustainable transport measures.
- A BESS Rating or equivalent with a 50 per cent score.
- Minimum 70 per cent performance for water, urban ecology and stormwater.
- Solar and renewable energy.
- Integrated water and stormwater management.
- Waste and recycling facilities.
- Design detail and amenities including:
 - Materials which are environmentally sustainable.
 - Visual impacts of parking areas and driveways minimised with no greater than 30 per cent of the frontage taken up by garages and carports.
 - Roof design that complements and strengthens the overall proportions of the built form.
 - Utilities and services that are well integrated into the overall design of the building functionally and aesthetically.

Table 1: Indicative Dwelling Density

Site Area	Max. No. of Dwellings	Dwelling Density
Up to 1000 square metres	7	70 dwellings per hectare
1000 to 2000 squares metres	30	150 dwellings per hectare
2000 square metres plus	None specified.	180 dwellings per hectare

Table 2: Building Heights and Street Setbacks

Street	Maximum building height	Minimum site area	Street setback
A	9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	None specified.	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> ▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser. ▪ Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> ▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. ▪ Minimum side street setback is the distance

MAROONDAH PLANNING SCHEME

			specified in Clause 55.03-1.
B	11 metres for a minimum site area of 1000 m ² .	1000 square metres. Includes land only in Sub-precinct B.	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> Minimum average street setback of 6 metres. Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. Minimum side street setback is the distance specified in Clause 55.03-1.
C	<p>13.5 metres for a site of 2000 m² or more in area.</p> <p>9 metres for a site of less than 2000 m² in area, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.</p>	<p>2000 square metres.</p> <p>Includes land only in Sub-precinct C.</p>	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> Minimum street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser. Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. Minimum side street setback is the distance specified in Clause 55.03-1.

Table 3: Communal open space

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Number of Dwellings	Percentage of site area required as Communal Open Space
Up to 10	Not required
11 to 20	10%
21 to 30	15%
31 or more	20%

Figure 1: Indicative Concept Plan



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Figure 2: Building Height Plan



MAROONDAH PLANNING SCHEME

Proposed C134maro

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2**.

RINGWOOD GREYFIELD PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Area covered by this development contributions plan

Proposed C134maro

This Development Contributions Plan (DCP) applies to all new development within the area bounded by Loughnan Road, Warrandyte Road, the Ringwood Bypass and Ringwood Street as shown as Precinct 1 below.



2.0

Summary of costs

Proposed C134maro

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Distributor roads	\$0		\$0	0
Traffic management works	\$0		\$0	0
Streetscape & environment	\$2,176,754		\$914,237	42.0%
Parks	\$0		\$0	0

MAROONDAH PLANNING SCHEME

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Active open space	\$0		\$0	0
Community activity centres	\$0		\$0	0
Drainage	\$0		\$0	0
Other	\$0		\$0	0
TOTAL	\$2,176,754	-	\$914,237	42.0%

3.0

Proposed C134maro

Summary of contributions

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0
Traffic management works	\$0	\$0	\$0	\$0	\$0	\$0
Streetscape & environment	\$4,353.51	\$36.28 per sqm of floorspace	\$0	\$0	\$4,353.52	\$36.28 per sqm of floorspace
Parks	\$0	\$0	\$0	\$0	\$0	\$0
Active open space	\$0	\$0	\$0	\$0	\$0	\$0
Community activity centres	\$0	\$0	\$0	\$0	\$0	\$0
Drainage	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$4,353.51	\$36.28 per sqm of floorspace	\$0	\$0	\$4,353.51	\$36.28 per spm of floorspace

4.0

Proposed C134maro

Land or development excluded from development contributions plan

No land or development is exempt from this DCP unless exempt by Legislation or Ministerial Direction or Legal Agreement with Maroondah City Council or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016;
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations;

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- Renovations or alterations to an existing building;
- Dwelling units that are replaced within a development are exempt. This exemption does not apply to net additional dwelling units created by the development; An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 square metres or less;
- An extension to an existing building (other than a dwelling) that increased the floorspace of the building by 100 square metres or less;
- Construction of and upgrades to existing servicing infrastructure; and
- Individual properties may be exempt from the DCP or elements of it if an agreement (executed by section 173 of the Planning and Environment Act) has been entered into. This may include development that has provided works and / or land in lieu of DCP cash payment contributions and the agreement explicitly exempts the development from making additional development contributions under this DCP.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.

MAROONDAH PLANNING SCHEME

31/07/2018
VC148

**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING
SCHEME**

1.0

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Proposed C134maro

Incorporated documents

Name of document	Introduced by:
5 Caroline Street Ringwood Statement of Significance, November 2019	C116maro
22 James Street Ringwood Statement of Significance, November 2019	C116maro
'Carisbrook' 20 Caroline Street Ringwood Statement of Significance, November 2019	C116maro
Ellison Street Precinct Statement of Significance, November 2019	C116maro
Haig Street Precinct Statement of Significance, November 2019	C116maro
Kendall Street Precinct Statement of Significance, November 2019	C116maro
Manchester Road, Mooroolbark Level Crossing Removal Project Incorporated Document, February 2020	GC152
Ringwood District Centre Development Contributions Plan, July 1997	NPS1
Statement of Significance HO146, 3-5 Wonga Road, Ringwood North (Maroondah City Council, 18 November 2019)	C128maro
Ringwood Greyfield Precinct, Development Contributions Plan (15 May 2019)	C134maro



RINGWOOD GREYFIELD PRECINCT

Development Contributions Plan (DCP)



Prepared for Maroondah City Council

FINAL REPORT 15 MAY 2019



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Front Cover Image Source: Maroondah City Council

1.0 INTRODUCTION

1.1 Background

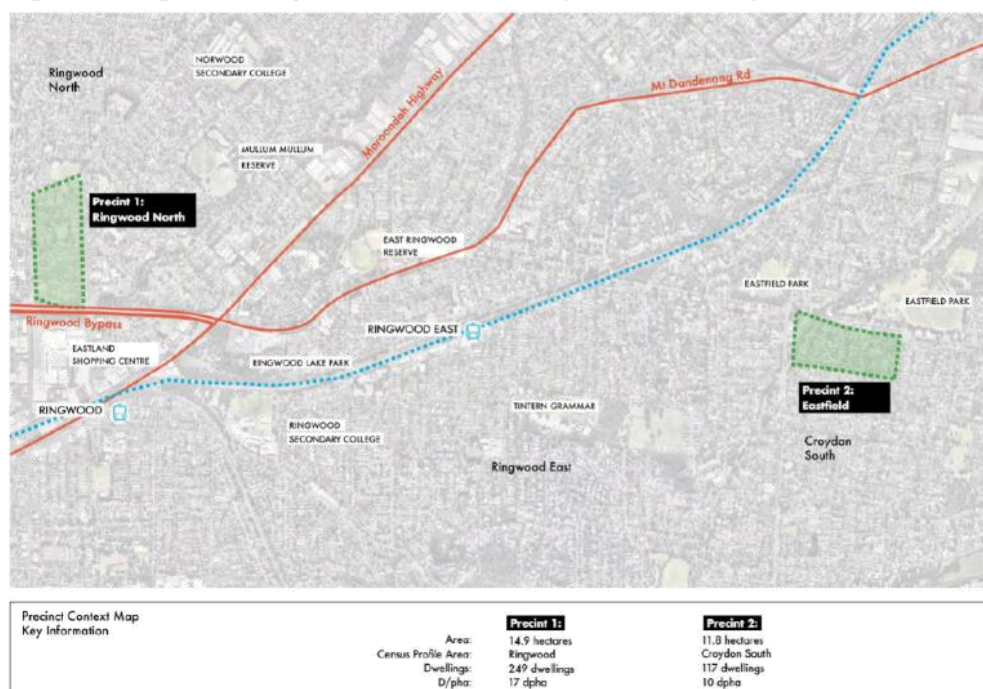
Maroondah City Council has prepared a land use and infrastructure strategy for two precincts within Maroondah: Ringwood Greyfield Precinct and Croydon South Greyfield Precinct. The precincts are planned to be developed for a new format of urban infill development that promotes multi-lot redevelopment and delivery of quality medium density residential design. The development concept is supported by new streetscape, path, road and drainage works.

The strategy, known as 'Greening the Greyfields', has been developed by Maroondah City Council in partnership with Centre of Urban Transformation, Swinburne University, CRC for Low Carbon Living and FrontierSI and Department of Land, Environment and Water (DELWP).

This Development Contributions Plan (DCP) has been prepared to help implement the Greening the Greyfields strategy for the Ringwood Greyfield Precinct.

A DCP is a planning instrument that is used to apportion the cost of infrastructure that is required to service development in a specified DCP Area.

Figure 1: Ringwood Greyfield Precinct and Croydon South Greyfield Precinct in Context



Source: Maroondah City Council



1.2 Purpose

The purpose of this DCP is to ensure that the cost of providing new infrastructure in Ringwood Greyfield Precinct is shared between developers and the wider community on a fair and reasonable basis.

This DCP has been developed in accordance with relevant legislation, directions and guidelines to:

- Identify the infrastructure and facilities needed within the Ringwood Greyfield Precinct to meet contemporary standards and community expectations of service delivery;
- Apportion the cost of the required infrastructure over likely users of the infrastructure to the end of the planning horizon, being nominally 2035 in this DCP;
- Determine the DCP levy (development contribution);
- Explain the method of DCP preparation and levy calculation; and
- Document DCP payment and administrative procedures.

This DCP applies to all land and new development within the Ringwood Greyfield Precinct DCP Area, unless specific exemptions apply.

1.3 Ringwood Greyfield Precinct DCP Area

The Ringwood Greyfield Precinct DCP Area is shown in Future 2 below (area noted as Precinct 1).

The DCP Area is bound by the Loughnan Road, Warrandyte Road, Ringwood Bypass / Mount Dandenong Road and Ringwood Street.

1.4 Acknowledgement

This document has been prepared by HillPDA with the assistance of Maroondah City Council officers. Council officers provided infrastructure project information and advice regarding development projections.

Figure 2: Ringwood Greyfield DCP Area



Source: Maroondah City Council 2019



2.0 STRATEGIC BASIS

2.1 Strategic Context for Greening the Greyfields

The basis for the Greening the Greyfields project was academic research by Professor Peter Newton (Swinburne University) and Professor Peter Newman (Curtin University) funded by the CRC for Spatial Information in 2011) which identified the middle suburbs of Australian cities as the critical areas for growth via urban infill.

The Greening the Greyfields project was funded by the Australian Government as part of the Smart Cities and Suburbs Program.

Maroondah City Council has worked on the project in partnership with the Centre of Urban Transformation, Swinburne University, CRC for Low Carbon Living and FrontierSI and Department of Land, Environment and Water (DELWP).

The basis of the project is to test an alternative development format in suburban areas that moves away from lot-by-lot development to a model that amalgamates lots through a precinct wide approach, to promote a higher quality of design and higher density of development with potential to create new open space opportunities for active transport corridors and greater amenity.

The Ringwood Greyfield Precinct and Croydon South Greyfield Precinct are the two pilot precincts selected for the project.

The project is based on the following body of research and information:

- Maroondah Housing Strategy Background Report Draft (2018)
- Greening the Greyfields: Notlen Street Catchment Discussion Report (Engeny Water Management, February 2018)
- Feasibility Report Greening the Greyfields - Work In Progress (2019)
- Draft Concept Plan and Design Guidelines for Pilot Precincts (2019)
- Tarralla Creek Concept Report (2019)
- Engineering Report and Cost Estimates

Refer to those documents for details.

2.2 DCP Legislation, Directions Guidelines

Planning and Environment Act 1987

The Planning and Environment Act 1987 Part 3B nominates the purpose of a Development Contributions Plan for 'levying contributions for the provisions of works, services and facilities'. The Act sets out the broad structure of and requirements for a DCP.



Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 11 October 2016

The Ministerial Directions are in two parts with the first part providing direction on the preparation and content of development contributions plan, with a focus on defining Development Infrastructure and Community Infrastructure.

The second part of the directions set out the requirements in relation to annual DCP reporting.

Development Contributions Guidelines 2007 (State of Victoria)

This document provides detailed guidance on the method to be used when preparing a full cost apportionment DCP. The Guidelines provide principles, information and examples.

Local Government Act 1989

This Act outlines the role of local governments in Clause 3C, whereby Council must endeavour to achieve the best outcomes for the local community by providing equitable and accessible services that are efficiently and effectively managed.

2.3 Supporting Policy Frameworks

Plan Melbourne (2017) – Metropolitan Planning Strategy

Plan Melbourne is the metropolitan planning strategy.

Maroondah forms part of the Eastern Sub-region in Plan Melbourne, and is generally identified as an established area that includes the major change area of Ringwood Metropolitan Activity Centre.

Established areas like the DCP Area are encouraged to evolve in line with changing community needs and expectations.

Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) provides long term direction regarding land use and development objectives for the City of Maroondah.

It has the aim to manage and enhance the provision of community services, infrastructure and urban development within the municipality.

The MSS encourages high quality urban design to ensure a sustainable future in Maroondah, through creating a consolidated and sustainable city. It also aims to develop a mixed-use neighbourhood at varying densities which provide a mix of commercial and community facilities, and connections to walking, cycling, and public transport.

The MSS states that DCPs can be used to facilitate the timely provision of planned infrastructure to communities.



Maroondah City Council: Draft Council Plan 2017-2021 (2019/20 Update)

The Council Plan plays a vital role in shaping Maroondah's future over a four year period. It identifies both challenges and opportunities for the community at local and regional levels within the context of Maroondah 2040: Our future together strategic plan.

Maroondah 2040: Our Future Together (2014)

The 2040 vision captures the long term vision statement to inform subsequent strategic plans for the municipality moving forward. Guiding principles for Maroondah are vibrancy, diversity, active and healthy, inclusive, and safe and sustainable environments.

Priority actions of the plan include ensuring Council's Long Term Financial Strategy provides for effective asset renewal, surplus operating budgets and adequate cash reserves with a focus on community consultation and investment in community infrastructure and facilities.

Maroondah Council Budget 2019-2020

The Council Plan 2019-2020 provides strategic direction in implementation of strategic plans and capital works infrastructure delivery.



3.0 DEVELOPMENT CONDITIONS AND PROJECTIONS

3.1 Analysis Area and Charging Area

This DCP has one (1) analysis area and charging area, being the Ringwood Greyfield Precinct DCP Area as shown in Figure 2 above.

3.2 Development Expectations

The Ringwood Greyfield Precinct is zoned Neighbourhood Residential Zone (Schedule 3) with a Significant Landscape Overlay (Schedule 3) and Heritage Overlays 127 ('Coolangatta') & 128 ('House').

The Precinct is proposed to be rezoned to General Residential Zone to facilitate higher density housing development.

A number of lot amalgamation opportunities have been identified within the Ringwood Greyfield Precinct via the 'Greening the Greyfields' strategy. Successful implementation of the strategy would result in redevelopment achieving densities around 34 dwellings per hectare in association with more open space and tree canopy cover.

Residential development is the primary development type that is expected in the area.

However, it is possible that some other land uses may be developed in the area to a minor extent, such as food premises, convenience stores and medical facilities (these being examples only).

Development projections in this DCP are provided for residential development, measured by dwelling units. No projections are provided for non-residential uses.

Despite this, any future non-residential development will be liable to pay a DCP levy in accordance with the levy set out in this DCP.

3.3 Development Data

The development data for the Ringwood Greyfield Precinct is shown in Table 1 below. Appendix A documents the source of the data.

As shown in Table 1, residential development is expected to increase by approximately 72% over the life of the DCP.

The DCP Area is expected to have 500 dwelling units in 2035.



Table 1: Development Projections in Ringwood Greyfield Precinct DCP Area, 2020-2035

	2020 Conditions	2035 Projections	Change 2019-2035	
	Units	Units	Units	%
Residential	290	500	210	72.4%
Other Land Uses*	-	-	-	-

Source: Maroondah City Council 2019; HillPDA

*No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions set out in this DCP.

3.4 Development and Infrastructure Nexus Principles

As shown in the next section of this report, the infrastructure projects identified for this DCP are engineering items, or also known as 'development infrastructure' items. The works includes streetscape, path, drainage and road works.

Residential development - and all other non-residential development formats - are deemed users of these infrastructure types.

3.5 Common Demand Unit and Equivalence Ratios

The demand unit selected for this DCP is one dwelling.

A dwelling unit (irrespective of its size) will be liable to the DCP levy.

Should non-residential floorspace development occur in the DCP Area, the per dwelling levy will apply to every 120 square metres of gross floorspace.

This assumes future dwellings will be 120 sqm on average and that non-residential development will pay the levy on a same per square metre basis.



4.0 INFRASTRUCTURE NEEDS

4.1 Infrastructure Subject to DCP Funding

This DCP is used to levy new development for contributions towards planned infrastructure needed by the DCP Area.

In accordance with the Planning and Environment Act 1987, the State Government's Development Contributions Guidelines 2007 and associated Ministerial Directions 2016, the types of projects that are able to be funded through a DCP may include the following:

- A new item of infrastructure;
- An upgrade to the standard of provision of an existing infrastructure asset or facility;
- An extension to an existing asset or facility; and
- The replacement of an infrastructure item after it has reached the end of its economic life.

To determine infrastructure projects that are included in the DCP, the infrastructure must be used by a broad cross section of the community and serve a neighbourhood sized catchment area or larger area.

The types of infrastructure projects that may be included within a DCP must be either:

- Basic to health, safety or well-being of the community, or
- Consistent with the community expectations of what is required to meet its health, safety or well-being.

4.2 Projects for Ringwood Greyfield Precinct

A grouping of infrastructure works in seven parts of the DCP Area have been identified by Maroondah City Council in the Greening the Greyfields project.

The works comprise footpaths, shared paths, road works, water sensitive urban design components and other drainage upgrades.

The projects are shown in Table 2 and Figure 3 below. More detail on the cost basis of the works is shown in Appendix B.

The total cost of works in the Ringwood Greyfield Precinct is \$2.18m.



Table 2: Planned Infrastructure Projects in Ringwood Greyfield Precinct DCP Area

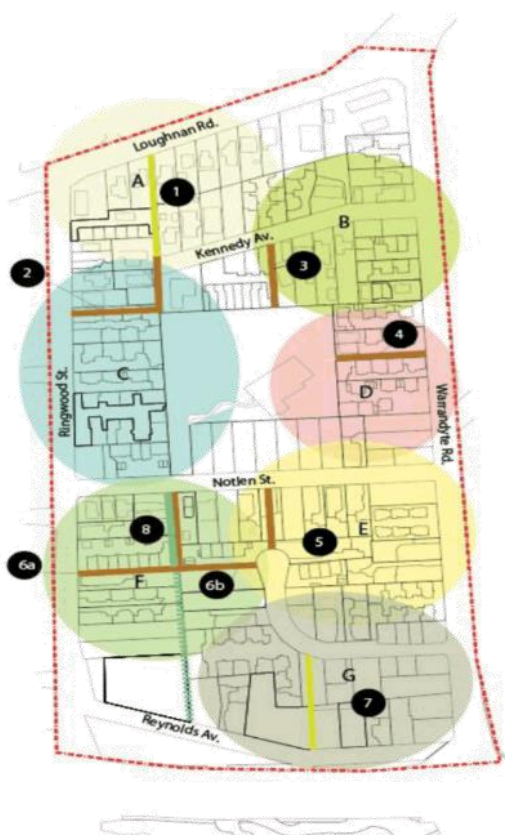
Area	Nature of Capital Works	Map Reference	Estimated Cost
A	Footpath (1.5 m wide)		
	Shared path - walking / cycling tracks (2.5 to 3m)	1	\$16,000
	Local Street (6-8 m)	1	\$90,000
	WUSD components (20%)	1	\$18,000
	Drainage upgrade costs - Loughman Rd. to Ringwood St.- as per Engeny report		\$236,000
Sub-Total			\$360,000
B	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	3	\$20,000
Sub-Total			\$20,000
C	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	2	\$21,600
	Drainage upgrade costs (Ringwood St to Notlen St, as per Engeny report)		\$244,000
Sub-Total			\$265,600
D	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	4	\$25,600
Sub-Total			\$25,600
E	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	5	\$26,000
	Drainage Costs - Notlen St to Reynolds Ave (option 1)		\$100,000
Sub-Total			\$126,000
F	Footpath (1.5 m wide)		\$13,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	8	\$26,800
	Shared path - Walking / cycling tracks (2.5 to 3m)	6a	\$22,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	6b	\$29,200
	WSUD components (20% of tracks)		\$15,680
	Drainage Costs - Notlen St to Reynolds Ave (option 1)		\$200,000
Sub-Total			\$307,480
G	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	7	\$32,800
	Local Street (6-8 m)	7	\$82,000
	Drainage Costs (Notlen St to Reynolds Av (option 1))		\$100,000
	Bioretention & GPT		\$280,000
Sub-Total			\$494,800

Area	Nature of Capital Works	Map Reference	Estimated Cost
Kennedy Avenue Works	Road and turning head realignment. 5.5m roadway, T-junction head, 1.5m footpath at back of kerb, bioswales along full length southern verge and indented to parallel parking Greyfield ern verge (Meets Access Street Level 1 in Clause 56.06) Parking narrows road to single lane in parts (Scenario 4)	See quantities in Table Below	\$180,951
Notlen Street Works	Existing road and footpath alignment retained, footpath repaved with permeable surface, driveways repaved. in verge bioswales adjacent to existing stormwater inlets. Rumble speed bumps, corner planting and in road tree planting for traffic calming (Approximate to Access Street Level 2 in Clause 56.06) (Scenario 1)	See quantities in Table Below	\$396,323
Sub-Total			\$577,274
Total Cost			\$2,176,754

*\$1m per km for Class 3 Road and \$400 per metre for walking shared paths

Source: Maroondah City Council 2019

Figure 3: Planned Infrastructure Projects in Ringwood Greyfield Precinct DCP Area



Source: Maroondah City Council 2019



4.3 Delivery of Infrastructure Projects

Maroondah City Council commits to delivering the DCP projects by December 31 2035, or as otherwise noted below:

- Projects shown in Table 2 and Figure 3 shall be delivered in tandem with or after redevelopment of at least 65% of each sub-area noted as A to G.
- Should this development threshold not be achieved, Council will not be committed to delivering the infrastructure projects.



5.0 DCP LEVIES

5.1 Infrastructure Funding Principles

The overarching objective of the DCP is to ensure that there is a reasonable nexus between development and infrastructure.

Nexus is defined as occupants of, or visitors to, a development site being likely users of specified infrastructure, as defined by DCP Guidelines 2007.

In this DCP, it is assumed that the specified infrastructure projects are provided primarily for the use and benefit of the Ringwood Greyfield Precinct DCP Area.

Given the DCP Area is relatively small and the projects are designed to service the internal parts of the area, it is assessed that there will be no external use of the projects, other than incidental use.

On that basis no allowance is made for external demand usage of infrastructure from outside the DCP Area or from beyond the time horizon of the DCP.

This means that the cost of infrastructure is allocated as follows:

- Existing development within the DCP Area - the share of cost attributed to existing development is paid by Council given there is no means by which to charge such development; and
- New Development within the DCP Area - will pay its share of the cost of infrastructure via the planning and / or building permit process.

5.2 DCP Levy Calculation Method

This DCP applies a simple format DCP calculation process.

The total cost of works in the DCP Area (i.e. \$2.18m) is divided by number of dwellings at the end of the planning horizon (i.e. 500 dwellings at 2035). This provides a levy of \$4,353.51 per residential unit. The equivalent non-residential levy rate is \$36.28 per sqm of gross floorspace.

This simple-format approach is consistent with the DCP Guidelines 2007, which nominates the following method:

- List the infrastructure projects and costs included in the DCP - see Table 2 above;
- Identify the main catchment area for each infrastructure project - the Ringwood Greyfield Precinct as shown in Figure 2;
- Quantify development in the main catchment area - see Table 1 above;
- Express the development into a common demand unit - dwelling units;



- Calculate the infrastructure levy payable for each infrastructure project by dividing the cost of the project by the total number of demand units in the main catchment area - as described above.

5.3 DCP Levies

The DCP levies are shown in the Table 3 below.

Table 3: DCP Levy in Ringwood Greyfield Precinct DCP Area (30 June 2019\$)

Development	Unit of Measurement	Levies Payable By Development		
		Development Infrastructure Levy	Community Infrastructure Levy	Total
Residential	Per Dwelling	\$4,353.51	\$0.00	\$4,353.51
Other Land Uses	Per One Square Metre (SQM) of Floor space	\$36.28	\$0.00	\$36.28

SQM = Square Metres of Gross Floorspace

Note: No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions above.

5.4 Indexation of DCP Levies

The above listed contribution amounts are current as at 30 June 2019. They will be adjusted annually on July 1 each year to cover inflation, by applying the Producer Price Index for Non-Residential Building Construction in Victoria. The Index is published by the Australian Bureau of Statistics.

A list showing the current contribution amounts will be held at Council's Planning Department.

5.5 Summary of DCP Costs and Collection

The following table provides a summary of anticipated future DCP collection compared to the total cost commitment.

Based on the development data used in this DCP, it is estimated that about \$914,300 will be collected by the DCP to 2035. This represents a 42% collection estimate for the DCP.

The funding gap of approximately \$1.26m is generated by existing development residential units) that is located in the DCP Area. Maroondah City Council is responsible for the funding gap (approximately 58% of the works).



Table 4: Summary of DCP Costs and Collection: Ringwood Greyfield Precinct DCP Area

Facility Type	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Precinct Works (Streetscape, Path, Drainage and Road)	\$2,176,754	2020-2035+	\$914,237	42.0%
Total	\$2,176,754		\$914,237	42.0%



6.0 ADMINISTRATIVE MATTERS

6.1 Collecting Agency and Development Agency

Maroondah City Council is Collecting Agency for this DCP and all its projects.

Maroondah City Council is Development Agency for this DCP.

6.2 Liability for Development Contributions

The main land use type identified in the DCP is residential development.

No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions shown in this document.

6.3 Payment of Development Contributions

Method of Payment

Payment of development contributions is to be made in cash.

The Collecting Agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Basis for Payment

Each net additional dwelling (demand unit) shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling unit or building or an extension to an existing non-residential building.

Payment of the Development Infrastructure Levy

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage.

- Development Infrastructure Levy at Subdivision Stage - Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit Stage - Payment of the Development Infrastructure Levy is to be made prior to the commencement of any development or works.
- Development Infrastructure Levy at Building Permit Stage - Payment of the Development Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.



Payment of the Community Infrastructure Levy

No Community Infrastructure Levy applies to this DCP.

Deferral of Payment

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date.

6.4 DCP Charge Area

The Charge Areas for this DCP is the Ringwood Greyfield Precinct DCP Area as shown in Figure 2 of this document.

6.5 Exemptions

No land or development is exempt from this DCP unless exempt by Legislation or Ministerial Direction or Legal Agreement with Maroondah City Council or stated below.

The following development is exempt from this DCP:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016;
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations;
- Renovations or alterations to an existing building;
- Dwelling units that are replaced within a development are exempt. This exemption does not apply to net additional dwelling units created by the development;
- An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 sqm or less;
- Construction of and upgrades to existing servicing infrastructure; and
- Individual properties may be exempt from DCP contributions or elements of it if an agreement (executed by section 173 of the Planning and Environment Act) has been entered into for the provision of works and / or land in lieu of DCP cash payment.



6.6 Funds Administration

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the Local Government Act 1989 (Part 3b section 46Q(1)(a)). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

6.7 Funding the Gap

The funds received from DCP contributions will fund part of the cost of delivering infrastructure projects identified in the DCP. Under this DCP, it is estimated that:

- Maroondah City Council would be responsible for the funding approximately 58% of the cost of the works, or about \$1.26m; and
- Developers would contribute approximately 42.% of the cost of works, or about \$914,300 over a nominal 15 year period.

Council will source funds to cover the balance of the costs required to construct the items of infrastructure through other mechanisms such as Council rates.

6.8 Impact Mitigation

Impact mitigation conditions are development approvals for the recovery of any other costs incurred by the community, Council or other infrastructure providers as a result of the specific nature of development or from development departing from the planned sequence, density or usage pattern anticipated by the DCP. The impact mitigation conditions will be applied on a case by case basis to specific development projects in addition to relevant DCP levies.

6.9 Annual Reporting

Maroondah City Council will provide for regular monitoring and reporting of this DCP in accordance with Ministerial Direction on the Reporting Requirements for Development Contributions Plans of 11 October 2016.

Appendix C shows the template reporting tables in relation to the following directions:

- "A report must be prepared each financial year and given to the Minister for Planning within 3 months after the end of the financial year reported on.
- If the collecting agency or development agency is a municipal council, the report must be included in the report of operations contained in the council's annual report prepared under the Local Government Act 1989.
- A collecting agency must report on: a) any infrastructure levy paid to it under Part 3B of the Act in a financial year in accordance with Table 1 in the Annexure; b) any land, works, services or facilities accepted by it in a financial year in accordance with Table 2 in the Annexure.



- If a development contributions plan is approved on or after 1 June 2016, a collecting agency must report on the total amount of infrastructure levies paid to it, the total amount of land, works, services or facilities accepted by it, and the total amount of infrastructure levies expended by it under Part 3B of the Act in accordance with Table 3 in the Annexure.
- A development agency must report on: a) its use of any land, works, services or facilities accepted as works-in-kind under section 46P of the Act; and b) the expenditure of any infrastructure levy paid to it under Part 3B of the Act; in accordance with Table 4 in the Annexure.”

6.10 DCP Review

The DCP will be reviewed on a four-year basis to ensure the general nature of the document is reasonably consistent with estimates of future development and infrastructure project needs and costs, but accepting that future conditions will invariably depart from the future estimates generated for the DCP to some extent.

Should the DCP significantly depart from the future estimates shown in this document, as defined by Maroondah City Council, Council will consider options to revise the DCP in full or part as deemed necessary.

6.11 DCP Projects Deemed Not Required

Should Council resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services and facilities as approved by the Minister responsible for the Planning and Environment Act 1987, or will be refunded to owners of land subject to these DCP levies.



APPENDIX A: DEVELOPMENT CONDITIONS AND PROJECTIONS

Ringwood Greyfield

- Dwellings at 2020: 290
- 60 lots are amalgamated for development
- 230 dwellings are retained to 2035 (no change)
- Assumes 60 single dwellings are demolished and replaced by 270 new dwellings*
 - First cycle of redevelopment: 5 x 4 lot development = 90 dwellings
 - Second cycle of redevelopment: 10 x 4 lot development = 180 dwellings
 - Total new development over 10 to 15 years = 270 dwellings
- Dwellings at 2035: 500

* Maroondah City Council Assumptions

Notes (Maroondah City Council):

- Lag time to achieve to 10 x 4 lot amalgamation is an assumption based on potential time for lot amalgamation.
- There are no proposed sunset or expiry clauses under any of the new and/or revised planning scheme provisions.
- The planning scheme amendment will be lodged before the end of the 2018/19 financial year and the new provisions are expected to be gazetted around January 2020.
- Based on pre-engagement activities by Maroondah City Council, there is a good level of interest in future implementation of the Greening the Greyfields principles.



APPENDIX B: COST ASSUMPTIONS

Maroondah City Council developed cost estimates for infrastructure projects required for the DCP Area. The cost estimates and the assumptions are shown in the table below.

Table 5: Infrastructure Cost Estimate: Ringwood Greyfield Precinct DCP Area

Area	Nature of Capital Works	Map Reference	Length (m)	Existing Width (m)	Proposed Width (m)	Area (sqm)	Unit Cost*	Estimated Cost
A	Footpath (1.5 m wide)		90.0	4.0	1.5		\$200	
	Shared path - walking / cycling tracks (2.5 to 3m)	1	40.0	3.0	3.0		\$400	\$16,000
	Local Street (6-8 m)	1	90.0	4.0	8.0		\$90,000	\$90,000
	WUSD components (20%)	1					\$18,000	\$18,000
	Drainage upgrade costs - Loughman Rd. to Ringwood St - as per Engeny report							\$236,000
Sub-Total								\$360,000
B	Footpath (1.5 m wide)		52.0	0.0	1.5		\$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	3	50.0	3.0	3.0		\$400	\$20,000
Sub-Total								\$20,000
C	Footpath (1.5 m wide)		54.0	0.0	1.5		\$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	2	54.0	0.0	3.0		\$400	\$21,600
	Drainage upgrade costs (Ringwood St to Notlen St, as per Engeny report)							\$244,000
Sub-Total								\$265,600
D	Footpath (1.5 m wide)		64.0	4.0	4.0		\$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	4	64.0	4.0	4.0		\$400	\$25,600
Sub-Total								\$25,600
E	Footpath (1.5 m wide)		65.0	0.0	1.5		\$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	5	65.0	0.0	3.0		\$400	\$26,000
	Drainage Costs - Notlen St to Reynolds Ave (option 1)							\$100,000
Sub-Total								\$126,000
F	Footpath (1.5 m wide)		67.0	0.0	1.5		\$200	\$13,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	8	67.0	0.0	3.0		\$400	\$26,800
	Shared path - Walking / cycling tracks (2.5 to 3m)	6a	56.0	0.0	3.0		\$400	\$22,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	6b	73.0	0.0	3.0		\$400	\$29,200
	WSUD components (20% of tracks)							\$15,680
	Drainage Costs - Notlen St to Reynolds Ave (option 1)							\$200,000
Sub-Total								\$307,480
G	Footpath (1.5 m wide)		82.0	0.0	1.5		\$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	7	82.0	0.0	3.0		\$400	\$32,800
	Local Street (6-8 m)	7	82.0	4.0	8.0		\$82,000	\$82,000
	Drainage Costs (Notlen St to Reynolds Av (option 1))							\$100,000
	Bioretention & GPT							\$280,000
Sub-Total							Total	\$494,800
Kennedy Avenue Works	Road and turning head realignment. 5.5m roadway, T-junction head, 1.5m footpath at back of kerb, bioswales along full length southern verge and indented to parallel parking northern verge (Meets Access Street Level 1 in Clause 58.06) Parking narrows road to single lane in parts (Scenario 4)						See quantities in Table Below	\$180,951
Notlen Street Works	Existing road and footpath alignment retained, footpath repaved with permeable surface, driveways repaved. In verge bio-swales adjacent to existing stormwater inlets. Rumble speed bumps, corner planting and in road tree planting for traffic calming (Approximate to Access Street Level 2 in Clause 58.06) (Scenario 1)						See quantities in Table Below	\$398,323
Sub-Total								\$577,274
Total Cost								\$2,176,754

*\$1m per km for Class 3 Road and \$400 per metre for walking shared paths

Source: Maroondah City Council 2019



Table 6: Supplementary Information: Kennedy Avenue and Notlem Street Works

Item	Type	Kennedy Avenue Scenario 4	Notlen Street Scenario 1
Road Carriageway (m²)	Non-permeable	1,174.3	1,809.0
	Permeable	0.0	0.0
Footpath (m²)	Non-permeable	0.0	0.0
	Permeable	239.1	334.0
Nature Strip (m²)	Grassed	583.3	1,178.0
	Planted		209.0
	Bio-swale	656.5 (nature strip) 56.9 (indent)	189.0
	Total	1,296.6	1,576.0
Driveways (m²)	Non-permeable	359.6	413.0
Tree Canopy (m²)		1,710.0	1,418.0
Existing Trees Retained (number)		10.0	8.0
Existing Trees Removed (number)		14.0	1.0
Replacement / Additional Trees (number)		18.0	25 (med/large)
Tree Canopy Coverage %		55.7	34.0
Parking Bays (number)		10.0	21.0
STORM Rating		1.1	1.3

Source: Maroondah City Council 2019



APPENDIX C: ANNUAL REPORTING REQUIREMENTS

Ministerial Reporting Requirements as at 11 October 2016 are shown below.

Figure 4: Format of DCP Reporting Tables

Annexure MINISTERIAL REPORTING REQUIREMENTS

Table 1 – Total DCP levies received in *[Insert Financial Year]*

DCP name and year approved	Levies received in <i>[Insert Year]</i> financial year (\$)
Total	

Table 2 – DCP land, works, services or facilities accepted as works-in-kind in *[Insert Financial Year]*

DCP name and year approved	Project ID	Project description	Item purpose	Project value (\$)
Total				

Table 3 – Total DCP contributions received and expended to date *(for DCPs approved after 1 June 2016)*

DCP name and year approved	Total levies received (\$)	Total levies expended (\$)	Total works-in-kind accepted (\$)	Total DCP contributions received (levies and works-in-kind) (\$)
Total				

Table 4 – Land, works, services or facilities delivered in *[Insert Financial Year]* from DCP levies collected

Project description	Project ID	DCP name and year approved	DCP fund expended (\$)	Works-in-kind accepted (\$)	Council's contribution (\$)	Other contributions (\$)	Total project expenditure (\$)	Percentage of item delivered
Total								



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DESIGN FRAMEWORK AND CONCEPT PLAN

RINGWOOD GREYFIELD PRECINCT





CONTENTS

1. Context
2. Introduction
3. Background Analysis
4. Key issues and opportunities
5. Engagement
6. Vision, Objectives, Strategies and Guidelines
7. Implementation
8. Annex





1. CONTEXT

WHAT ARE THE GREYFIELDS?

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 suburb. These areas often are low-density, detached housing on suburban-sized allotments that have good access to public transport and services (Plan Melbourne 2017). The City of Maroondah has a large number of areas that qualify as greyfield sites with high redevelopment potential.

WHAT IS THE PROBLEM?

Most redevelopment of suburban residential lots involves landowners demolishing a house and subdividing their block into smaller lots, typically creating between two to four new houses. When this occurs a significant proportion of the land becomes driveways and other hard surfaces. The result is that existing trees get removed and, due to the garden space being fragmented into insignificant areas, there is no new space for significant trees or green-space. This pattern is normally repeated until a neighbourhood has excessive amount of driveway pavement, no diversity in housing and no garden big enough to provide space for a large tree. The effect of this over time is that the area loses its canopy, its capacity to mitigate flooding and it is prone to holding the daytime heat in summer due to having more concrete. It also makes for a space that looks crowded, unwelcoming and largely removes all traces of neighbourhood character. Furthermore, the increase in density is minimal and makes further redevelopment unlikely. Though it is a second-rate outcome for any suburb, this is the current legal, business-as-usual (BAU) scenario.



Figure 1.1: Single lot redevelopments with significant hard surface area



Figure 1.2: Business-as-usual developments in greyfield areas

WHAT IS THE SOLUTION?

Across Australia, local governments, universities and the broader community have been working to develop an innovative response to residential development by testing a precinct-wide approach. This approach encourages landowners to work together and redevelop at the same time. This approach has the capacity to maximize profit, improve design outcomes, make the area more sustainable and achieve net community benefit for the precinct. These benefits are all a product of the increased land area for development.

Through the combination of several such super lots, the street layout and orientation of lots and buildings can be properly orientated to the sun and better positioned to optimise ventilation. It also means that more land is available for public open space and canopy trees, both of which reduce flooding, increase cooling and improve the look and feel of an area.

The scale of development means that when larger lots are developed, underground parking is financially feasible. This means that there is more land available for housing and landscaping, and the demand for on-street car parking is reduced significantly. This precinct-wide approach that encourages development of super-lots not only provides financial benefits for landowners but through careful design can transform local neighbourhoods into vibrant, active, healthy, resilient places to live.

WHAT ARE THE BENEFITS OF APPLYING PRECINCT WIDE APPROACH TO GREENING THE GREYFIELDS?

Super-lot development on precinct level would typically include:

- Increase in the availability and accessibility to open space;
- Increase connectivity through better walking and cycling options;
- Promote diversity in housing;
- Increase the tree canopy coverage, shade and evapotranspiration;
- Reduce flood risk;
- Increase passive surveillance.

Benefits to landowners and developers:

- higher returns;
- greater development certainty;
- improved neighbourhood amenity.

By amalgamating lots, landowners can achieve higher returns. Examples show that property values dramatically increase larger the size of the “super-lot”. Furthermore, two or more amalgamated land parcels can make significant savings by optimising driveways, parking and open space, and therefore increasing the land for development. These benefits are all a product of the increased land area.



Figure 1.4 Greening the Greyfields precinct



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The Greening the Greyfields approach encourages developers to achieve maximum return if they comply with specific regulations. As an incentive to design better outcomes, the statutory element of the greyfield precinct offers above normal development options for developers.

Greyfield precincts attempt to address this complexity by ensuring that developers can achieve maximum return if they comply with specific regulations. As an incentive to design better outcomes, the statutory element of the greyfield precinct offers above normal development options to developers. However, it demands that the precinct also directly benefits the area by providing hard or soft infrastructure, thus both benefiting the community.

The scale of financial benefit will vary dependent on the lot-size, the configuration of the site and the availability of capital for development, among other issues. However, to provide an illustration of the benefits, the table below presents a range of financial outcomes. Key assumptions include a regular shaped parcel size of 800 square metre at a land value of \$900,000 and with the developer being able to personally fund 50% of the costs.

Table 1.1: Indicative financial benefit from lot amalgamation*

Typology	No. of lots	No. of dwellings	Profit (\$ 000's)	Potential return on investment (%)
Townhouse	1	4	300	10
Apartments	2	16	1970	28
Townhouses	2	12	2659	46
Apartment & townhouse	3	30	4878	45
Apartments	3	32	4168	55

Source: Swinburne University, 2020

* Based on a parcel size of 800 square meter. The model assumes, 20% capitalisation, no additional premium for lot amalgamation, 10% contingency on construction cost and 5% contingency on the full development. Developer contributions include 5% open space contribution and cost of infrastructure upgrades. All income was assessed as coming at the end of the development cycle, as opposed to off-the-plan, as such interest was calculated over the full cycle, using a typical "buy and develop" model for land assembly.



2. INTRODUCTION

WHY THIS PLAN?

The purpose of the Precinct Design Framework and Concept Plan (The Plan) is to guide the redevelopment of the greyfield precinct in Ringwood. This Plan is expected to encourage renewal through lot amalgamation and to support varying residential densities across the precinct. It will create certainty for developers and help Council make informed planning decisions.

The Plan has been shaped from several inputs including, but not limited to the following:

- Detailed site visits
- Background economic analyses
- A review of relevant local and state planning policy
- A review of Best practices in Water Sensitive Urban Design (WSUD)
- Feedback from multiple community engagement forums and meetings with a wide range of relevant agencies and stakeholders.

The Plan outlines the following for the precinct:

- Preferred built form e.g. setbacks
- Preferred circulation and connectivity
- Recommended streetscapes and landscaping strategy, considering the tree canopy
- Future housing options
- Environmental and Sustainability Design

This Plan has helped inform, and will support, the statutory framework to guide the development of the precinct in the future.

HOW TO READ THIS DOCUMENT?

This document presents the context of, and vision for, the Ringwood Pilot Precinct (Figure 2.1) (the Precinct). The Vision informs a set of Precinct level objectives, followed by strategies and development guidelines.

Given the uncertainty about which property owners will choose to participate in this project, the Plan is proposed at a concept level. There are no established guidelines for greyfield renewal areas and the Plan has been guided by the Planning Practice Note (PPN) 17 Urban Design Frameworks and the Victorian Urban Design Guidelines for Victoria (UVDG).

The Plan is presented in following sections.

- Introduction
- Background analyses
- Engagement
- Vision, Objectives, Strategies and Guidelines
- Implementation Strategy

The Plan has been prepared to support the relevant changes to the Maroondah Planning Scheme. The proposed new statutory controls will be introduced via a Planning Scheme Amendment (PSA) and will introduce the Objectives, Strategies and Guidelines outlined in this Plan through zoning provisions (rezoning) a new Development Plan Overlay (DPO) and Development Contributions Plan (DCP). These controls will be supported by relevant changes and updates to the Local Planning Policy Framework (LPPF). More details are provided in Section 6.

STUDY AREA

The Ringwood Pilot Precinct is located within walking distance to the Ringwood Metropolitan Activity Centre (MAC) in the suburb of Ringwood, 23 kilometers east of the Melbourne CBD. It is bound by Loughman Road to the north, Warrandyte Road to the east, Ringwood Street to the west and Ringwood Bypass to the south.

The Ringwood MAC is one of nine sub-regional centres identified in Plan Melbourne where effort and investment will be provided to concentrate the growth of higher density living, jobs and services near major public transport nodes. Metropolitan Activity Centre provide a focus of activity for their regional hinterland and an alternative to lower density suburban living.

Geographically Ringwood MAC is situated along the Maroondah Highway at the foot of the Dandenong's, operating as a gateway to the Yarra Valley, a popular tourist destination, as well as an important sub-regional goods and services hub. Bounded to the West by the Eastlink Freeway, the North by the Ringwood Bypass, the East by Ringwood Lake and the South by Lilydale/Belgrave rail lines. Logistically Ringwood's location, integrated within the expansive arterial road and railway network of the outer east of Melbourne has enabled it to be established as a strategic transport node.



Figure 2.1: The Pilot Precinct



PRECINCT SELECTION

The chosen pilot precinct was identified through technical research, input from relevant internal Council staff and in consultation with the Greening the Greyfield Community Advisory Group (CAG). The CAG was established to provide advice and support regarding the pilot project.

The background technical research included the use of the ENVISION¹, a spatial tool developed to allow investigation and analysis of the redevelopment potential of Local Government Areas (LGAs), suburbs and specific areas of Melbourne. ENVISION was used to:

- create and map census demographics;
- identify re-developable properties based on a range of property and distance-based indicators;
- assess the financial return of various redevelopment options.

The pilot precinct boundary was defined based on the redevelopment potential, existing and desired future land use and the propensity for change within the precincts. The pilot precinct was identified as having the RPI of greater than 0.7.

Land is considered a possible candidate for redevelopment if it has an Redevelopment Potential Index (RPI) of 0.7 or greater. RPI is calculated based on land value divided by Capital Improved Value (CIV). The CIV is the value of the land plus any improvements, including buildings. When the RPI reaches 0.7 or the equivalent of the land being equal to or greater than 70% of the CIV, market pressures will start to make the subdivision or redevelopment of the site increasingly likely.

¹ ENVISION also enables users to download data for use in Envision Scenario Planner (ESP), a web-based system for sketch planning redevelopment options for an identified renewal precinct. Once cadastral data has been imported into the system, lots can be amalgamated and subdivided, rezoned, and allocated height limits. Users can then drag-and-drop objects from a library over 100 precinct typologies, ranging from single houses to high rise apartment buildings and even shops, schools and street trees. As a virtual neighbourhood is being designed in 3D, reports are generated providing users feedback on over 300 Key Performance Indicators, including embodied and operating carbon, operating energy, water demand, capital and operating costs, transport and a suite of planning metrics.

The precinct boundaries generally follow existing land use zoning boundaries, as identified in the Maroondah Planning Scheme and considering existing geographic features and site sensitivities, including the related potential responses to these sensitivities (e.g. potential for infrastructure improvement).



3. BACKGROUND ANALYSIS

INTRODUCTION

This section provides an overview and brief analyses of the Study Area. The facts and figures presented in this section are derived from analyses undertaken by considering the problems in the greyfields, review of the strategic and physical context, along with the review of relevant technical studies and background documents. These specifically relate to the demographic profile, community infrastructure and the economic feasibility from lot amalgamation.

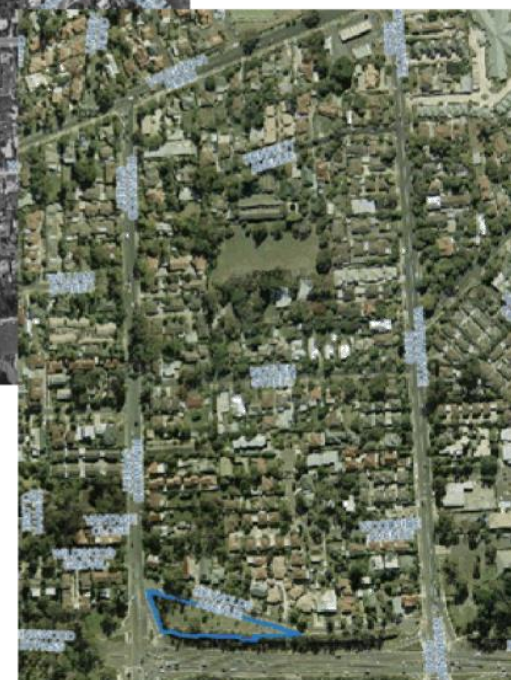
THE PLACE

Ringwood gets its name from a market town in England located on the River Avon. Soon after European settlement of Victoria, the Maroondah district was used by squatters to graze animals and cut firewood. In the second half of the nineteenth century, farming became more organised and orcharding and market gardening commenced, as well as mining and brickmaking¹. Subdivision of land in the district commenced as early as 1886 with the proclamation of the Township of Ringwood.

Ringwood was described as having a minor building boom in 1913 with 50 shops and dwellings constructed and interest in living in the district continued to build following connection of electricity in 1915. The original subdivision of the subject Precinct occurred around this time, and the Precinct contained two original dwellings at 47 and 49 Warrandyte Road², which date from the early 1920s. It is noted that almost 100 years have passed since these original dwellings were constructed in the Pilot Precinct.



1963 aerial image



2003 aerial image

Figure 3.1: Aerial images of the Study Area

Source: Maroondah City Council, 2019

¹ Richard Peterson Architect & Conservation Consultant. Maroondah Heritage Study, November 2003

² HO 128 (49 Warrandyte Rd) / HO 127 (47 Warrandyte Rd)

THE PEOPLE

The first people that occupied the Melbourne area prior to European colonisation were the Woiwurrung language group, specifically the Wurundjeri people. The territory of the Wurundjeri lies within the inner city of Melbourne and extends north of the Great Dividing Ranges, east to Mt Baw Baw, south to Mordialloc Creek and west to Werribee River. The Yarra River was central to the Wurundjeri people as it provided a variety of foods such as eels and fish. The southern portion of the precinct is designated as having Cultural Sensitivity related to the Mullum Mullum Creek, which was used as a food and tool source by the Wurundjeri people.

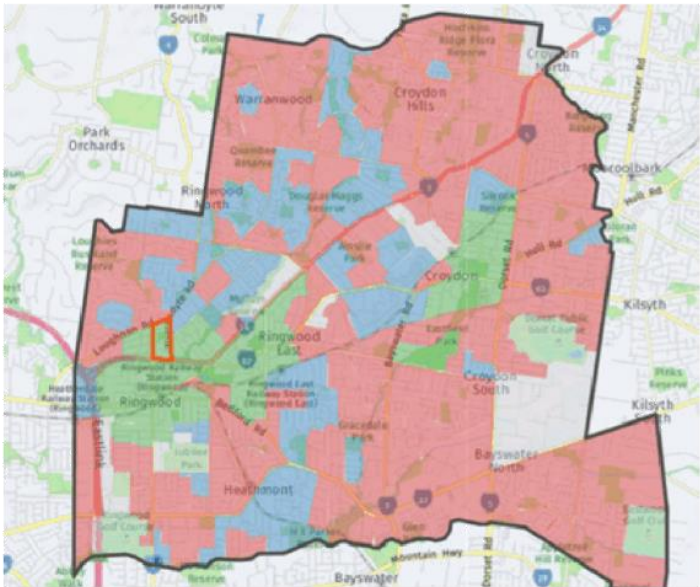


Figure 3.2 Pattern of Housing Tenure - City of Maroondah
Source: Social Atlas

DEMOGRAPHY

Across Maroondah, the residential population is forecast to grow from 118,558 people¹ (2020) to 135,400 people over the next 18 years to 2036. The larger Ringwood Precinct is forecast to grow at an annual average of 1.52% with an additional 5,709 people to 2036 and an additional 3000 dwellings².

In comparison to Maroondah, the precinct has a relatively younger population, with a smaller average household size and relatively higher density than Maroondah. Between the 2011 and 2016 census, 57 percent people in the pilot precinct moved address, indicating a transient population which may reflect the higher level of rental housing and increasing rental prices during the period.

About 44 percent of households were owners or mortgage holders while 53 percent were renters, reflecting the pattern of dominant renter profile near major commercial / shopping centres (Ringwood Metropolitan Activity Centre).

About 16 percent of households were suffering ‘housing stress’³ (that is, low income households, paying more than 30% of gross income to housing costs). In the City of Maroondah, 71% of households were purchasing or fully owned their home, 20.4% were renting privately, and 2.5% were in social housing in 2016.

Table 3.1: Demographic Profile in the Precinct

Information	Precinct	Maroondah (2020)*
Population	587	118,558
Population density	33 people per hectare	19.4 people per hectare*
Purchasing or fully owned home	44 percent	71 percent
Estimated renters	53 percent	-

Source: Maroondah City Council, 2020

* ABS 2020.

STRATEGIC PLANNING CONTEXT

Strategic Planning in the Maroondah City Council is undertaken within the context of Victorian State planning policy provisions and legislation and is implemented at the local level by Council.

STATE

Plan Melbourne 2017-2050 (and its addendum 2019) is a long-term strategic plan designed to respond to global, state-wide, regional and local challenges and opportunities as Melbourne grows from 4.8 million (2018) to 8.4 million by 2050. A key strategy of Plan Melbourne is to proactively plan the redevelopment of ‘greyfield’ residential areas.

The specific outcomes, directions and policy in Plan Melbourne, relevant to the Greening the Greyfields work, are detailed in Table 3.2.

Table 3.2: Plan Melbourne

Outcome 2	Melbourne provides housing choice in locations close to jobs and services	
Action 2.2	Redevelopment of greyfield areas	Support councils to identify greyfield areas suitable for redevelopment for medium-density housing and lot consolidation
Direction 2.2	Deliver more housing closer to jobs and public transport	Locating medium-and higher-density development near services, jobs and public transport supports the objectives of consolidation and housing choice. 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	Provide support and guidance for greyfield areas to deliver more housing choice and diversity	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	Create neighbourhoods that support safe communities and healthy lifestyles	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

Source: Plan Melbourne 2017

The Victoria Planning Provisions are implemented by Council through the Maroondah Planning Scheme (the Scheme). Specifically, the Victorian Planning Policy (VPP) expresses the State and community expectation for areas and land uses. It also provides for the implementation of State policies affecting land use and development. Clause 16.01-2R (Housing opportunity areas- Metropolitan Melbourne) of the VPP, as gazetted in July 2018, includes the following strategies.

1) Identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne.

2) Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed-use development opportunities in locations that are:

- In and around the Central City.
- Urban-renewal precincts and sites.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

3) Facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport. Direct new housing to areas with appropriate infrastructure.

LOCAL

The Council Plan 2017-21 is the Maroondah City Council medium-term strategic document that sets key directions and priority actions to work towards the long-term community vision outlined in Maroondah 2040: Our future together.

A key community vision expressed in the Council plan is for 'an attractive, thriving and well-built community' with the Greening the Greyfields project identified as a priority action important to achieving this vision. The specific priority action is to 'work in partnership to implement the Greening the Greyfields project to facilitate a sustainable approach to urban redevelopment in identified residential precincts.'

Liveability is similarly defined in the Maroondah Health and Wellbeing Plan 2017-21 (MHWP) and the Victorian Public Health and Wellbeing Plan, as follows.

"Liveable refers to the degree to which communities are safe, attractive, environmentally stable and socially cohesive and inclusive. This requires affordable and diverse housing, convenient public transport, walking and cycling infrastructure, access to education and employment, public open space, local shops, health and community services, and leisure and cultural opportunities¹"

The Maroondah Health and Wellbeing Plan (MHWP) 2017-21 is a strategic plan that describes how Council and partners will work towards achieving maximum health and wellbeing for the community. The function of councils, regarding health and wellbeing, is to seek to protect, improve and promote public health and wellbeing within a municipality. Liveability is one of the MHWP outcome areas, with focus areas of environment, climate change and infrastructure. The Safe, Healthy & Active outcome area includes a focus on social and affordable housing. The seven domains of liveability are: employment; food; housing; public open space; transport; walkability; social infrastructure. These lead to the long-term outcomes of healthy, liveable neighbourhoods and communities and population health and wellbeing.

The Plan indicates that sustainability and sustainable development are connected to health and liveability. Priority actions items from the Liveable outcome area include:

5.1.2 Encourage high quality urban design that provides for a healthy, attractive and desirable built form through the implementation of the Greening the Greyfields Project

¹ Victorian Government, Victorian Public Health and Wellbeing Plan 2015-19, p46 <https://www2.health.vic.gov.au/about/health-strategies/public-health-wellbeing-plan>

In addition to the above the following strategic documents and key directions and/or targets are relevant to the Greening the Greyfields work:

- Active & Healthy Ageing Initiative 2015-2020;
- Draft Climate Change Risk and Adaptation Strategy;
- Environmentally Sustainable Development Policy;
- Habitat Corridors Strategy 2004;
- Open Space Policy & Strategy 2016;
- Sites of Biological Significance 1997;
- Sustainability Strategy 2016-2020;
- Tree Policy 2017;
- Water Sensitive City Strategy 2015.

Key directions relevant to Greening the Greyfields, include the following:

- Encourage and support the provision of a diverse range of housing across Maroondah, that meets the needs of current and future residents.
- Work in partnership to ensure development considers urban design principles that enhance the connection between the built environment and the natural environment.
- Work in partnership to deliver distinctive and high-quality architecture through the use of urban design guidelines and principles.
- Facilitate, lead and educate the community in the use of environmentally sustainable design across all forms of infrastructure to limit carbon emissions and reduce resource consumption.
- Work in partnership to encourage the use of water sensitive approach in the development and renewal of the built and natural environment.
- Develop and implement an urban form that enhances the desirable attributes of Maroondah to protect and value ridgelines, vegetation, neighbourhood character, local history and cultural heritage.

The Maroondah Housing Strategy ("the strategy") was adopted by Council at its meeting on 27 June 2016. The Maroondah Council approach to delivering its share of Melbourne's housing growth is based around the following initiatives.

- Further development of the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre.
- Increased growth and development in Maroondah's two neighbourhood centres with train stations (Ringwood East and Heathmont).
- Renewal of greyfield precincts outside of activity centres.

The strategy seeks to create better places and not just better housing and includes Key Direction 2.1 as follows.

Work in partnership with State Government and Swinburne University on the concept of 'Greening the Greyfields' in Plan Melbourne Refresh to deliver better development outcomes than existing subdivisions.

Forty per cent (40%) of local community members surveyed as part of the Housing Strategy work identified that greyfield renewal was one of their top three housing priorities. The strategy supports the Greening the Greyfields concept as a method to encourage precinct-wide development. This is viewed as a possible remedy to address outcomes stemming from the uncoordinated, ad hoc, lot-by-lot development currently occurring.

While individual landowners will no doubt continue to develop existing individual blocks in various parts of the municipality, Council's housing strategy envisages that most development in Maroondah will be delivered through the above initiatives.

PLANNING CONTROLS

MAROONDAH VISION AND STRATEGIC FRAMEWORK

Planning and development across Maroondah are guided by three key principles expressed in the Maroondah Planning Scheme Strategic Framework Plan (Figure 3.3) as follows.

The hierarchy of activity centres as the focus for growth in Maroondah between 2016 and 2040.

Protection of areas of ridge and landscape from significant development.

Protecting and enhancing our environment and neighbourhoods

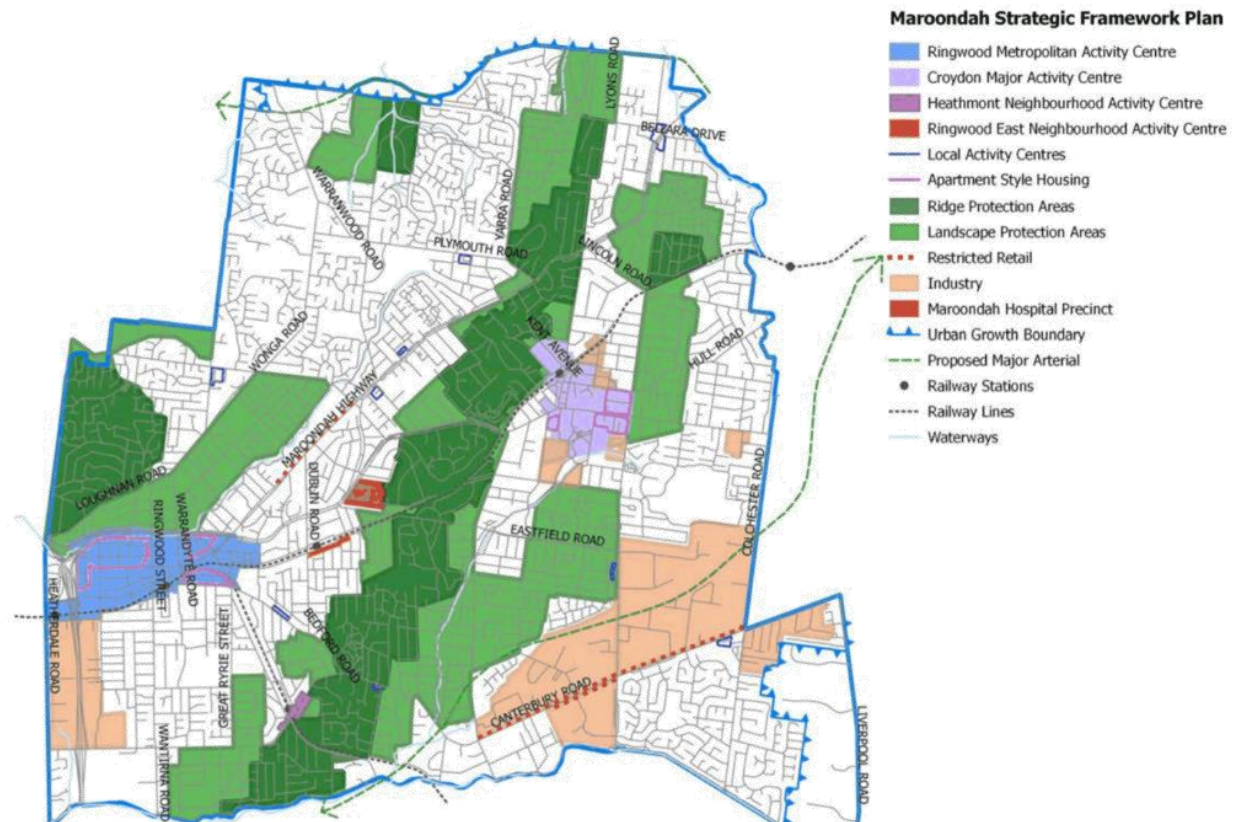


Figure 3.3: Maroondah Strategic Framework Plan

The study area is within the Neighbourhood Residential Zone (NRZ) with some residential development controls varied under Schedule 3 (Canopy Cover Ridgeline Protection) to the zone (NRZ3).

The area is within the following overlays:

- Significant Landscape Overlay, Schedule 3 (SLO3)
- Heritage Overlays (HO) - HO58, HO 127 and HO 128
- Public Parks and Recreation Zone (PPRZ)

More information on the planning controls is provided in the Annex.

The key objectives and planning controls within the Zone and Overlay are as follows:

- The NRZ applies to predominantly single and double storey residential development.
- The NRZ manages development to respect neighbourhood and landscape character.
- The NRZ allows for a limited range of non-residential land uses to serve local community needs.
- Under the NRZ, the maximum Building Height is 9 metres (2 storeys) at any point.
- Under the NRZ, a minimum 'Garden Area' of 25% to 35% per dwelling is required, depending on the lot size. The 'Garden Area' cannot include driveways or parking areas and can be above ground i.e. roof or open balconies.
- There are no specific neighbourhood character objectives under the Schedule to the Zone.
- There is no minimum lot size (or site area per dwelling) under the NRZ or SLO.
- The standard requirements of Clause 54 and Clause 55 of the Scheme as they relate to building height as varied under NRZ3 to increase the minimum rear setbacks to 5 metres (at ground level) and the minimum side setbacks to 1.2 metres (at ground level).
- The standard requirements of Clause 54 and Clause 55 of the Scheme as they relate to private open space as varied under NRZ3 to require a minimum total of 80sqm private open space per dwelling with 60sqm to be secluded private open space (to the side or rear of the dwelling and accessible from living area) and minimum dimension of 5 metres.

THE PRECINCT

To understand the existing physical context of the Precinct, an urban and landscape analysis was undertaken. The analysis reviewed the existing built form and landscape character within the study area. It also reviewed its access to activity centres, public open space, public transport and community facilities. This analysis helped inform the identification of future opportunities for changes to built form, streetscapes and open space connectivity.

Table 3.3: Existing land use in the Precinct

Precinct	Hectares (approx.)	% of gross precinct area
Precinct- gross area (but not including external roads)	14.0	100
Precinct- net residential area (not including all of open space, Right of Way (RoW), internal roads but including commercial land use areas)	11.7	87.2
Commercial land uses	0.6	4.5
Open Space- Gross Area	1.7	12.8
Open Space- Net Area (excluding entry/ car park, walkway, drainage)	1.74	12.4
Right of Way (ROW)	0.004	0.3

Source: Maroondah City Council 2018

TOPOGRAPHY

The Precinct slopes downward from Loughnan Road (135- 136AHD) to Ringwood Bypass (107-109 AHD) with varying degrees of steepness in this direction across the site. The topography forms a slight gully from Notlen Street to Reynolds Avenue. The open space on Reynolds Avenue is the lowest point forming a storm water drainage basin, which is connected to the Mullum Mullum Creek system.

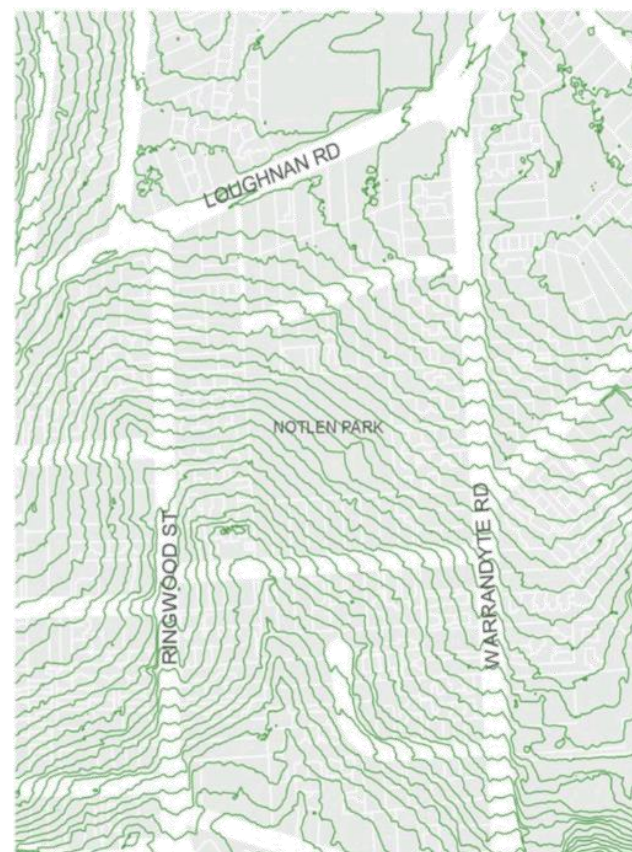


Figure 3.4: Topography - 1 metre contours

STORMWATER AND FLOODING

As indicated in the Council flood modelling work, some areas within the municipality are at risk from flooding stemming from stormwater overland flow. The **Figure 3.5** is an extract from the Council flood modelling layer indicating areas prone to flooding in a 1:100-year event.

The Precinct is serviced with a system of pits in roadways and underground pipes which receive and convey surface stormwater using natural downward slope gradients to the receiving water of Mullum Mullum Creek.

There are two drainage basins within the Precinct, being the Notlen Street Park and Reynolds Avenue. Underground services including communications, gas, power, sewer and water service the Nolen Street Park, namely regarding the childcare centre within. Some historic assets are also located in this general area of the Precinct.

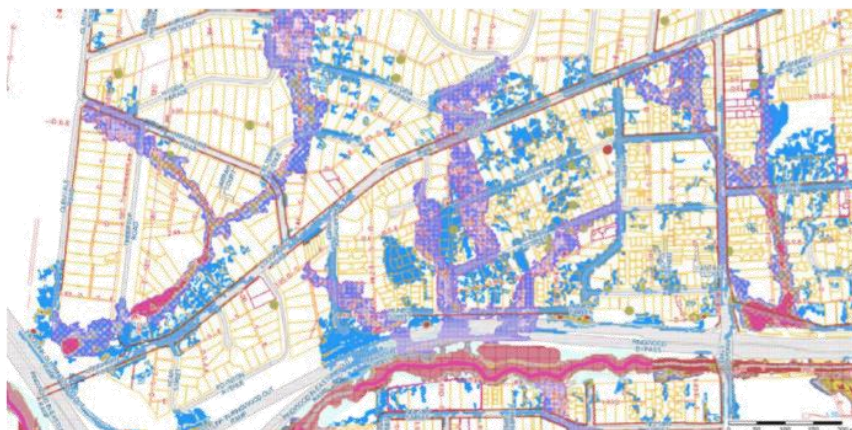


Figure 3.5: Areas prone to flooding

VEGETATION AND LANDSCAPE

The most significant concentration of trees is within the Notlen Street Park, particularly around the periphery of the Park, except for the area used for vehicle accessway from Notlen Street and car park in the south-east portion of the Park. These trees are generally small to large evergreen variety.

Housing in the area is relatively dense in nature, which has over time led to a diminished tree canopy across the private realm. As a result, existing trees within the public realm are of increased value. Still, the supply of street trees has also reduced due to the increase in the number of cross-overs over time. Where canopy trees have been lost on private land, they have generally been replaced by smaller shrubs and trees. Cooling and heat island effect mitigation generally comes from canopy trees and far less so from shrubs.

The main vegetation characteristics of the Precinct are as follows:

- The reserve to the north of the Ringwood Bypass (bounded by Ringwood Street to the east, Warrandyte Road to the west and Reynolds Street to the north) contains several trees which considered together form the most significant asset in this part of the precinct. The area forms a southern boundary to the



Figure 3.6: Food basin at Notlen Street Park

precinct and is currently relatively isolated from the rest of the precinct could be incorporated into a connected open space amenity. The area contains some indigenous trees to the west.

- Most streets in the area have planting that is typical of the time of planting in the 70s/80s consisting of Paperbarks, Melaleucas species, and Queensland box. Given the age of the trees, they are in the latter portion of their useful lives.
- The area to the east of Ringwood Street close to Kennedy Avenue contains some good quality trees on private property. The tree canopy on private land in this area links to the canopy associated with Notlen Park.
- The tree canopy between Notlen Street and Reynolds Avenue (and containing Woodside Avenue) is quite limited. The reinstatement of a reasonable tree canopy in this area could be an objective of a future development plan.
- Warrandyte Road as well as the northern side of Loughnan Road accommodates some heavy duty electrical infrastructure which limits the potential for street planting.
- Additional planting on the western side of Warrandyte Road would require widening of the nature strip.
- Both Ringwood Street and Warrandyte Road have relatively sparse street tree planting and limited opportunities for additional planting.
- The open space area at Notlen Park has several large canopy trees and is a significant asset in the area.



Figure 3.7: Significant concentration of trees within Notlen Street Park

STREETSCAPE AND PUBLIC INTERFACES

The Precinct interfaces with major roads on three boundaries, being to the immediate north, east and west. Setbacks and dwelling types along these interfaces are generally consistent except for some multi-dwelling developments, which present a more intense residential character to these major roads. Access points to these interfaces are predominately vehicular with limited pedestrian access via walkways (one walkway to each interface). Sites along the opposite sides of the adjoining major roads are generally characterised by low density residential development.

To the south, the public open space to the immediate south of Reynolds street interfaces with the Ringwood Bypass. The acoustic barrier fence in this location provides a visual divide between the Precinct and other development further to the south, including Ringwood Bypass.

In terms of potential urban design outcomes, the most significant internal interface is that between the Notlen Street Park and surrounding residential development. The dwellings adjoining the Park are predominately orientated away from the Park towards surrounding streets. A number of multi-dwelling developments are located on sites adjoining the Park with most of these developments oriented to the 'front'/nearest street and incorporating a 'battle-axe arrangement'. As a result, the rear dwellings within these developments are placed within relatively proximity to the Park.

Fencing at the Interface of the Park and adjoining sites is characterised generally by heights of 1.5 to 2.0 metres, depending on the slope of the land. From within the Park, there is a sense of the surrounding residential development 'turning its back on' the Park.

COMMUNITY PLACES / PUBLIC REALM

Public open spaces within the surrounding area include the following:

- Ringwood Bowls Club located directly to the north of the Precinct on Loughnan Road providing formal and informal bowling and social club.
- Mullum Mullum Reserve located approximately 600 metres on Mullum Mullum Road (to the east of the Precinct) and incorporating two ovals, a new pavilion, playground and connections to the Mullum Mullum Creek Trail, and is home to cricket and football clubs.

Ringwood Lake Park located approximately 4 kilometres to the east and incorporating a playground, bushland reserve and network of shared pathways. Public open spaces within the Precinct include the following:

- Notlen Street Reserve located central to the Precinct and incorporating seats, lights, play equipment etc.
- Two parcels of land within the south portion of the Precinct incorporating a drainage function for the remainder of the Precinct.



Figure 3.8: Absence of visual interface and no access from the residential developments to Notlen Park

ACCESS AND MOVEMENT

The Precinct currently enjoys access to many places and facilities within a short distance, which meet 'daily' needs, such as those identified on Ringwood MAC - major shopping, supermarkets, commercial and community services, and entertainment.

- Ringwood train station and bus interchange, Regional bike trails, regional highways
- Key open space and sporting facilities
- Education and learning, library

In comparison to the Maroondah average, the residents of the Precinct have less reliance on car for travelling to work. The proximity to the train station and bus services has resulted in significantly more people travelling to work by public transport. The precinct has a walkability score of 0.7 to 1 indicating relatively good levels of walkability. However, the west of the precinct is less walkable and improving walkability could be an objective of redevelopment in that area.

Table 3.4 Modal split (%)

Mode of transport	Pilot Precinct (%)	Maroondah (%)
Car	68.0	71.6
Public Transport	20.8	11.9
Walking	2.8	1.2
Cycling	0.0	0.4
No car ownership	9.5	4.7
Two or more car ownership	35.7	57.2

Source: ABS, 2016

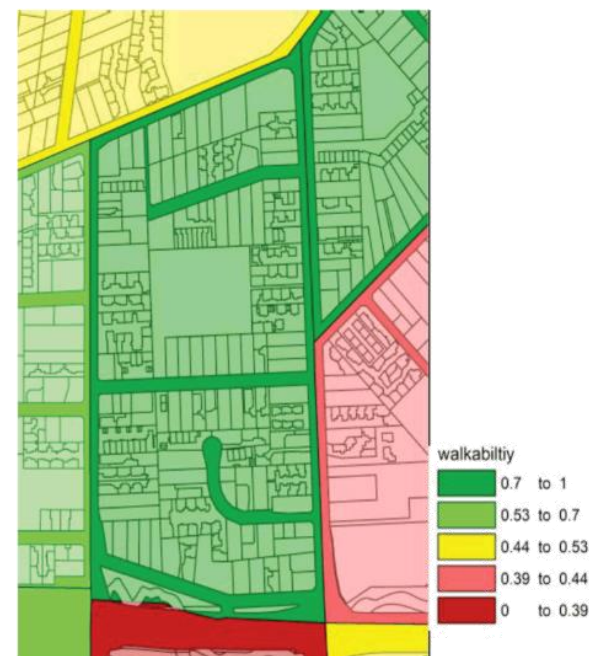


Figure 3.9: Walkability score of the study area

STREET LIGHTING

Existing street lighting within the Precinct is located along all internal streets and the pedestrian accessway between Nolan Park and the Warrandyte Road interface. There is no lighting of the pedestrian accessway between Loughman Road and Kennedy Avenue. Limited lighting exists to the public open space to the south of Reynolds Road (two street lights).

Maroondah City Council has started the last phase of a street light project on residential streets that aims to save money and reduce energy use. As part of Phase 4 of this lighting project, approximately 2,097 high-performance and energy efficient LED street lights will be replaced across the municipality.

RESIDENTIAL DWELLING AND DENSITY

The figure 3.10 shows the age of the existing housing stock in the precinct. Dwellings less than twenty years old are not considered candidates for development, with the likelihood of demolition and redevelopment of a property increasing with its age. As demonstrated in the figure, dwelling age is mixed within the precinct, however, there exists pockets of contiguous older dwellings that could be incorporated into a development site.

As relevant to the Precinct, at the 2016 Census, housing in the Precinct had the following characteristics.

- 59% of total dwellings were single dwellings on a lot (168 dwellings).
- 11% were high density apartments (32 dwellings).
- 29% were medium density (85 dwellings).
- 65% of dwellings with two-bedrooms or less.
- 8% of dwellings with four or more bedrooms.
- 13.3% vacant dwellings.

The development at the corner of Ringwood Street and Reynolds Avenue had the highest dwelling density, while the rest of the precinct had low or medium density.

Density classification - high (above 75 dwellings per hectare), Medium (25-75 dwellings per hectare), low density (less than 25 dwellings per hectare). Source: Managing Residential Development Taskforce - Central Subregion - Residential Zones State of Play, 29 January 2016.

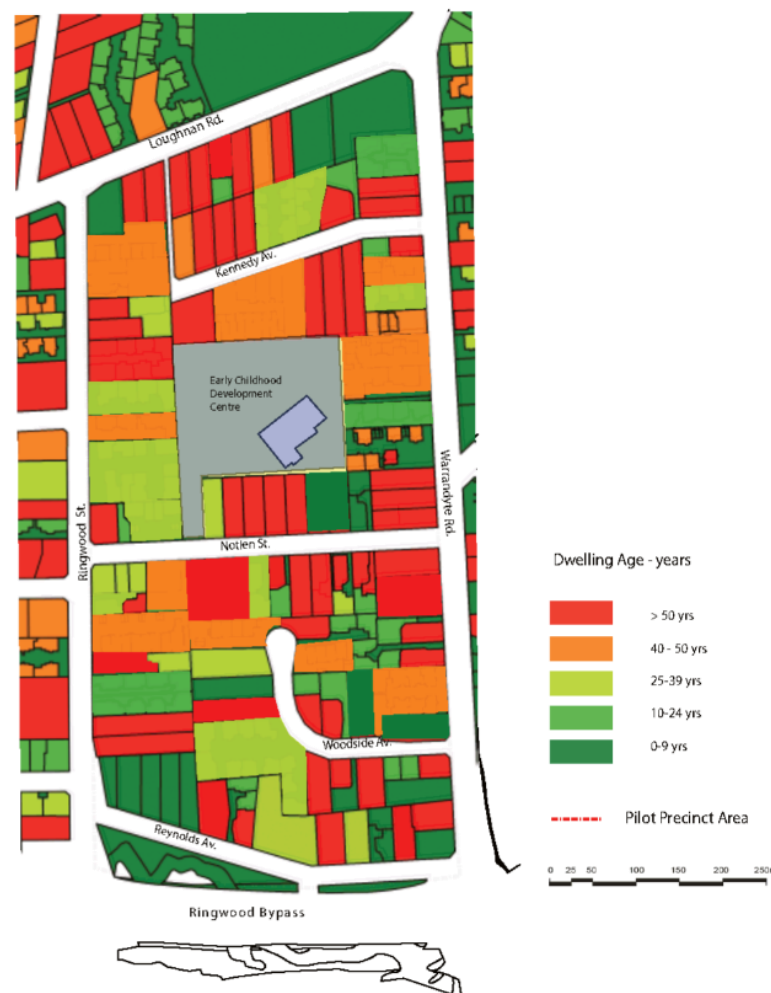


Figure 3.10: Estimated age of the dwellings

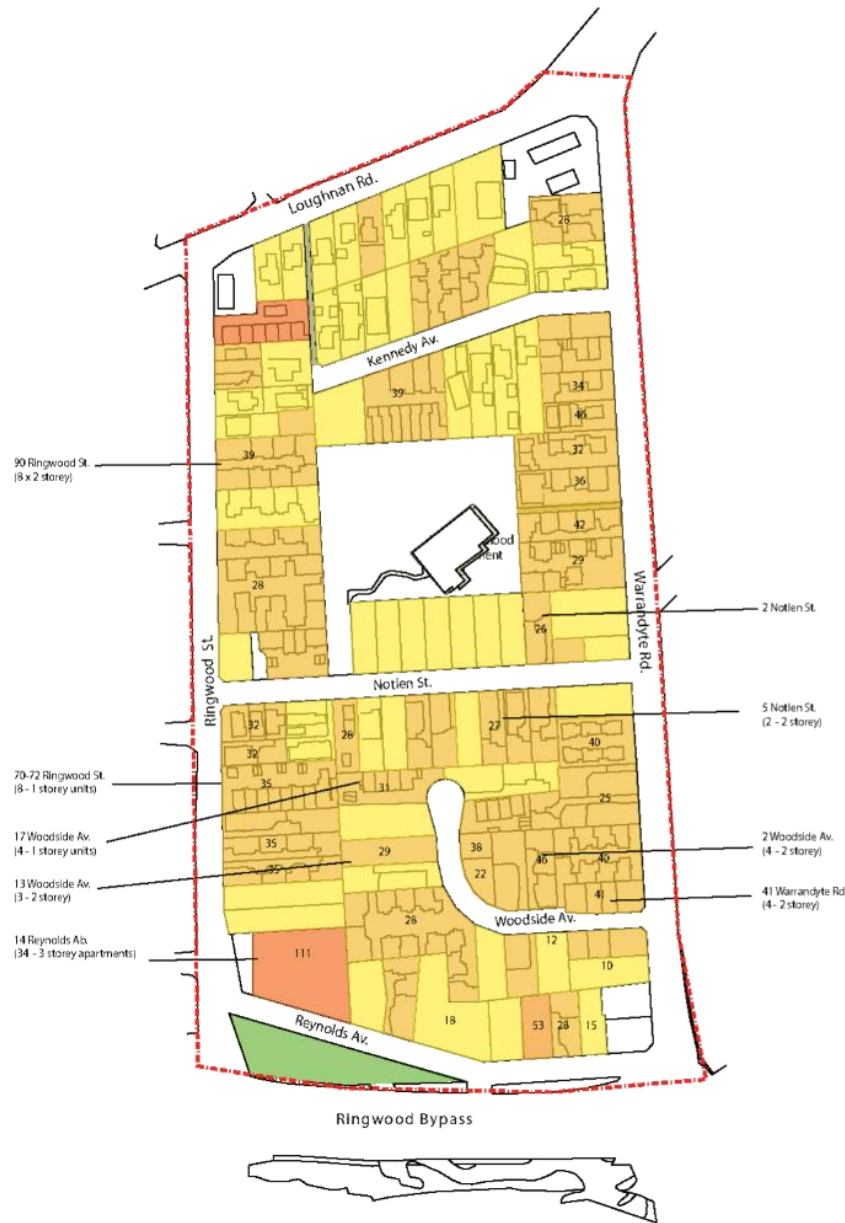


Figure 3.11: Dwelling density at different locations in the precinct (dwellings/Ha)

NEIGHBOURHOOD CHARACTER

The Ringwood precinct is characterised by low-scale housing stock set in established garden settings with an abundance of canopy trees in most streets. The natural landscape and tree canopy cover is the defining character element of the area in which the precinct is located. The area, including the Ringwood precinct, has the following characteristics.

- The architectural character is mixed with many dwellings constructed in the 1950s to 1970s.
- The topography is gently undulating to hilly, with views to the vegetated creek-line found in parts.
- There are substantial areas of native vegetation in the open space areas around the creek.
- Front setbacks are consistently 6 to 7 metres and side setbacks are generally 1 metre / 3 to 4 metres, except in a few newer developments.
- Front fences vary from medium to low and some sites have no front fence.
- The street layout is regular and structured with some curvilinear / cul-de-sacs infill.
- Roads are sealed, commonly with upstanding curbs and wide grassy nature strips and there are footpaths on the major roads only.
- Street trees are of mixed species and irregularly spaced.

Under the existing neighbourhood character designations, as reflected in the Maroondah Planning Scheme, the precinct is within the character area known as Neighbourhood Area 1 (Mullum Mullum Creek- Garden Suburban). The Maroondah Draft Neighbourhood Character Study Review includes this area within the 'Neighbourhood Residential Zone 7 ('Warranwood Ridgeline & Slopes')' and notes that, within this area, vegetation should predominate visually and built form should be sited and designed to be responsible to the topography.

The Study also highlights the natural landscape and tree canopy cover as defining elements of this area despite some redevelopment, renovation and canopy tree removal. While these comments relate to 'Neighbourhood

Residential Zone 7' in general, it is further noted that an exception to this is the southernmost part of this neighbourhood, located above the Ringwood Bypass. This southern portion of the character area is highly visible from the centre of Ringwood and some lot consolidation has already occurred within this area, with associated multi-dwelling development and vegetation removal.

The Study recommends application of a varied set of development controls under a new schedule to the Neighbourhood Residential Zone (NRZ), including reduced site coverage, increased site permeability and additional canopy tree planting including a minimum of one canopy tree per 175 square metres of site area. It is recommended that this canopy tree be required to reach a minimum mature height that equals the height of the proposed development including one canopy tree within each secluded private open space area and a minimum of one canopy tree within the front setback per 5 metres of width of the site. In addition, it is recommended that each tree should be surrounded by 20 square metres of permeable site area with a minimum radius of 3 metres and that up to 50 per cent of the permeable surface may be shared with another tree.

These recommended new development controls for 'Neighbourhood Residential Zone 7' are intended to meet the following objectives.

- Protect the neighbourhood and landscape character of the highly visible Warranwood Ridgeline and adjacent slopes.
- Ensure that a continuous, predominately native, tree canopy cover defines the character of the ridgeline and slopes, including views towards them, and that dwellings are not a visually dominant element in the landscape.
- Ensure that development demonstrates a high standard of design and responds to its topographic context with appropriate siting and size, and minimal cut and fill.
- Encourage low scale and site responsive development that sits unobtrusively within the landscape and utilises natural materials and muted tones that best immerse the building within its setting.
- Maintain the visual dominance of the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting native, permeable indigenous, vegetation.

While the above objectives highlight the key existing character strengths of the area and the importance of improving this character, the proposed 'Neighbourhood Residential Zone 7' covers a wider area than that affected by the Ringwood precinct Greyfield Renewal designation. The proposed new character area takes in the majority of former Neighbourhood Area 1 together with the east facing slopes of former Neighbourhood Area 4- Quambee Gardens. The southern and eastern parts of the former Neighbourhood Area 6- Jumping Creek Valley are also included.

The Ringwood greyfields renewal precinct will be excluded from any future neighbourhood character area designations based on a recognition that a new character is intended to be created within the precinct as part of the greyfields work.



4. KEY ISSUES AND OPPORTUNITIES

KEY ISSUES

Based on the completed background analysis and engagement activities, several key issues and opportunities have been identified for the Precinct.

Reduced tree canopy

Significant tree loss has occurred in streets and within private land holdings across the Precinct. As a result, the Precinct has a relatively limited tree canopy cover. Generally, there has also been poor canopy tree provision within multi-dwelling developments. The resultant level of canopy tree cover in the Precinct overall is limited compared with that of the surrounding area, particularly to the north of Loughnan Road and in the vicinity of Mullum Mullum Creek to the south.

Flood Risk

Portions of the Precinct are prone to flooding with waters flowing generally in a north to south direction through the west portions of the precinct. The portion of the land most affected includes the area to the south of Kennedy Avenue along the west side of Notlen Park Reserve and southward over Notlen Street and into Notlen Street Park and Reynolds Avenue Reserve. This flooding compromises the aesthetic and environmental value of these portions of the Precinct.

Poor Pedestrian and Vehicle Connectivity

There is poor pedestrian access within the Precinct to public open space, namely Notlen Street Park. Through the central portions of the Precinct, pedestrian access is generally limited to peripheral streets, including Loughnan Road, Ringwood Street and Warrandyte Road. While a pedestrian accessway runs north-south between Kennedy Avenue and Notlen Street Park and another accessway runs east-west between Warrandyte Road and this park, these accessways are somewhat run-down and could benefit from renewal.

Vehicle connectivity within the Precinct is reduced by the use of dead-ends at the west and east extents of Kennedy and Reynolds Avenue respectively. In addition, Woodside Avenue ends in a cul-de-sac, thereby prohibiting through-traffic movements. Notlen Street is the only through road providing direct vehicle access between the Precinct and the surrounding road network. Traffic on this street can be heavy relative to levels in surrounds streets (within the Precinct).

Housing Supply Characteristics

Much of the existing multi-dwelling development in the Precinct is older and makes poor use of land, particularly in terms of site layout. These older developments are characterised by an excessive amount of hard surface area, minimal separation between built form elements, poorly located on-site car parking and limited landscaping. Some of these older multi-dwelling developments are located on previously amalgamated lots. This is particularly the case along Ringwood Street, Warrandyte Road and Kennedy Street.

OPPORTUNITIES

Most lots within the Precinct (87%) have been developed for residential purposes with the majority (59%) of total dwellings being one dwelling on a lot. The majority of dwellings within the Precinct (53%) are rented.

It is likely that these figures indicate a high level of property speculation / investment and an increased likelihood that land owners will eventually seek to develop, either directly or via on-sale.

Redevelopment potential

Spatial analyses reflects a Redevelopment Potential Index (RPI) of 0.7 or greater for the Precinct. This relatively high RPI reflects the low capital improved value of land within the Precinct relative to the value of the land itself indicating significant development pressure on the Precinct Maroondah valuations (2017) data was used to calculate the RPI.

Urban design outcomes

The prospect of redeveloping existing residential areas provides opportunities to improve the current built form, streetscape and public realm for better design outcomes.

The key issues and opportunities for the Precinct are summarised in Figure 4.1.

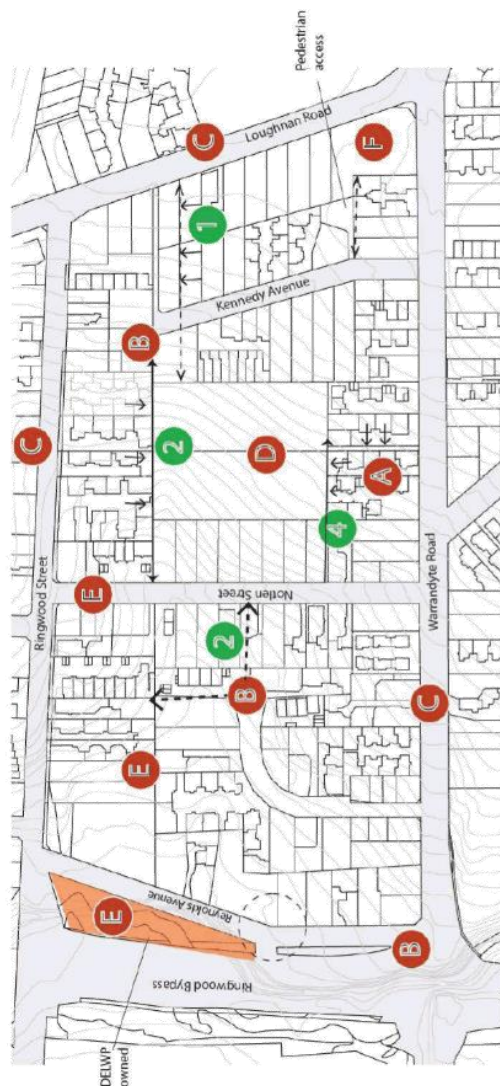


Figure 4.1: Issues and opportunities map

Constraints

- A Pedestrian Access Ways (PAWs)**
Potentially perceived as unsafe and uninviting
Adjacent development does not 'address' the space, high side fences. Consider lighting with controls on a metered supply (lighting policy)
- B Cul-de-sacs**
Limits pedestrian access and circulation. Consider providing opportunities for pedestrian i.e. laneways
- C Busy perimeter roads**
Potentially less safe access from development - drive-ways and backing out onto road, especially as traffic will slowly increase as Ringwood Activity Centre grows

Noise and pollution from traffic, esp as traffic increases

Play an important role in perceptions of character as they take lots of 'thru' traffic, often less amenity from landscaping perspective.

Provide mid block crossing opportunities
- D Northern POS Area**
Limited access, lack of permeable access

Adjacent development does not 'address' the POS, rear fences, as such potentially perceived / actual unsafe

Potentially perceived single use by the community group, may lack broader functionality required of POS to service wider diversity of community needs
- E Water Sensitive Urban Design (WSUD) Flooding**
- F Commercial / Local Shops (service station)**
Lacks connectivity from within the precinct

Opportunities

- 1 Improve / integrate adjacent redevelopment:**

Building 'frontages' to address the PAW eg windows overlooking, lower fences, front doors
Widen access way through land ceded to Maroondah Council to ensure minimum width of 6-8 metres
Landscape and seating design to make interesting small spaces that are quiet and for contemplation (make sure access ways are shaded, could include water fountain, aboriginal heritage interpretation etc etc)

OR ALTERNATIVELY - re-design and widen to turn into vehicle / pedestrian shared spaces (could be one-way for vehicles depending on which PAW we're looking at) which would need to be around 10m wide, permeable paving and landscaping.
- 2 New road Kennedy Av to Notlen Street to improve vehicle and ped circulation**
Provides access to lots along Ringwood Av to encourage rear loaded parking access to development
Reduced negative streetscape impact of additional driveways along the main perimeter roads
Increase activity / overlooking to isolated central POS
Development to address rear laneway access also and sensitive design of rear open space
Woodside extended access would integrate with preferred drainage solution / new POS area
- 3 Encourage rear access where possible from new rear laneways**
Larger front setbacks to reduced visual bulk / impact of higher development and larger canopy trees
Require / encourage shared driveways between redeveloping properties and rear parking areas for apartments (townhouses parking arrangements might be different)
- 4 Water Sensitive Urban Design (WSUD)**
New development to address / front POS and sensitive design of low fences to promote interaction and overlooking
Open up / improve access ways
Punch 6 m laneway from Notlen Street to provide rear laneway access for properties along Warrandyte Road



5. ENGAGEMENT

COMMUNITY ENGAGEMENT

Community engagement included extensive consultation at the municipal and precinct level. The key objectives of the consultation were:

- To educate the community and residents on the project concept, and the importance of a new form of development.
- To understand community's views regarding liveability and future aspirations for the precinct.

Table 5.1: List of municipal level engagement activities

Event	Objective
20 Minute City Consultation Event	To inform and educate public on the key issues in the neighbourhood, present the Greening the Greyfields concept and associated community benefits. To understand public aspirations for their neighbourhood.
Website- Your Say Engagement	To inform the residents regarding the project objectives, associated benefits and seek inputs on priorities for future neighbourhood.
Café Consult (Maroondah Festival)	To inform and educate public on the key issues in the neighbourhood, present the Greening the Greyfields concept and associated community benefits. To understand public aspirations for their neighbourhood.
Information Session with Croydon Conservation Society	To provide information on the benefits of the project and seek feedback on the key challenges for project implementation.
Drop-in session at the Ringwood Rotary Club	To promote the concept at the municipal level and to gain insight from the residents of Ringwood and surrounding suburbs.
Maroondah Focus	To inform the residents regarding the project objectives, benefits and status.
Community Well-Being and Health Committee	To inform the key issues in the neighbourhood, present the Greening the Greyfields concept and associated community benefits.

Engagement at the Precinct was undertaken through two drop-in sessions that were located within or close to the Precinct. The drop-in session for the Ringwood was aimed to:

- understand key issues facing the neighbourhood through participatory place audit.
- provide an overview of the pilot project, its benefits, and assess interest of residents and landowners to participate in the project

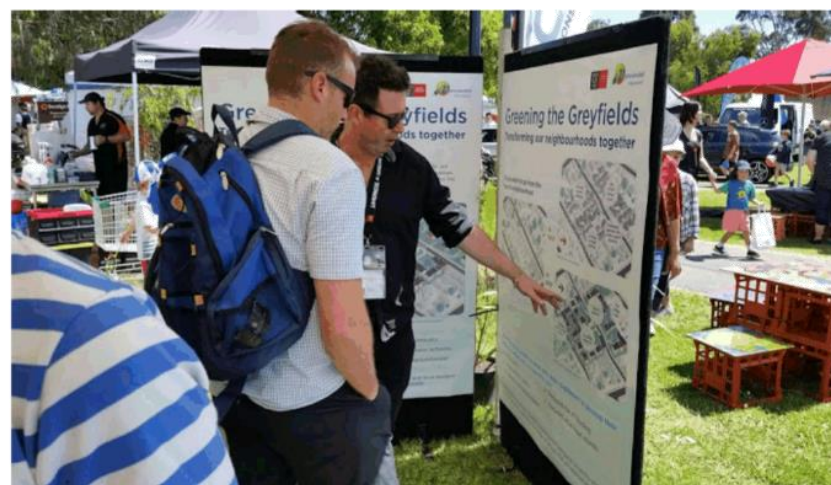


Figure 5.1: Community engagement during Cafe Consultant 2018

Within the International Association of Public Participation (IAP2) Engagement Spectrum, the engagement focussed to “Inform” the public with information to help them understand the problem, alternatives and solution. The engagement also focussed to “Consult” with the public to obtain feedback to understand public aspirations, specifically in relation to the future of neighbourhoods.

Table 5.2: Community engagement medium

Medium	Objectives	Nature
Posters	Illustrate key issues arising from the typical residential development, i.e. increase in hard surface, decrease in tree canopy, open spaces, walkability etc. Illustrate how a neighbourhood would look if similar nature of residential redevelopment continues (Business as Usual). Illustrated how a neighbourhood would look like if Greening the Greyfields approach is applied for residential redevelopment.	Municipal and Precinct Level
Voting Pods	To understand community aspirations - top three priorities for future neighbourhood by the participants. Tree canopy, open spaces, public parks, walking and cycling tracks, diverse housing stock, resilient infrastructure and climate change were listed as priorities and participants had to identify the top three priorities they consider are most critical for the future neighbourhood.	Municipal and Precinct Level
Precinct map model	To understand participants key liveability issues in the neighbourhood	Precinct level

Community consultation undertaken to develop the Maroondah Housing Strategy identified liveability as the most important factor for housing in Maroondah. To create a highly liveable place three components that need to be addressed and balanced were identified – affordability, diversity and infrastructure. Some of the priority housing issues identified by the community are: balancing development and the natural environment; need for more sustainable homes; ageing population; ageing infrastructure.

To date, the Plan has incorporated the aspirations of the Maroondah community and their desire to improve liveability, increase the quality of public spaces, increase tree canopy cover and increased walking and cycling tracks. The vision and strategic objectives of the Plan have also been developed in close consultation with the Greening the Greyfields Community Advisory Group (CAG).

Community disquiet about perceived poor design outcomes was a feature of consultation on the Maroondah Housing Strategy. The response of the community currently has informed the preparation of the Plan for the Ringwood Pilot Precinct.

Precinct-level community engagement undertaken to-date has occurred concurrently with further precinct-level planning, including economic viability assessment, dwelling typology preparation and review of desirable additionalities, such as improved and new pedestrian laneways and increased canopy tree cover.

Precinct level engagement was undertaken during March 2019 to gather feedback on the concept, the willingness of residents to participate and whether they will be interested to work with their neighbours on the project. The participants were also asked to map the key issues they perceive to be most important for them in the neighbourhood. Some of the key issues identified in the area included traffic improvements, safety in certain parts, underutilized paths, potential for adding new laneways to create better street permeability in the precinct and flooding in certain low-lying areas.

In addition, a workshop with the developer industry was undertaken to provide an overview of the project, its benefits, receive feedback and assess interest of the developer community to contribute to the design and implementation of the project.



Figure 5.2: Precinct Level engagement at Notten Pre-School

ENGAGEMENT FINDINGS

The participants supported the project concept and were very interested to know more about how to participate. The proposed concept plan has considered the recommendations from the participants.

This engagement has informed owners/tenants of the project and has significantly contributed to starting to build rapport and support. This consultation has built off prior engagements at the municipal level (over the last 3 years undertaken to inform the Maroondah Housing Strategy) and provided a more intense, precinct-level focus, including in terms of the specific objectives of the project.

In addition to better informing affected residents, the engagement has helped to determine the level of community interest in participating in the pilot project and initiated communications with interested community members. It is intended that further discussions with interested parties be held as part of likely future engagement required as part of the Planning Scheme Amendment process.

In keeping with the standard Planning Scheme Amendment (PSA) process, further engagement will be undertaken during the exhibition stage. At that time, a more detailed Plan will be available for discussions with interested residents and property owners



Figure 5.3: Workshop with Development Industry, 2019



6. THE PLAN

PURPOSE

The purpose of the Precinct Design Framework and Concept Plan (The Plan) is to guide the urban redevelopment of the Precinct. This Plan is expected to encourage urban renewal through lot amalgamation and to support varying residential densities across the Precinct. It will create certainty for developers and help Council make informed planning decisions.

This section of The Plan (Section 6) includes the following.

Vision

A summary of the future vision for the Precinct, including a summary of the policy basis for this concept.

Precinct Objectives

The precinct-level objectives for the redevelopment of the area.

Strategies

The actions required to meet the precinct objectives.

Development Guidelines

Specifications of preferred responses for each key design and development themes, including site layout and urban design, building design, water sensitive urban design, streetscape, connectivity and urban ecology. Each design and development theme is provided with an objective, strategies and guidelines specific to the outcomes sought for the related theme.

VISION

The Maroondah Housing Strategy supports the delivery of the Maroondah 2040 Community Vision. It outlines a vision for housing in Maroondah that supports key directions within Maroondah 2040.

In 2040, Maroondah will have high quality housing environments in appropriate locations that meet the community's diverse and changing needs. There will be a wider range of living options and housing will increasingly be revitalised in affordable, sustainable, and well-designed ways. In partnership with the community, Council will continue to plan for housing growth strategically backed by a strong evidence base.

The vision for the future of the Precinct was articulated based on discussions with the residents during the engagement. The vision reflects the priorities and aspirations of the residents.

Ringwood Pilot Precinct will be a model to demonstrate the community benefit of urban residential development through lot amalgamation.

It is envisaged that a coordinated, precinct-based approach to design and development in the Precinct will result in improvements to the existing residential building stock, streetscape and the landscape quality of the area. Circulation/connectivity and ESD outcomes will also improve. In combination, these enhancements are aimed to improve the housing, environmental and visual quality of the Precinct.

PRECINCT OBJECTIVES

The Plan aims to encourage lot amalgamation to transform the area incrementally in keeping with community aspirations for improved liveability. The Precinct-wide objectives have been prepared considering specific existing character elements and opportunities.

EXISTING PRECINCT CHARACTER

In summary, the Precinct has the following characteristics:

- Sites are predominately residential in nature, except for single-purpose commercial uses at the corners of Loughnan Road and Ringwood Street (dentist) and Loughnan Road and Warrandyte Road (7-eleven Ringwood), and further south along Warrandyte Road (osteopath and orthodontist at 35 and 37 Warrandyte Road, respectively).
- Norwood Community Pre-school is located within Notlen Street Park.
- Notlen Street Park and an associated car parking area is located central to the Precinct between Kennedy Avenue and Notlen Street.
- Vehicle access to Notlen Street Park is available directly from Notlen Street.
- Pedestrian access to and from Notlen Street Park and the surrounding residential area is available from Warrandyte Road and Notlen Street via a pedestrian accessway and shared vehicle/pedestrian accessway, respectively. An existing, narrow lane (Right of Way) runs between Warrandyte Road and the Notlen Park area to the west.
- An unused lane runs between Loughnan Road and Kennedy Avenue.
- Notlen Street Park is under-utilised, potentially due to inadequate pedestrian connectivity to and from the surrounding residential area.
- Sites fronting Loughnan Road, Reynolds Avenue and streets central to the Precincts, are predominately orientated north-south.
- Sites fronting Ringwood Street and Warrandyte Road are predominately orientated east-west.
- Residential development throughout the Precinct is predominantly single-storey and detached however, more recently constructed multi-dwelling development is generally two storey, with the exception of the development at the southeast corner of Ringwood Street and Reynolds Ave, which is three-storey attached, apartment style.
- A number of multi-dwelling developments front Warrandyte Road.
- The northern portion of the Precinct is characterised by higher natural ground levels relative to the remainder of the Precinct.

- A Department of Health and Human Services (DHHS) landholding is located within the Precinct on the north side of Reynolds Avenue.
- There is limited pedestrian connectivity between the north portion of the Precinct (north of Notlen Street Park) and the south portion of the Precinct. There is also limited pedestrian access between Woodside Avenue and the southwest portion of the Precinct with no direct access available.
- A state-owned reserve ('Reynolds Avenue Reserve') is located to the south of Reynolds Avenue with a bio-retention basin proposed in this area.

PREFERRED PRECINCT CHARACTER STATEMENT

The Precinct will include amalgamated sites enabling the preferred dwelling scale and diversity outcomes, along with improved open space and built form outcomes. Streetscape character and pedestrian safety will be improved by reducing detrimental visual impacts, including those related to built form and vehicle access, and by improving landscape outcomes. High quality dwelling design will respond to local attributes and landscape opportunities. Improved pedestrian and cycling links will be available within the Precinct and with the surrounding area. Developments within the Precinct will utilise on-site water retention and use. In general, the ways residents and nature coexist in the Precinct will improve.

The core Precinct objectives guiding the Plan are as follows. The core precinct character objectives guiding the Plan are as follows.

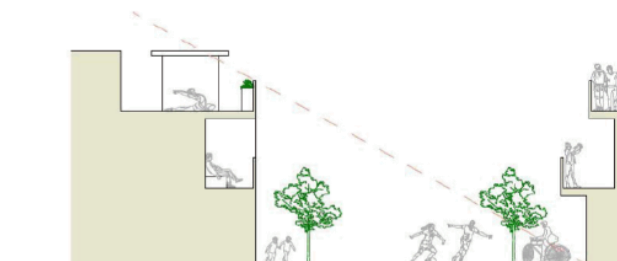
- To help promote site amalgamation to enable preferred dwelling scale and diversity outcomes and improved open space and built form outcomes.
- To improve streetscape character and pedestrian safety by reducing visual impacts and improving landscaping outcomes.
- To encourage high quality dwelling design that responds to local attributes and landscape opportunities.
- To encourage improved pedestrian and cycling links within the Precinct and to and from the surrounding area.
- To encourage on-site water retention and use.
- To improve the ways residents and nature coexist in the Precinct, from individual organisms through to the broader ecological system.

STRATEGIES

This Plan draws upon the key principles that promote best practices in design (urban design and environmentally sustainable design) and help create a sense of place through optimising public and private realm interface, built form, pedestrian connections, landscaping and public open spaces.

The following design strategies are central to the urban design framework, streetscape design and building design guides.

- Encourage consolidation of lots to facilitate high-quality built environment, considering the intended scale of residential development.
- Use street width, building height and landscape design to create a sense of place in the Precinct.
- Encourage continuous pedestrian paths through the public spaces with direct, logical routes.
- Encourage creation of new streets and the extension of existing streets, where possible, to facilitate a permeable and functional structure for the Precinct.
- Encourage creation of the new pedestrian linkages across the development site to connect with the surrounding neighbourhood and public spaces.
- Arrange higher density residential lots with rear or side lane access for resident car parking and services.
- Require upper level side setbacks, encouraging lot consolidation to allow for greater height in the centre of sites while reducing any 'wedding cake' effect.
- Enable provision of green zone around the private development to allow for the retention of existing trees and enable planting of substantial, new canopy trees.
- Enable building designs and fences that promote visual interaction between the private and public realms.
- Encourage breaks between the front façades of buildings to maximise site permeability.
- Ensure medium-higher density residential precincts provide a high level of amenity and functionality for residents and incorporate communal open space with good access to winter sun.
- Revitalise public spaces where the local catchment has an adequate number of potential uses to activate the space.



Encourage massing that enables visual permeability and provides adequate space for substantial tree planting



Encourage breaks in long buildings along public interface



Figure 6.1: Indicative Precinct Concept Plan

DEVELOPMENT GUIDELINES

THEME 1: SITE LAYOUT AND URBAN DESIGN

OBJECTIVE

To help promote site amalgamation to enable preferred dwelling scale and, diversity outcomes, along with improved open space and built form outcomes.

STRATEGY

- To reduce site coverage allowing for improved landscape outcomes, including canopy tree planting, and open space around buildings.
- To site dwellings appropriately considering lot orientation and site-specific conditions.
- To have dwellings appear as separate buildings, even where connected, in keeping with the scale and form of surrounding development.
- To reduce the area required for vehicular access and movements on site.
- To ensure buildings have active frontages at footpath level and provide outlooks from dwellings towards public and private open space areas taking into account community safety.
- To provide well-designed private open spaces.

DEVELOPMENT GUIDELINES

- A maximum site coverage of 50 per cent is preferred for improved open space outcomes.
- Provide front, side and rear setbacks as per **Table 6.1**.
- For lots under 1000 square metres, provide front setbacks consistent with those preferred for lots over 1000 square metres for streetscape consistency.
- Basement car parking areas should be setback from site boundaries a preferred minimum of 1.2 metres, excluding vehicle accessways/ramps to allow for landscaping.
- Wherever possible, orientated dwellings in an east-west direction to maximise solar access

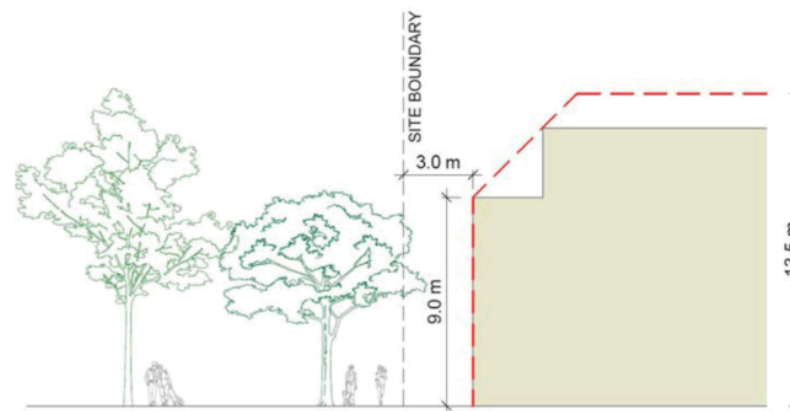
Table 6.1: Preferred setbacks for lots of 1000 square meter or more

Preferred Minimum Front Street Setback	Preferred Minimum Rear Setback	Preferred Minimum Side Setbacks
6 metres	6 metres where a building does not share a boundary with a park, plus 1 metre for every metre of height over 9 metres. 3 metres where a building shares a rear boundary with Notlen Park, plus 1 metre for every metres of height over 9 metres	4 metres plus 1 metre for each metre of height above 9 metres in height. 1.4 metres for 40 per cent of the boundary length if adjoining a building of 9 metres in height

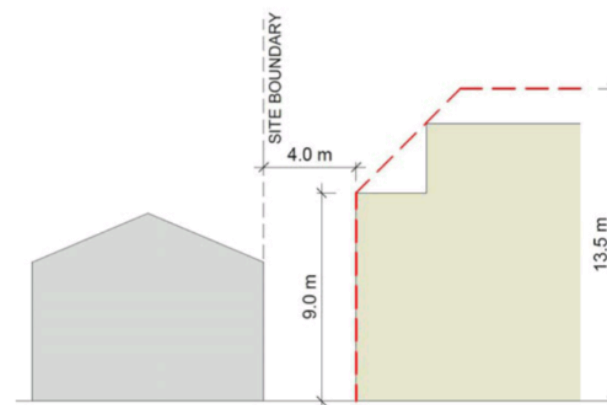


Front setback where buildings do not share a boundary with a park

- Locate dwellings doors and windows to overlook adjacent laneways and/or streets.
- Where a dwelling abuts a communal open space or public open space area, including the park in the southwest corner of the Precinct, provide an active frontage towards the area to maximise casual surveillance opportunities.
- Balconies may encroach into the upper level setbacks provided they are lightweight and discontinuous.
- Minimise setbacks to public open space interfaces to improve amenity outcomes.
- Reduce size of hard surface area required for car access and egress.
- Any above ground vehicle parking should be placed to the rear of dwellings out of view from the public realm.
- Where a basement car parking area sits above the finished floor level of the building in which it is located, the protruding portion of the basement should be screened and concealed with landscaping.
- Where dwellings open onto public open space areas, utilise rear loaded vehicle access.
- Where a garage faces a site frontage, it is preferred that a minimum setback of 1 metre is provided behind the minimum front setback provided by the associated dwelling.
- Use siting and landscape treatments that strongly enhance common open spaces on the site, maximizing opportunities for interaction and shared use.
- Provide communal open space areas to maximise access to open space in larger developments.
- Lay out communal open space to create informal surveillance opportunities within the space and from adjacent buildings.
- Provide communal open space areas with seats and shelter.
- Develop communal open spaces to a standard acceptable for ongoing maintenance and management.



Minimum rear setback of 3 m overlooking Notten Park



Minimum side setback of 4 m plus metre for each metre of height above 9 metres

Table 6.2: Preferred Communal Open Space Area Provision

Number of Dwellings	Preferred allocation of open space
Up to 10	Not required
11 to 20	10%
21 to 30	15%
31 or more	20%

THEME 2: STREETSCAPE

OBJECTIVE

To improve streetscape character and pedestrian safety by reducing visual impacts and improving landscaping outcomes.

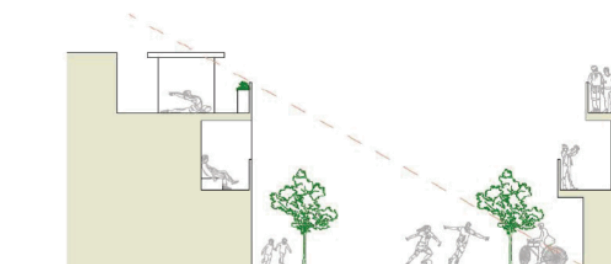
STRATEGY

- To reduce visual impacts of vehicle access and encourage active frontages that address street frontages for improved streetscape character.
- To retain and protect existing trees within the public realm.
- To ensure landscape design enhances the new proposed character and integrates well with existing surrounding development.
- To encourage and integrate canopy tree planting within all types of private open space.
- To protect and enhance canopy tree cover and replace any removed trees with new native canopy trees or other species suited to a changing climate.

DEVELOPMENT GUIDELINES

- Minimise the number of vehicle crossovers to each development (preferably to one crossover).
- A maximum of 30 per cent of the width of the site frontage should be taken up by garages and carports.
- Consider the location of existing, and the potential for new additional, street trees when deciding on vehicle crossover locations. Preferably, a minimum setback of 1.5 metres will be provided to any street tree.
- Provide for a level of active frontage and lot access appropriate the street, incorporating rear vehicle access to sites, where possible.
- Locate essential vehicle crossovers in areas of high visibility to approaching pedestrians and cyclists.
- Locate dwelling entries and balconies to overlook adjacent streets, laneways and public spaces.
- Where window/door coverings are needed at street frontages, use semi-transparent materials.
- Where fencing is proposed, use low and open fencing with the following preferred maximum passive surveillance opportunities.

- Preferred maximum fence heights:
 - For streets in a Road Zone Category 1 - 1.2 metres
 - For other streets, including laneways - 0.9 metres
- For planting adjacent to streets, and/or laneways, use tree species with minimal overhang.



Locate dwelling balconies to overlook adjacent streets, laneways and parks



Low and open fencing of 0.9 metres facing laneways and parks

THEME 3: BUILDING DESIGN

OBJECTIVE

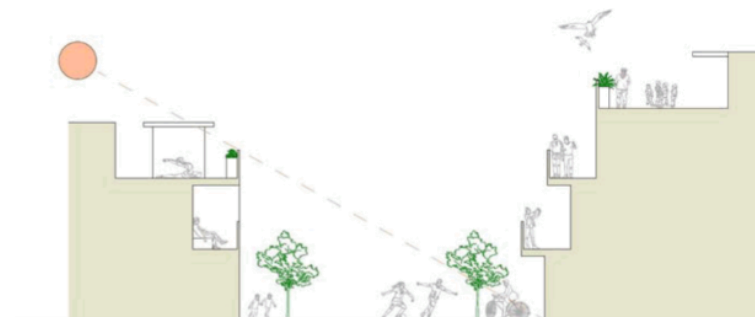
To encourage high-quality dwelling design that responds to local attributes and landscape opportunities.

STRATEGY

- To support well-scaled and articulated buildings that strengthen the residential character of the Precinct.
- To improve outlook from dwellings towards and from surrounding private open space areas.
- To allow increased rear setbacks to maximise the extent of canopy tree planting.

DEVELOPMENT GUIDELINES

- Locate and arrange the building to allow daylight and winter sun access to private, and communal open space areas. A minimum of 45 per cent direct sunlight to communal open space areas is preferred for a minimum of 2 hours between 9am and 3pm on 21 June.
- Allow adequate space between buildings to allow access to daylight for windows.
- Utilise materials and colours with muted tones that blend in with the surrounding environment.
- Arrange building elements such as roofs, balconies, windows, doorways and cladding materials to contribute to the preferred future character of the area.
- Locate the main pedestrian entry to be clearly visible and accessible from the street.
- Where possible, share the car parking facility amongst residents.
- Provide and locate bicycle parking close to vehicle entry points, with easy access to the public area of the car parking structure.
- Locate visitor and disabled parking close to the vehicle entry and with easy access to pedestrian paths and the public area of the car parking structure.



Informal surveillance opportunities to communal open space and direct winter sun access to open spaces

THEME 4: CONNECTIVITY

OBJECTIVE

To encourage improved pedestrian and cycling links within the Precinct and with the surrounding area.

STRATEGY

- To encourage active living that is less reliant on private car travel, through precinct and development design and layout.
- To integrated surrounding development and to promote clear, direct and accessible connections to walking and cycling routes.
- To provide safe pedestrian and vehicle infrastructure.

DEVELOPMENT GUIDELINES

- Co-locate pedestrian, cycling and vehicle paths in 'shared zones' within developments.
- Connect any proposed pedestrian and cycling network to the existing movement network in the surrounding area.
- Provide pedestrian and cycling links from Kennedy Avenue to Notlen Reserve, preferably by extending the existing laneway that runs north-south between Loughnan Road and Kennedy Avenue.
- Provide pedestrian and cycling links from Woodside Avenue towards the southwest corner of the Precinct.
- Where bordered by fences, arrange internal pedestrian and bicycle paths to maximise informal surveillance opportunities from/to adjacent properties.

THEME 5: WATER SENSITIVE URBAN DESIGN

OBJECTIVE

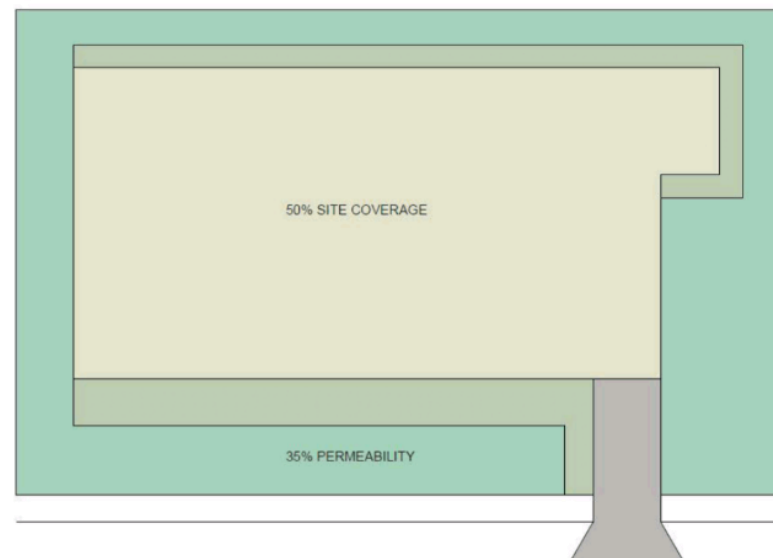
To encourage on-site water retention and use.

STRATEGY

- To ensure capacity of rainwater tanks on private land is adequate for landscaping and toilet flushing needs.
- To ensure that apartment style development maximise rainwater capture and combine individual dwelling retention requirements.
- To reduce potable water demand and reduce pollutants to Mullum Mullum Creek.
- To enhance flood mitigation by reducing storm-water flows.

DEVELOPMENT GUIDELINES

- Collect and use stormwater and recycled water for landscape irrigation, toilet flushing and cleaning.
- Provide permeable ground surfaces, where possible, for absorption of rainwater and reduction of stormwater run-off.
- Provide a preferred minimum of 35 per cent permeable site area with at least 30 per cent being grassed or landscaped.
- Minimise hard surface treatments and maximise pervious surfaces for cooling and soaking of stormwater directly into soil.
- A minimum BESS (or equivalent) rating of 50 per cent is preferred.



Provide a minimum 35% permeable site area with 30% being grassed or landscaped

THEME 6: URBAN ECOLOGY

OBJECTIVE

To improve the ways residents and nature coexist in the Precinct, from individual organisms through to the broader ecological system.

STRATEGY

- To enhance cooling and shading to reduce the urban heat island effect.
- To encourage canopy trees (both existing and new) to be well-integrated into the planning of both private and communal open space.
- To provide habitat for small native birds and small fauna through multi-storey planting of shrubs and lower plants.
- To ensure that landscaping is managed and maintained.
- To reduce pollution to waterways to support habitat.

DEVELOPMENT GUIDELINES

- Where possible, retain existing canopy trees with a height of 4 metres or higher and remnant vegetation to the maximum extent practicable and incorporate this vegetation into proposed areas of landscaping.
- A landscape plan should include canopy trees with a minimum height of 4 metres within front setbacks, private open space areas and common garden areas using native species that can reach a minimum mature height of 12 to 14 metres.
- Select plant species that are consistent with local habitat need and appropriate to the available root space.
- Plant shade trees on the north-west and west boundaries of sites.
- Incorporate vertical walls, green walls and green roofs where landscaping space is limited.
- Allow adequate space for the planting of substantial size trees.
- Select deciduous tree species where winter sun is desired.
- Select dense, canopied tree species where summer shade is desired.
- Select evergreen species with dense foliage where wind protection or screening is needed.

- Select trees in keeping with the scale of the street or public space.
- Provide for efficient storage, separation and removal of waste and recycled materials from buildings.
- A minimum BESS (or equivalent) rating of 50 per cent is preferred.
- Maintain vegetation clear of lighting to allow direct illumination of paths.
- Manage street planting to maintain clear sightlines along paths and streets.
- Create green corridors in the front and rear setbacks as significant habitat.
- Manage ongoing maintenance and replacement of trees and planting according to a site-wide plan.



PROVIDE SPACE WITHIN FRONT SETBACKS, PRIVATE OPEN SPACE AND COMMON GARDEN AREAS TO PROVIDE CANOPY TREES WITH A MINIMUM HEIGHT OF 4M AND MAXIMUM MATURE HEIGHT OF 12-14M.



7. IMPLEMENTATION

FRAMEWORK FOR IMPLEMENTING THE APPROACH

This precinct-based approach requires not the cooperation of several landowners, but requires commitment from all levels of government to come up with a model that works for everyone, including the community, landowners and investors. The four pillars of the approach are:

Engagement: Clearly articulated neighbourhood planning process and tools to effectively engage the landowners, community and developers.

Strategic Planning: Clearly articulated planning scheme that encourages lot-amalgamation and facilitates mechanism for effective engagement with the landowners and developers.

Design: Clearly articulated design objectives for streets, public open space and dwellings.

Governance and Implementation: An innovative and efficient governance structure that facilitates third party arrangements, multi-agency collaboration and project management

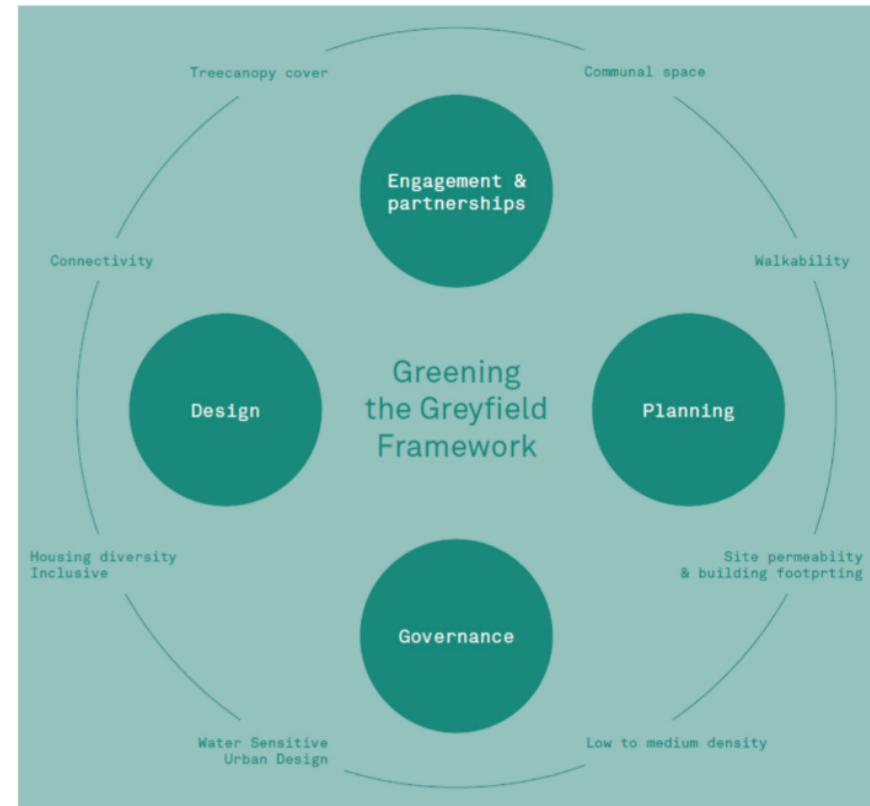


Figure 7.1: Proposed Greening the Greyfields Framework

The implementation framework establishes an outline for the following.

- The application of new Planning Scheme provisions, including Developer Contribution requirements.
- The introduction of a Playbook.
- The required further studies.

Planning Scheme Implementation

A new and/or revised set of planning controls are required to facilitate delivery of the vision for the Precinct consistent with the objectives and design strategies of the Precinct Design Framework and Concept Plan. Changes to the Maroondah Planning Scheme are expected to include the following.

Local Planning Policy Framework

Modifications are required to the LPPF, including the Municipal Strategic Statement (MSS), to articulate the strategic vision for the Pilot Precinct, as detailed in this plan, and to ensure consistency with other key Council planning strategies, including the Housing Strategy.

Specifically, changes are required to the following parts of the LPPF.

- Clause 21.02-2- Maroondah Visions and Strategic Framework
- Clause 21.06-2- Built Form and Urban Design
- Clause 21.07-2- Housing and Residential Land Use
- Clause 21.10-2- Natural Resources
- Clause 22.02- Residential Neighbourhood Character

The above clauses will be modified to introduce new objectives, strategies and/or objectives in keeping with this plan. In addition, this Plan will be listed as a background document in Clause 72.08 of the Scheme.

Rezoning

The Ringwood Pilot Precinct is within a Neighbourhood Residential Zone (NRZ) (Schedule 3- Canopy Cover Ridgeline Protection) with a related maximum dwelling height of 9 metres and two storey. Under this zone a building may exceed this maximum height by up to 1 metres if the slope of the natural ground

level measured at any cross section of the site wider than 8 metres is greater than 2.5 degrees. None of the existing NRZ schedules vary this maximum height requirement.

Retention of the NRZ zone in the Ringwood Pilot Precinct would limit the potential to deliver the core objectives of the subject work, including proposed neighbourhood improvements, whereas the introduction of a General Residential Zone (GRZ) is considered key to addressing these objectives in a manner that values the existing character of the area. A fundamental difference between the NRZ and GRZ zones is the maximum building height requirement of 9 metres (NRZ) versus 11 metres (GRZ). Within Maroondah, one GRZ schedule (Schedule 2- Croydon Major Activity Centre) includes a variation to this requirement to provide for a maximum building height of 13.5 metres and 4 storeys for a building used as a dwelling or a residential building, with the same 1 metre allowable variation as the NRZ subject to slope.

To help achieve the project vision, it will be proposed that the Ringwood Pilot Precinct be rezoned to General Residential Zone (GRZ) via the introduction of a new project specific schedule to this zone. This schedule will not seek to vary the maximum building height typical of a GRZ, as outlined above (11 metres).

New Schedule to Development Plan Overlay

A new Development Plan Overlay (DPO) schedule is required to introduce statutory requirements consistent with this Precinct Design Framework and Concept Plan. A DPO is an appropriate tool for site specific guidance and statutory control on the desired future development outcomes for the subject site. The DPO will outline the referred character, objectives and design requirements for the Precinct.

To avoid duplication of other applicable Planning Scheme provisions, the DPO schedule will not outline 'generic' preferred design outcomes, such as relating to building articulation and internal amenity but focus on encouraging and/or mandating key design outcomes, where applicable.

New Schedule to Development Contributions Plan Overlay

A new Development Contributions Plan Overlay (DPO) schedule based on a Development Contributions Plan (DCP) is required to introduce statutory requirements relating to the provision of key improvements to the Ringwood Pilot Precinct, as identified for each sub-precinct. This control will establish the basis for private sector contributions that will help fund infrastructure and open

space improvements to the Precinct, including streetscape works, pedestrian pathways, drainage and road works. Based on the housing capacity analysis undertaken as part of the preparation of this plan, it is expected that greyfield renewal could generate a yield of up to approximately 280 additional dwellings (up to 2035) under a low development scenario.

To ensure the Precinct is positively transformed alongside this anticipation growth, a development contribution, levied via a DCP, will be directed to development infrastructure within the pilot area. It is intended this infrastructure will help to create a pedestrian-friendly environment, improve streetscapes, interconnect multi-use paths and public open spaces, provide a dense canopy tree cover, interweave landscaped areas and address a range of environmental sustainability goals.

Public Open Space Contribution

For the Ringwood Pilot Precinct, in keeping with Clause 53.01 (Public Open Space Contribution and Subdivision), specifically the schedule to this clause, a public open space contribution of 5 per cent of the land or the value of the land intended to be used for residential, industrial or commercial purposes is required. This contribution is required

in addition to the infrastructure contributions that will be required under the DCP noted above.

Playbook for Local Government, Developers and Landowners

Three separate playbooks have been developed in relation to the Greening the Greyfields Pilot Project that are relevant for the Precinct; one for each key stakeholder being local government, developers and landowners.

It is intended that each playbook will provide a project background, including an outline of the project goals, along with step-by-step guidance specific to the applicable stakeholder in relation to, for example, key preparatory steps (such as assessing political support), project organisation (such as governance and project team considerations), project scope/precinct selection, due diligence, engagement, statutory framework and implementation.

The playbook is considered important to maximizing the potential to replicate the Ringwood Pilot Precinct project in other identified areas.

Fast-Track Planning Permit Application Process

As part of the implementation of Greening the Greyfields approach, consideration

will be given to the application of a fast-track planning permit application process. A more streamlined, faster, development assessment timeframe is likely to further incentivise lot consolidation and the application of the Greening the Greyfields approach.

Monitoring and Review

The Maroondah Greening the Greyfields project will be subject to continual monitoring and review over a maximum period of three to five years to assess project outcomes.

The monitoring and review process will determine whether the objectives, strategies and guidelines included in the Precinct Design Framework and Concept Plan, and the associated planning provisions, are achieving the outcomes sought for Greyfields redevelopment and renewal.

The process will also include a review of work that may be undertaken by the Victorian Government with Greyfields redevelopment and renewal. Consideration will be given to potential adaptations to the locally applied planning tools based on the development of any state-wide planning tool, if developed.

Further Studies

Based on the potential increase in dwelling yield for the Precinct, further studies will be required on additional community infrastructure. As part of this analysis, further investigation will be required into streetscape and public open space upgrades. Priority will be given to pedestrian and cycle infrastructure; as well as other infrastructure that supports public transport use, such as shelters at bus stops.

REFERENCES

*Urban Design Guidelines for Victorian, 2017, The State of Victoria Department of
Environment, Land, Water and Planning*

Statutory Planning Options Report, 17 June 2019, Plan2Place Consulting.

*Greening the Greyfields, Notlen Street Catchment Discussion Report, Engeny
Maroondah City Council, 2018*



ANNEX

PLANNING CONTROLS

Zones

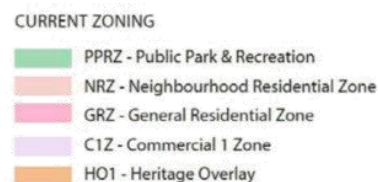
The study area is within the Neighbourhood Residential Zone (NRZ) with some residential development controls varied under Schedule 3 (Canopy Cover Ridgeline Protection) to the zone (NRZ3). The varied controls include those relating to side and rear setbacks, private open space and front fence height.

The purpose of NRZ3 is as follows.

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The Notlen Street Park is zoned Public Parks and Recreation Zone. The Reynolds Avenue Reserve is partly zoned Public Parks and Recreation Zone, and partly Road Zone 1. The Road Zone is now redundant, and a request should be made to Vic Roads to rezone to Park via the Government Planning Service.

Figure 1: Planning Control in the Precinct



Significant Landscape Overlay

The applicable Significant Landscape Overlay, Schedule 3 (SLO3)- Wicklow Hills Ridge and Loughnan Warranwood Ridge Landscape Protection Area contains further development controls relating the following purpose of the schedule.

- To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area and encourage the re-generation of vegetation.
- To maintain a dense vegetation canopy that contributes to the environmental significance of the area.
- To control or minimise the effect of future development upon natural features, particularly canopy trees and ridgelines.
- To ensure that the development, use and management of land is compatible with the existing character and landscape protection of the area.
- To maintain the overall scenic beauty of the municipality.

Heritage Overlays

There are three Heritage Overlays in the Precinct.

- HO 58- Manna Gum Eucalyptus viminalis- Reynolds Avenue Reserve- tree controls apply
- HO 127- House (Coolangatta) 47 Warrandyte Road, Ringwood- An unusual timber attic Bungalow built in c1923. It is historically significant in embodying family life in Ringwood before the Great Depression and architecturally as an unusual variant of this domestic style¹.
- HO 128 House- 49 Warrandyte Road, Ringwood- A characteristic timber Edwardian house built in the 1920s. It is historically significant in embodying the family life in Ringwood before the Great depression and architecturally as a characteristic intact example of this domestic style, with some contextual elements, including a rare vehicular gate.

¹ Richard Peterson Architect & Conservation Consultant, with Peter Barrett, Maroondah Heritage Study Stage Two, 2003

Cultural Sensitivity

The southern portion of the precinct is identified as an area of potential cultural sensitivity under the Aboriginal Heritage Act 2006 given its proximity to the Mullum Mullum Creek, albeit now dissected by the Ringwood Bypass.

Large developments (including development of 3 or more dwellings on lots over 1100sqm) and other high impact activities may need to prepare a Cultural Heritage Management Plan (CHMP) prior to application for a planning permit¹.

A Cultural Heritage Management Plan (CHMP) is a written report prepared by a specialist Aboriginal Heritage Advisory which assesses the potential impact of development and may outline measures to be taken before, during and after development to manage and protect Aboriginal cultural heritage².

Smaller developments (i.e. development of one or two dwellings) are exempt, although landowner can take up voluntary investigations to determine if there is any Aboriginal heritage present.



Figure 2: Area of cultural sensitivity

Source: <https://achris.vic.gov.au/#/onlinemap>

¹ <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/planning-and-development-of-land.html>

² <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/cultural-heritage-management-plans.html>

STUDY AREA



Nowood Child Care Centre



Notlen Street



Notlen Park



Figure 4: Indicative canopy cover in Ringwood

(based from interpretation of aerial images using a vector-based CAD program)

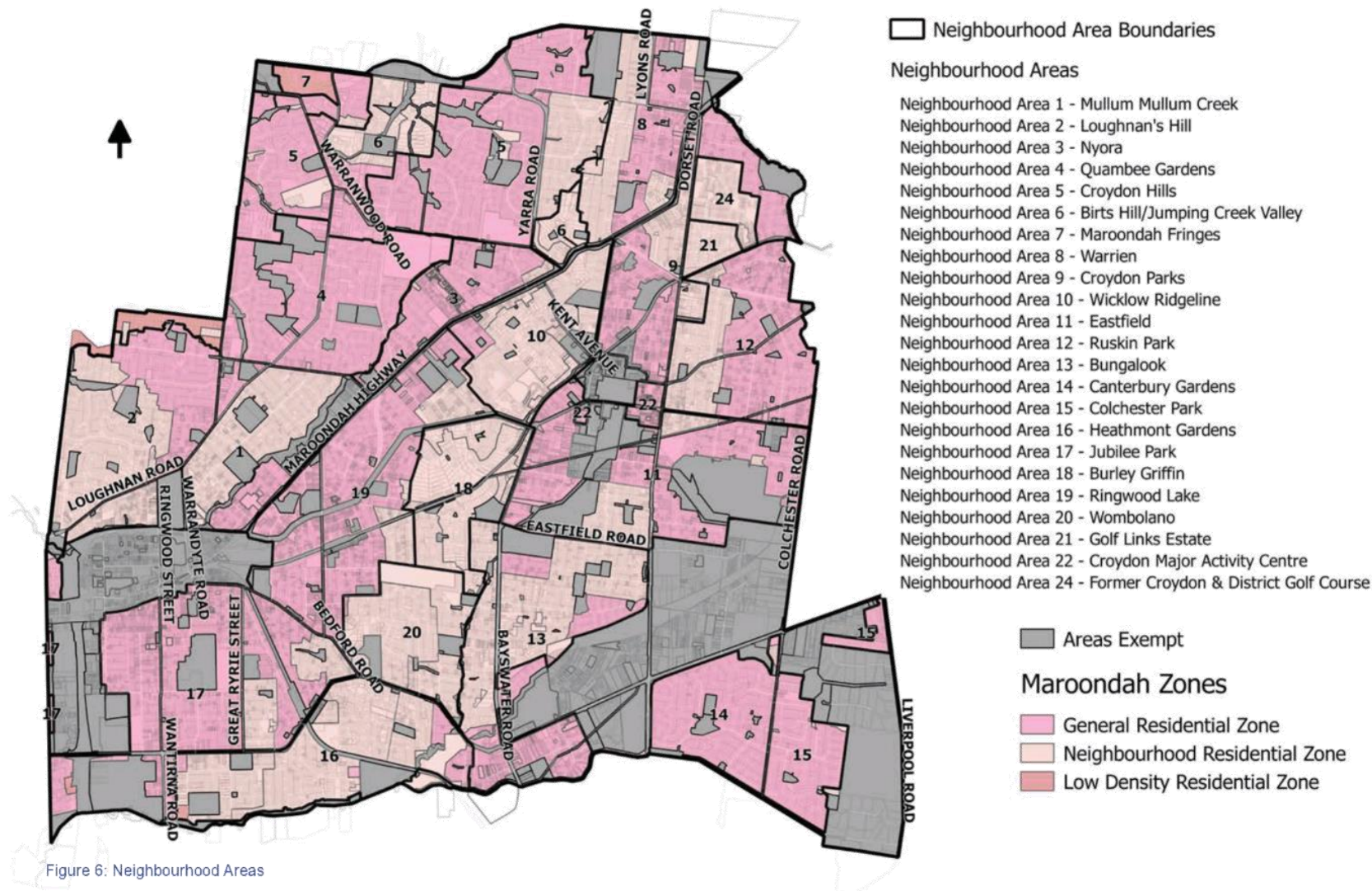


Figure 3: Limited tree canopy at Notlen Street



Figure 5: Reduction of tree canopy at Woodside Avenue

NEIGHBOURHOOD AREA BOUNDARIES



Planning and Environment Act 1987

MAROONDAH PLANNING SCHEME

AMENDMENT C136maro

INSTRUCTION SHEET

The planning authority for this amendment is the Maroondah City Council.

The Maroondah Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 5 in the manner shown on the 1 attached map marked "Maroondah Planning Scheme, Amendment C136maro".

Overlay Maps

2. Amend Planning Scheme Map No. 5DPO in the manner shown on the 1 attached map marked "Maroondah Planning Scheme, Amendment C136maro".
3. Insert new Planning Scheme Map No. 5DCPO in the manner shown on the 1 attached map marked "Maroondah Planning Scheme, Amendment C136maro".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Local Planning Policy Framework** – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
5. In **Local Planning Policy Framework** – replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
6. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
7. In **Local Planning Policy Framework** – replace Clause 21.10 with a new Clause 21.10 in the form of the attached document.
8. In **Local Planning Policy Framework** – replace Clause 22.02 with a new Clause 22.02 in the form of the attached document.
9. In **Zones** – Clause 32.08, insert a new Schedule 3 in the form of the attached document.
10. In **Overlays** – Clause 43.04, insert a new Schedule 8 in the form of the attached document.
11. In **Overlays** – Clause 45.06, insert a new Schedule 3 in the form of the attached document.

OFFICIAL

12. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
13. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document

End of document

OFFICIAL

Planning and Environment Act 1987

MAROONDAH PLANNING SCHEME

AMENDMENT C136

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Maroondah City Council which is the planning authority for this amendment.

The Amendment has been made at the request of Maroondah City Council.

Land affected by the Amendment

The Amendment applies to land within Croydon South, as shown in Figure 1. It includes:

- To the north, land up to Eastfield Road.
- To the west, land up to Eastfield neighbourhood activity centre extending towards Bayswater Road.
- To the east, land up to the west side of Blazey Road.
- To the south, land up to the north side of Thomas Street.

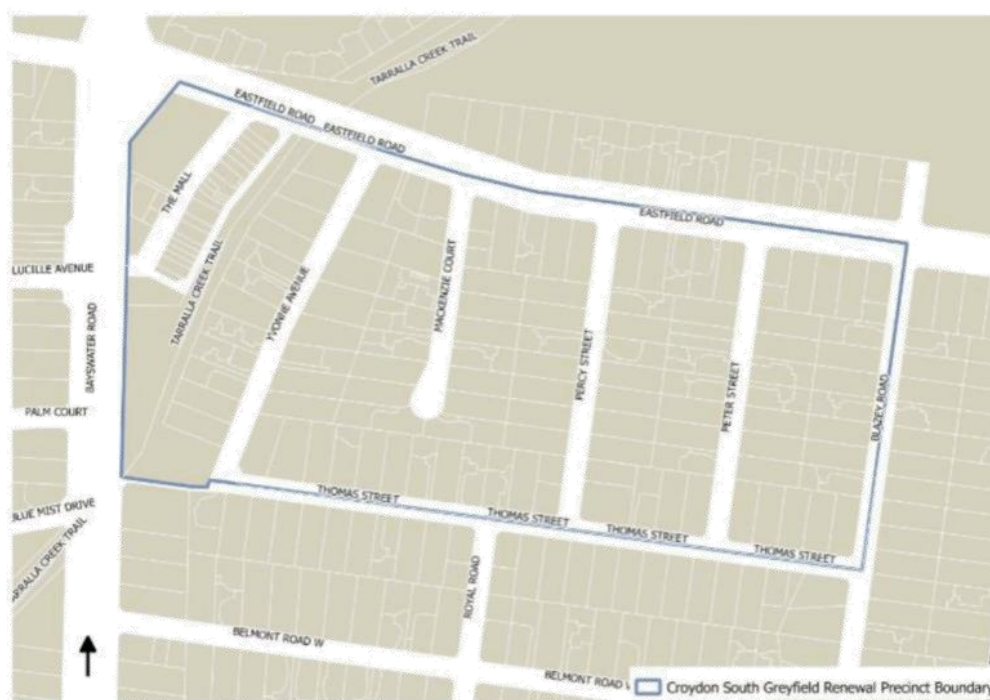


Figure 1: Croydon South Greyfield Precinct

What the Amendment does

The Amendment implements the objectives and strategies of the Croydon South Concept Plan and Design Guidelines through the application of local policy, zone schedule and overlay schedules. The Amendment also implements the relevant objectives and strategies of the following documents:

- Maroondah 2040: Our future together, Maroondah City Council, 2014
- Maroondah Housing Strategy, Maroondah City Council, 2016
- Maroondah Council Plan 2017-2021, Maroondah City Council, 2019

The Amendment makes the following changes to the Maroondah Planning 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.

Strategic assessment of the Amendment

Why is the Amendment required?

Greyfields renewal is supported under Plan Melbourne to achieve coordinated and sustainable renewal of greyfield areas. It is an objective of Plan Melbourne Refresh to investigate planning scheme mechanisms to achieve coordinated and sustainable renewal of greyfield areas. This Amendment is the first step towards implementing a statutory planning tool to achieve the vision of greyfields renewal.

This Amendment is required to implement the Design Framework and Concept Plan - Croydon South Greyfield Precinct into the Maroondah Planning Scheme as a mean of achieving greyfield renewal in the subject precinct. Greyfield renewal is also priority action of the Maroondah Housing Strategy 2016, which was adopted by Council on 27 June 2016 and the Maroondah Council Plan 2017-2021 (2019/20 Update). Council supports this Amendment as a means of achieving the policy intent of both the Maroondah Housing Strategy 2016 and Council Plan 2017-2021.

The Design Framework and Concept Plan - Croydon South Greyfield Precinct supports development that responds to key State and local planning policy seeking to manage growth through housing regeneration in the middle suburbs in a sustainable way. The Maroondah Housing Strategy 2016 recognises that the 'Greening the Greyfields' (Greyfields Renewal) *initiative has the potential to unlock significant additional housing capacity (that)... can be achieved through the retro-fitting of existing housing stock which through renovation and modification, rather than complete renewal can be adapted to meet a wider range of housing needs for our growing and changing population.*

The Maroondah Housing Strategy acknowledges that *the main way that growth can be managed is to ensure an appropriately planned, well designed supply of diverse housing stock can be delivered by the development industry* and notes that *the 'Greening the Greyfields' initiative is one of the tools that will assist to facilitate this outcome.*

The purpose of the Design Framework and Concept Plan - Croydon South Greyfield Precinct is to guide the redevelopment of the greyfield precinct and, it is expected to encourage renewal through lot amalgamation and to support varying residential densities across the precinct.

The Design Framework and Concept Plan - Croydon South Greyfield Precinct was developed with extensive stakeholder and community engagement and outlines how the Croydon South Greyfields Renewal Precinct should grow and develop in a manner that incorporates improved landscaping outcomes and walkability.

The Design Framework and Concept Plan - Croydon South Greyfield Precinct was developed with extensive stakeholder and community engagement and outlines how the Croydon South Greyfields

Renewal Precinct should grow and develop in a manner that incorporates improved landscaping, drainage outcomes and walkability.

The vision for the Design Framework and Concept Plan - Croydon South Greyfield Precinct is:

"The Croydon South Pilot Precinct will be a model to demonstrate the community benefit of urban residential development through lot amalgamation"

This vision reflects the priorities and aspirations of Precinct residents:

- Pedestrian-friendly environment with inviting streetscapes and interconnected multi-use paths and public open spaces.
- Dense canopy of trees and interwoven landscaped areas to soften the urban fabric.
- Integrate street design and flood mitigation through application of Water Sensitive Urban Design.

To deliver this vision, the following set of key principles are outlined in the Design Framework and Concept Plan - Croydon South Greyfield Precinct.

- **Design for Diversity and Innovation**
Encourage diversity and innovation in building design to cater for people of all ages and abilities.
- **Design for Environmentally Sustainability Design**
Aspects of sustainability that relate to building and urban design should be integral to all new residential developments. Prioritises integration of green infrastructure in the development process.
- **Promote Walkability in Streets**
Where possible any new development should contribute to the promotion of walkability for people of all ages and abilities and encourage community interaction through the upgrading of existing laneways and the provision of additional pedestrian connections.
- **Create Engaging Spaces**
Facilitate and encourage development on amalgamated development sites to deliver community benefits including infrastructure, open space and landscaping improvements. Each building should contribute in the creation of engaging elements, features or open space amenities, for pedestrians to move through and enjoy.
- **Create Resilient Infrastructure**
Where possible, improve drainage outcomes in keeping with best practice sustainability and water sensitive urban design principles.

To deliver the vision, the Design Framework and Concept Plan - Croydon South Greyfield Precinct draws on key principles that promote best practice in design (urban design and environmentally sustainable design) and help create a sense of place by optimising public and private realm interface, built form, pedestrian connections, landscaping and public open spaces.

The Design Framework and Concept Plan - Croydon South Greyfield Precinct incorporates the following design strategies.

- Encourage consolidation of lots that facilitate high-quality built environment, considering the intended scale of resident development.
- Use street width, building height and landscape design to create a sense of place in the precinct.
- Continue pedestrian paths through the public spaces with direct, logical routes.

- Align pedestrian connections along desire-lines with short, straight travel paths, where possible.
- Encourage the creation of new streets and the extension of existing streets, where possible, to facilitate a permeable and functional structure for the precinct.
- Encourage create of new pedestrian linkages across the development site to connect with the surrounding neighbourhood and public spaces.
- Arrange higher density residential lots with rear or side lane access for residential car parking and services.
- Require upper level side setbacks, encouraging lot consolidation to allow for greater height in the centre of sites while reducing any 'wedding cake' effect.
- Enable provision of green zone around the private development to allow for the retention of existing trees and enable planting of substantial, new canopy trees.
- Enable building designs and fencing that promotes visual interaction between the private and public realms.
- Encourage breaks between front façade of the built form to allow for permeability.
- Ensure medium-high density residential precincts provide a high level of amenity and functionality for residents and incorporate communal open space with good access to winter sun.
- Revitalise public spaces where the local catchment has adequate potential users to activate the space.

The Design Framework and Concept Plan - Croydon South Greyfield Precinct includes general, precinct-wide design objectives and further sub-precinct-level design objectives across themes including site layout and urban design, streetscape, building design, connectivity, water sensitive urban design, urban ecology and sustainable development.

The Design Framework and Concept Plan - Croydon South Greyfield Precinct identifies sub-precincts within the Precinct and outlines design objectives and guidelines for these areas. These design guidelines outline various design parameters including with regard to site coverage, buildings heights, setbacks, landscaping and water management.

The implementation of The Design Framework and Concept Plan - Croydon South Greyfield Precinct will occur in line with developer (including existing landowner) interest and activity. As the implementation of this approach will be driven largely by the development industry, potentially initiated by individual land owners, it is difficult to provide a time frame for the realisation of the Greyfield Renewal vision. It is apparently however, that implementation of this approach will involve a range of statutory and non-statutory tools and actions. This Amendment is the first step of the statutory implementation into the Maroondah Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment is consistent with the objectives of planning in Victoria, as set out in the Planning and Environment Act 1987 (the Act). In particular, it enables the provision of additional housing consistent with sound strategic planning while preserving areas of significance within the municipality.

The Amendment assists in implementing the following objectives of planning in Victoria as set out at section 4(1) of the Act:

- a) To provide for the fair, orderly, economic and sustainable use, and development of land;*
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

e) To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;

f) To facilitate development in accordance with objectives set out in paragraphs (a), (b), (c), (d) and (e);

(g) To balance the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The Amendment is consistent with key directions included within the Maroondah Housing Strategy 2016 related to managing growth and changing housing needs through housing regeneration in middle suburbs in a sustainable way. Specifically, Direction 2.1 of the Maroondah Housing Strategy states:

Work in partnership with State Government and Swinburne University on the concept of 'Greening the Greyfields' in Plan Melbourne Refresh to deliver better development outcomes than existing subdivisions

Plan Melbourne Refresh contains a statement of support for greyfield renewal along with an objective to investigate planning scheme mechanisms to achieve coordinated and sustainable renewal of greyfield areas.

Key economic, social and environmental benefits of Greyfield Renewal are further articulated in the Maroondah Housing Strategy 2016:

Typical redevelopment in greyfield areas is currently done on an ad hoc, lot-by-lot basis, with suboptimum outcomes and no additional land provided for social amenity/utility. 'Greening the Greyfields' seeks to take an active approach to housing growth, dealing with issues of ageing-in-place, downsizing, sustainable and affordable housing development. It seeks to manage growth more strategically and incorporate benefits from good design and technology use.

This approach is both highly relevant and beneficial for Maroondah. Maroondah's housing stock is mature and ageing. The housing market has seen this and responded, but only in ad-hoc fashion, without guidance and with no sense of creating functioning places. The Housing Supply Analysis – Charter Keck Cramer, May 2015 indicated that in Maroondah "69% of all projects are small scale, resulting in either one or two net additional dwellings". Furthermore, the community engagement process highlighted the need for areas other than the larger activity centres to take their fair share of development, but also wants to maintain the character of the suburbs of Maroondah and maintain affordability. Furthermore, transport and accessibility were identified as the major infrastructure concerns of the community and designed and located greyfield development should be able to cater to these housing needs.

Given that major developers are not yet looking at the opportunities in the greyfields, this adds further incentive to plan and promote the right type of redevelopment in certain parts of Maroondah rather than allow ad-hoc development to continue.

In delivering on this key direction, Council will firstly implement the objectives of 'Greening the Greyfields' within the Maroondah Planning Scheme. The second stage will be to identify pilot precincts and work on a site specific amendment to implement the greyfield renewal.

Implementing the objectives of 'Greening the Greyfields' into the Planning Scheme will provide additional support for the greyfield renewal. The second stage will allow Council to proceed with a site specific amendment that includes community engagement.

The Amendment implements the objectives of the Design Framework and Concept Plan - Croydon South Greyfield Precinct, as outlined above.

Does the Amendment address relevant bushfire risk?

The Amendment will not increase bushfire risk. It supports the local and State planning policy objectives in relation to bushfire risk by:

- Supporting significantly increased residential development in a location that is not subject to bushfire risk.
- Relieving pressure for intensification of urban development in areas that are susceptible to bushfire events.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The **Amendment** is consistent with Minister's Direction 11 – Strategic Assessment of Amendments under section 12(2) of the Act. The requirements of this Direction have been followed during the preparation of this Amendment and are reflected within this report.

The **Amendment** is consistent with Minister's Direction 9 – Metropolitan Planning Strategy under section 12(2) of the Act, by implementing the following Plan Melbourne objectives and outcomes at the municipal level:

- Objective 2 - Housing choice and affordability – provide a diversity of housing in defined locations that caters for different households and is close to jobs and services.
- Objective 4: Liveable communities and neighbourhoods – create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.
- Objective 5: Environment and energy – protect our natural assets and better plan our water, energy and waste management to create a more sustainable city.
- Objective 7: Implementation – delivering better governance: achieve clear results through better governance, planning, regulation and funding options.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the following Directions of Plan Melbourne.

Direction 2.2, Policy 2.2.4; the Croydon South Greyfield Renewal Precinct has been identified based on extensive economic, architectural and planning assessment, along with community consultation, as being suitable to deliver more housing choice and diversity.

Direction 5.2, Policy 5.2.1; the Amendment, including the Croydon South Design Framework and Concept Plan - Croydon South Greyfield Precinct incorporates principles for promoting improved walkability within the Croydon South Greyfields Renewal Precinct.

The Amendment supports the following policies within the State Planning Policy Framework.

Clause 12.05-2S Landscapes; future development within the Croydon South Greyfield Renewal Precinct will enhance the significant landscapes of the adjoining ridge lines and Mullum Mullum Creek that contribute to character, identity and sustainable environments.

Clause 15.01-1 Urban design; the Amendment seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity for Croydon South.

Clause 16.01-1S Integrated housing; the Amendment aims to increase the supply of good-quality housing in an existing urban area with good access to facilities and services by facilitating increased housing yield.

Clause 16.01-1R Integrated housing-Metropolitan Melbourne; the Amendment seeks to provide mandatory building height and site coverage controls to provide certainty about the appropriate scale of growth in the Croydon South Greyfield Renewal Precinct.

Clause 16.01-2R Housing opportunity areas-Metropolitan Melbourne; the Amendment seeks to offer opportunities for greyfield renewal, particularly through land consolidation, to provide more medium density housing near employment and transport.

Clause 16.01-3S Housing diversity; the Amendment encourages the provision for a range of housing types close to meet diverse housing needs in Maroondah City Council.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports the implementation of the Planning Policy Framework in the following manner.

Maroondah's Strategic Framework plan is found at Clause 21.02 and illustrates the key land use components and provide a focus for development. The Municipal Strategic Statement sets out the guiding principles for planning in Maroondah as:

- The hierarchy of activity centres as a focus for growth in Maroondah between 2016 and 2040.
- Protection of areas of ridge lines and landscapes from significant development.
- Protecting and enhancing our environment and neighbourhood character.

The Croydon South Greyfields Precinct is within residential area of Maroondah where residential growth is supported through Clause 21.08 Housing and residential land use.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions through the selection of appropriate planning tools to achieve the vision and strategic framework set out in the Plan and Guidelines. The Amendment makes changes to the MSS, local planning policy, zone and zone schedule and overlay schedules, along with map changes, to achieve the vision of the Plan and Guidelines.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be sought during the public exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The increase in development supported by the Design Framework and Concept Plan - Croydon South Greyfield Precinct, and Amendment C134 in general, is likely to have minimal impact on the transport system. The Amendment includes objectives relating to transport and movement. Achievement of these objectives will support the objectives of the *Transport Integration Act 2010*:

- Social and economic inclusion
- Economic prosperity
- Environmental sustainability
- Integration of transport and land use
- Efficiency, coordination and wellbeing
- Safety and health and wellbeing

The Amendment complies with the principles set out in the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will not result in any significant impact on the resources and administrative costs of Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Maroondah City Council:

- City Offices Service Centre, Braeside Avenue, Ringwood
- Realm, Ringwood Town Square, 179 Maroondah Highway, Ringwood
- Civic Square Service Centre, Civic Square, Croydon
- Croydon Library, Civic Square, Croydon

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

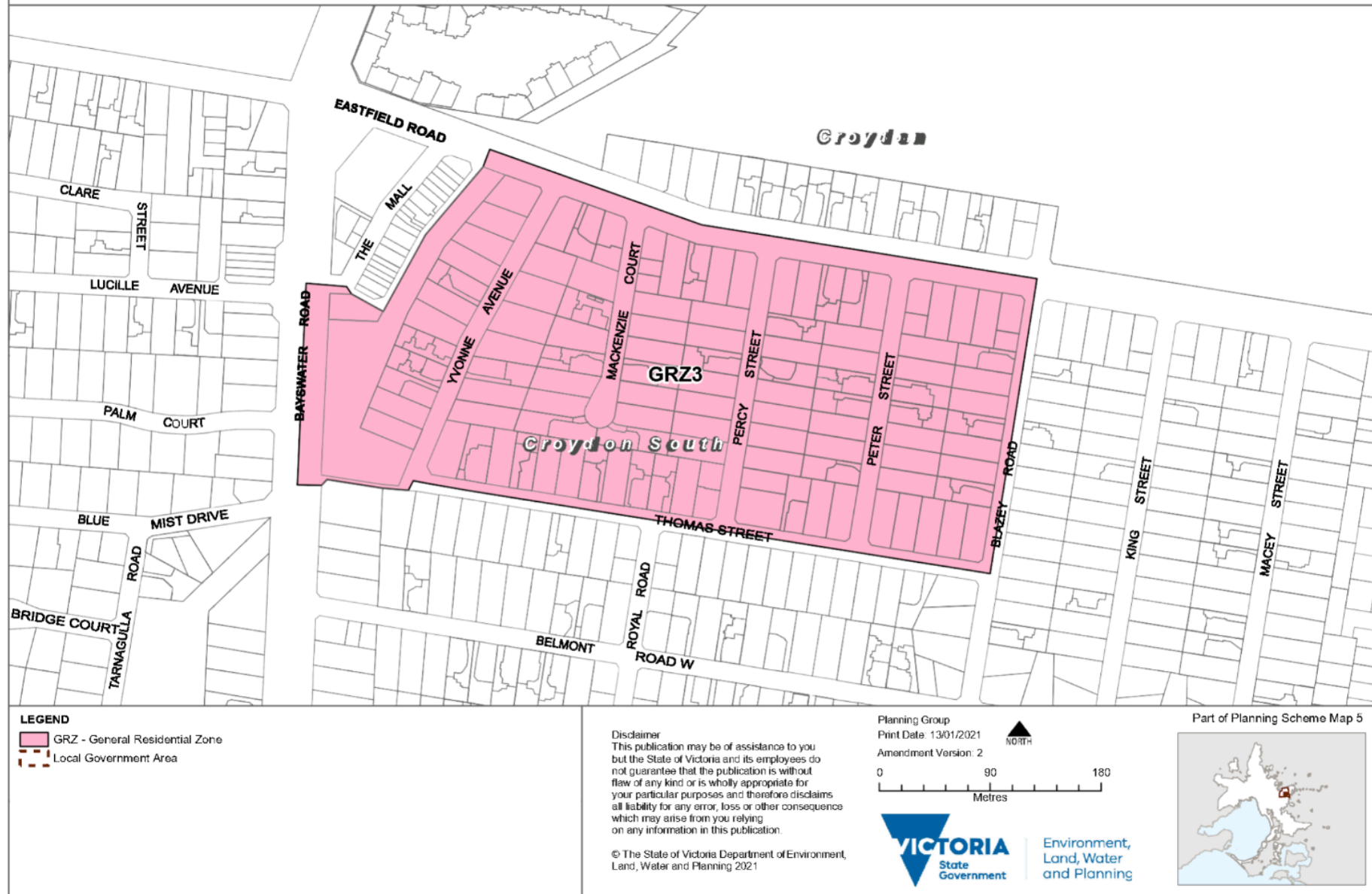
Any person who may be affected by the Amendment can make a submission to the planning authority. Submissions about the Amendment must be received by 26 February 2021.

A submission must be sent to: Mr Phil Turner, Director Strategy and Community, Maroondah City Council, PO Box 156, Ringwood 3134 or via email at maroondah@maroondah.vic.gov.au

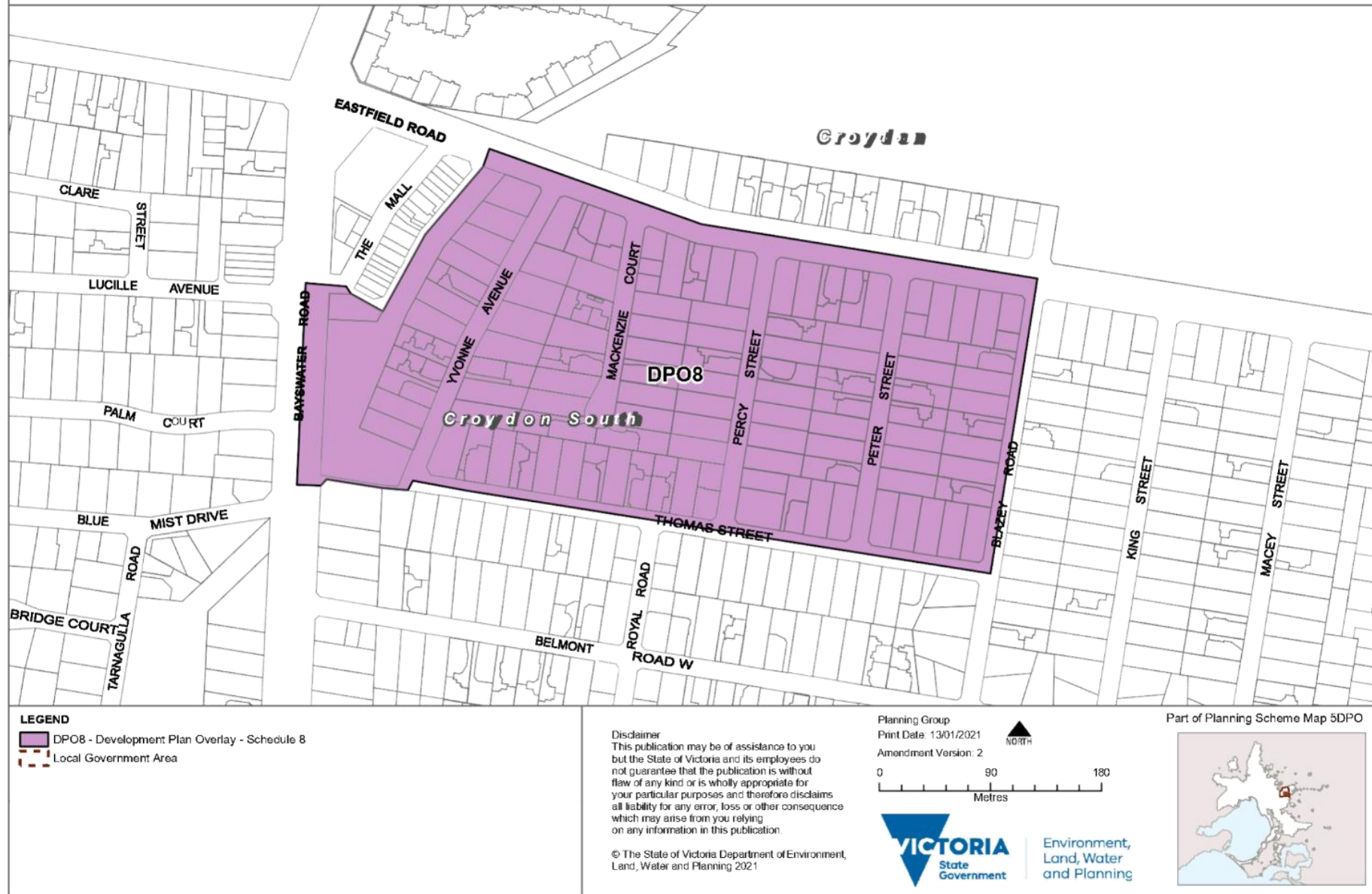
Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

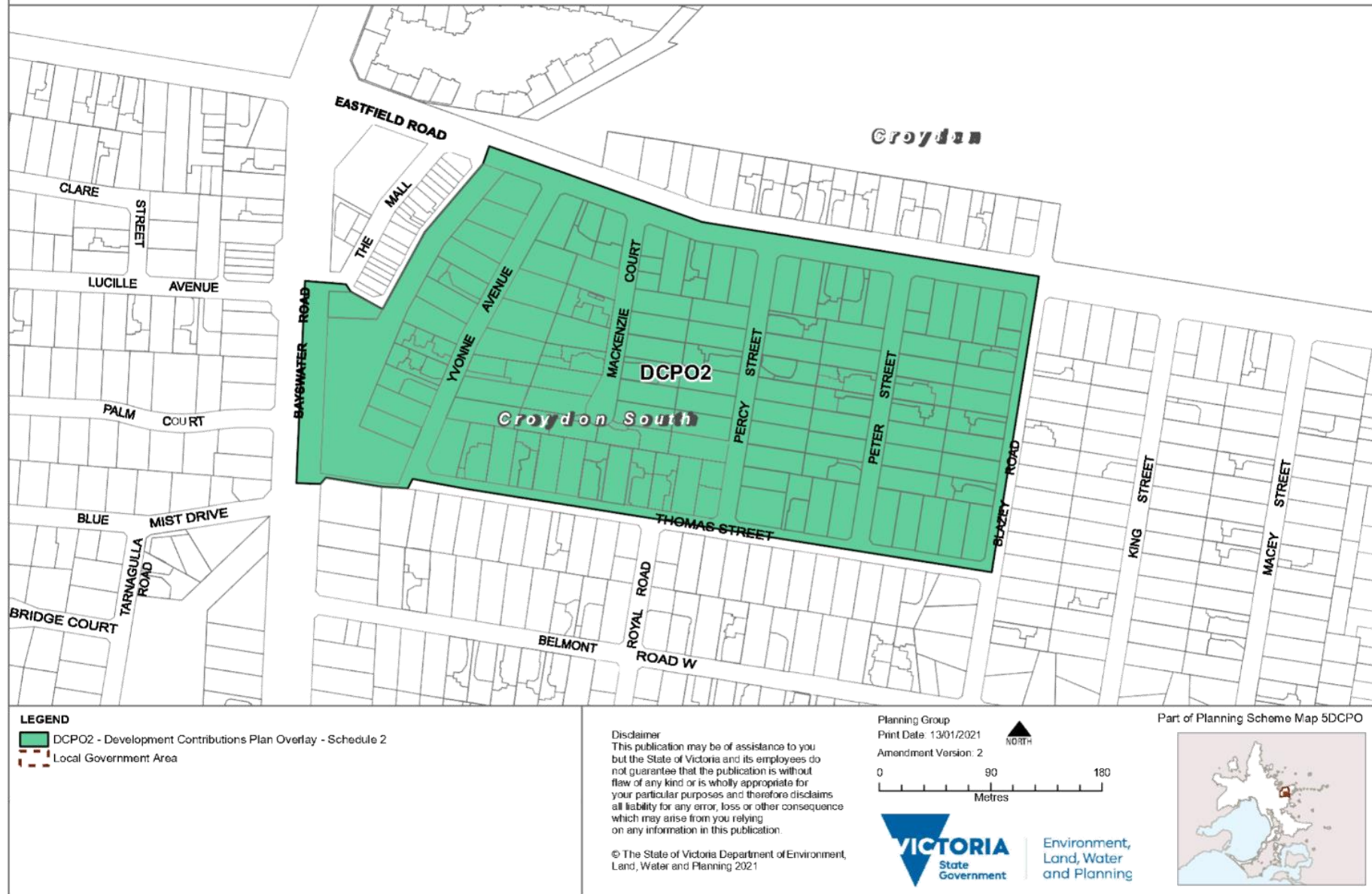
- Directions hearing: Week commencing 17 May 2021.
- Panel hearing: Week commencing 28 June 2021.

MAROONDAH PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C136

003

MAROONDAH PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C136

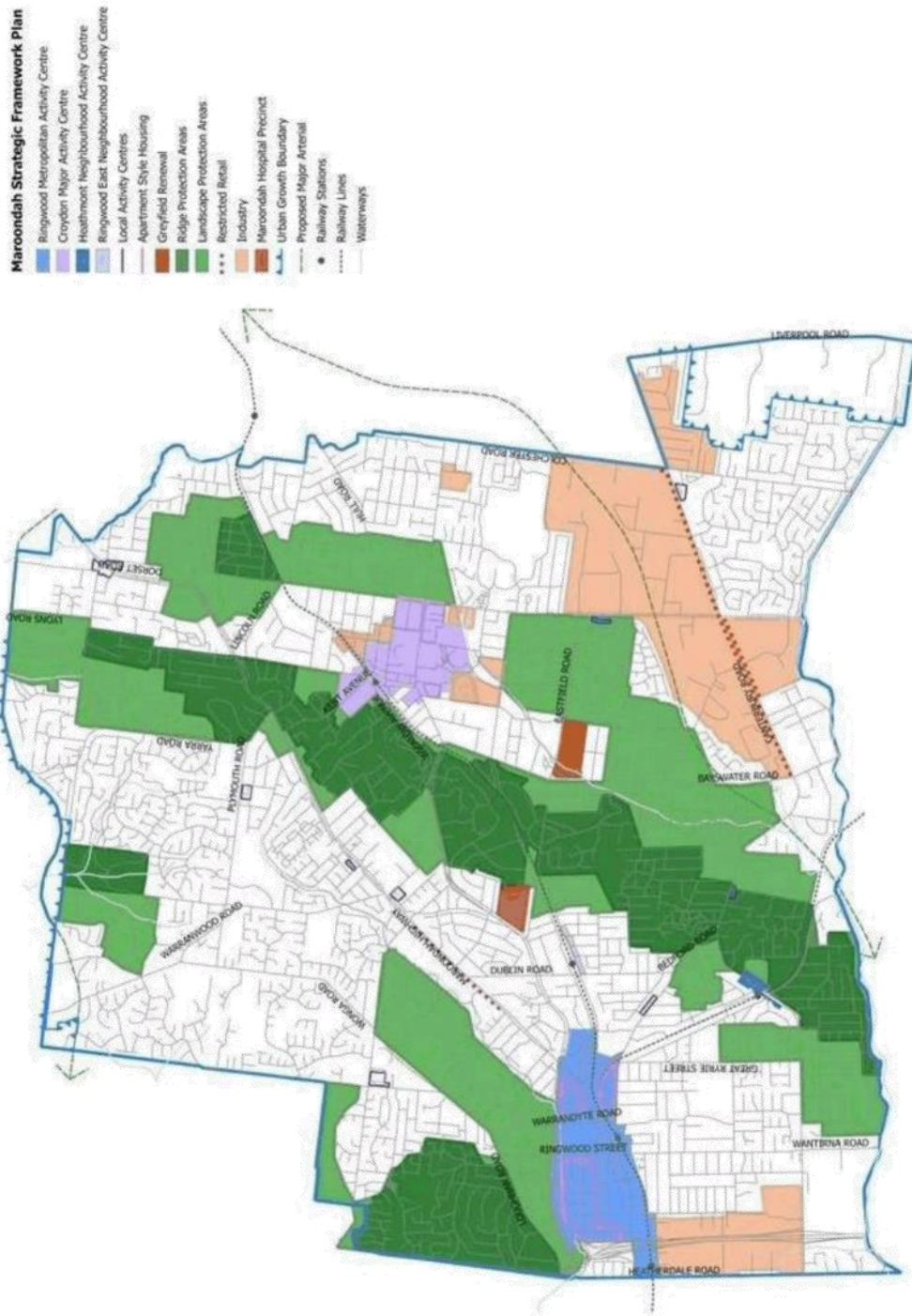
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MAROONDAH PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C136

001

AMENDMENT C136/MARO

Strategic Framework Plan



MAROONDAH PLANNING SCHEME

21.0611/10/2018
C97**21.06-1**11/10/2018
C96**BUILT FORM AND URBAN DESIGN****Overview**

A high quality urban environment has enormous intrinsic value and attracts residents, business, industry and investment to the municipality. Maroondah is a municipality characterised by well presented and attractive streetscapes, dense canopy vegetation and a high quality natural environment. There are two defining and distinct built form areas within Maroondah that have shaped the way the municipality has developed, they are:

- The main commercial areas being the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and Bayswater North Industrial precinct.
- The rideline areas defined by the Wicklow Hills Ridge and the Loughnan Warranwood Ridge.

While the urban character of Maroondah has historically been influenced by individual dwelling design, varied building setbacks and the extensive use of vegetation, there is a trend within the current urban environment for standardised design and the removal of individual urban character. This situation is consistent with image and urban design issues facing all suburbs in metropolitan Melbourne.

The existing varied form of urban design treatment in Maroondah however, including the relationship of urban development with both the streetscape and the natural environment, creates a character which is predominant through the municipality.

21.06-2~~11/10/2018~~
~~C97~~ Proposed C136maro**Objectives, strategies and implementation****Objective 1**

- To ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

Strategy

- Ensure that Maroondah's public facilities, buildings, roads and paths are designed to reflect the environmental standards of the municipality and to minimise ongoing maintenance.

Objective 2

- To protect and enhance the visual amenity of residential, commercial and industrial precincts and streetscape.

Strategies

- Prevent the proliferation of large advertising panel and "supersite" signs, particularly in proximity to residential or environmental precincts and along major transport routes through the municipality.
- Promote the development of sustainable and functional urban places that foster a sense of community.

Objective 3

- To encourage development that provides and creates high quality urban places.

Strategies

- Ensure that advertising signage located in and visible from public areas presents a coordinated and high quality image.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.

MAROONDAH PLANNING SCHEME

- Require all new development to incorporate the highest standards of urban image, landscape design and building design innovation.
- Encourage integrated, well designed residential development on consolidated sites in Greyfield Renewal precinct providing improved housing choices, vegetation coverage, drainage, sustainability and public realm outcomes.

Objective

- To encourage environmentally sustainable forms of development.

Strategy

- Ensure that the planning, design, siting and construction of development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all application are consistent with Waterways Protection Clause 22.01.
- Ensuring all retail and commercial development is in accordance with the Retail and Commercial Development Clause 22.05.
- Ensuring all industrial development is in accordance with the Industrial Urban Design and Development Clause 22.07.
- Ensuring all residential development is in accordance with the Residential Neighbourhood Character Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all use and development within the Ringwood Metropolitan Activity Centre is in accordance with the Ringwood Activity Centre Clause 22.06.
- Encouraging commercial development that facilitates the interaction between the public and private domain.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10.
- Ensuring signage on council reserves is in accordance with the Signage on Council Reserve Clause 22.11.

Zones and overlays

- Adopting the recommendations of the Ringwood Transit City Urban Design Masterplan 2004 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the Ringwood Metropolitan Activity Centre and the Ringwood Western Gateway Area.
- Applying a Development Plan Overlay to the Ringwood Metropolitan Activity Centre.
- Applying a Development Contributions Plan to the Ringwood Metropolitan Activity Centre.
- Adopting the recommendations of the Ringwood North West Residential Precinct Plan 2009 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.
- Applying a Development Contributions Plan Overlay to the Croydon South and Ringwood North Greyfield Renewal precincts.

MAROONDAH PLANNING SCHEME

- Applying a Development Plan Overlay to the Croydon South and Ringwood North Greyfield Renewal precincts.
- Applying a General Residential Zone to the Ringwood North Greyfield Renewal precinct.

Future strategic work

- Developing an Advertising Signage Policy.
- Developing uniform urban design guidelines to influence the built form of residential, commercial and industrial areas.
- Develop an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.

Other actions

Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Ringwood Transit City Public Domain and Landscape Guidelines, Hansen Partnership, 2006

Maroondah Neighbourhood Character Study, Planisphere, 2004

Ringwood Western Gateway Urban Design Review, Hansen, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, June 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009

Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019

Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019

MAROONDAH PLANNING SCHEME

21.07

11/10/2018
C97

HOUSING AND RESIDENTIAL LAND USE

21.07-1

11/10/2018
C97

Overview

The development and maintenance of diverse and sustainable housing opportunities in the City of Maroondah is critical to the achievement of housing strategies in the municipality. There is a clear commitment to the protection of existing urban and environmental quality, while also providing an effective framework for the encouragement of increased residential opportunities in selected locations. Maroondah is predominantly a residential municipality, therefore the provision of a structured, high quality residential environment is paramount to our community.

The topography and landscape combine to provide Maroondah with a unique blend of residential precincts, the high density housing in the Ringwood Metropolitan Activity Centre, the Croydon Major Activity Centre, and the Ringwood East and Heathmont Neighbourhood Activity Centres, as well as the conventional residential precincts, to areas of high environmental quality that are enhanced by dwelling density and subdivision limitations.

Maroondah is dominated by two ridgelines and complemented with rolling topography. The Loughnan Warranwood Ridge and Wicklow Hills Ridge are heavily vegetated, even though mostly developed as residential suburbs. Near-continuous canopy tree cover, interspersed by rooftops, dominates views to the ridgelines. The ridgelines and topography are unique within Melbourne. The hills help define the sense of place and provide views from dwellings and streets that are evident both within and outside the municipality. These views provide topographic interest to many of the suburbs.

Architectural styles and street layout, also reflects the dominant trends of the eras in which they were developed. Closer to the railway line and Maroondah Highway – the older ‘core’ of Maroondah – housing characterised by post-war architectural styles set on rectilinear street layouts (with some notable exceptions such as the Walter Burley Griffin subdivision in Croydon) and including a mix of brick and weatherboard homes. Suburbs on the periphery of the municipality in hilly topography were the latest to be developed and exhibit curvilinear streets and contemporary, reproduction-style homes, almost exclusively in brick. The mix of development is again given a modicum of consistency through the existence of established gardens.

21.07-2

~~44/40/2018~~
~~C97~~ Proposed C136maro

Objectives, strategies and implementation

Objective 1

- To maintain and enhance the mix of housing types and residential densities to cater for the changing profile of the population.

Strategies

- Coordinate housing opportunities to ensure that they contribute to the development of a balanced, vibrant and interesting community.
- Encourage a mix of residential densities and dwelling types in the subdivision of vacant residential land and the re-development of any land with residential potential ie. golf courses or school sites.

Objective 2

- To provide housing opportunities which complement the environmental character of Maroondah.

Strategies

- Minimise the impact of urban development on water quality in local waterways.
- Adopt best practice stormwater management in urban areas through active involvement with Melbourne Water and the Environment Protection Authority.

MAROONDAH PLANNING SCHEME

- Provide for the development and enhancement of all headwaters within the municipality.
- Protect and enhance areas of special environmental quality by limiting the physical and visual intrusion of high density dwelling development.

Objective 3

- To ensure the provision of responsible and sustainable housing stock in terms of design, construction, building materials and siting criteria.

Strategy

- Facilitate a balanced mix of housing stock, which utilises design diversity, innovative materials and affordable construction techniques.

Objective 4

- To limit the intrusion of non residential uses into residential precincts.

Strategies

- Prevent the loss of residential land and housing stock for essential non-residential uses without suitable residential replacement in some alternative location within the municipality.

Objective 5

- To ensure that residential development contributes to and enhances the preferred neighbourhood character of Maroondah.

Strategies

- Improve the quality of dwelling design, urban design and site layout.
- Encourage variations in development that respects the sensitive visual and physical characteristics of different residential locations within Maroondah.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.

Objective 6

- To encourage the development of additional dwellings within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.

Strategies

- Encourage a mixture of residential development in identified areas within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre at medium or higher densities to make optimum use of the facilities and services available.

Objective 7

- To encourage more environmentally sustainable forms of residential development.

Strategy

- Ensure that planning, design, siting and construction of new residential development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

Objective 8

- To manage growth and changing housing needs.

Strategy

MAROONDAH PLANNING SCHEME

- Work in partnership with State Government and Swinburne University on the concept of 'Greening the Greyfields' to deliver better outcomes than existing subdivisions and developments.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all residential development is in accordance with the Residential Neighbourhood Character, Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all development is in accordance with the Waterways Protection Clause 22.01.
- Ensuring all development in residential areas is in accordance with the Residential Neighbourhood Character Clause 22.02.
- Encouraging the provision of a wide range of dwelling densities and styles to meet a diverse range of community needs.
- Discouraging the development of residential land for non-residential uses and ensuring residential uses are located appropriately in accordance with the Non Residential Uses in Residential Areas Clause 22.13.
- Encouraging the provision of apartment style residential development within the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre in accordance with the Ringwood Activity Centre Clause 22.06 and the Croydon Major Activities Area Clause 22.09.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10

Zones and overlays

- Applying a Design and Development Overlay which limits subdivision and dwelling density in environmentally sensitive residential areas of Maroondah, including the Loughnan Warranwood Ridge and Wicklow Hills Ridge.
- Applying a Significant Landscape Overlay to the sensitive ridgeline features of the municipality and extending this Overlay across additional sensitive residential sections of the municipality, including drainage catchment areas.
- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Rezoning land in accordance with the recommendations included in the Croydon Town Centre Structure Plan, 2006.
- Applying a Design and Development Overlay over the Croydon Major Activity Centre to promote appropriate scale and built form.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.

Future strategic work

- Undertaking regular reviews of the Maroondah Municipal Housing Strategy to ensure that a relevant and consistent approach to residential development is maintained.
- Monitoring the trends associated with the development of medium density housing and implementing relevant local design standards.
- Identifying specific locations suitable for comprehensive medium and high-density housing development in close proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre, major transport nodes and other commercial centres.

MAROONDAH PLANNING SCHEME

- Introducing specific land use policies to provide appropriate guidance for the assessment of commercial and non-residential uses in residential zones.
- Undertaking a strategic assessment of land capability factors to facilitate a range of residential densities.
- Preparing urban design and streetscape guidelines to achieve innovative dwelling design in the conventional, environmental and preferred medium density housing precincts of Maroondah.
- Introduce policy to encourage buildings which use energy and water efficiently and minimise waste and ensure that new buildings incorporate design measures that assist in reducing energy, water and waste resource use in their construction and operation.
- Develop a marketing and investment strategy to promote opportunities for shop-top housing and mixed use development with housing at upper levels in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.
- Explore opportunities for the provision of affordable housing and student housing in the Croydon Major Activity Centre through: identifying appropriate sites; advocating to the State Government for improved supply; developing partnerships with Housing Associations and private sector providers; and working in collaboration with Swinburne TAFE to identify student needs.
- Investigate the potential for future high quality intensive residential development on the industrial land on Lusher Road, Croydon.

Other actions

Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Maroondah Neighbourhood Character Study, Planisphere, 2004

Croydon Town Centre Structure Plan, Planisphere, 2006

Ringwood Western Gateway Urban Design Review, Hansen Partnership, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009

Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019

Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019

MAROONDAH PLANNING SCHEME

~~Residential Land Use Framework Plan~~ Residential Land Use Framework Plan



MAROONDAH PLANNING SCHEME

21.10

11/07/2014
C91

NATURAL RESOURCES

21.10-1

11/07/2014
C91

Overview

Maroondah has a high quality natural environment which characterises a significant portion of the municipality. Protection and enhancement of the natural environment through the encouragement of sustainable development is a key strategy of Maroondah City Council. The quality of our environment is important for economic and social reasons. In particular, environmental quality has been instrumental in attracting both new residents and world class companies.

Maroondah is physically dominated by two geographical features locally referred to as the Wicklow Hills Ridge and the Loughnan Warranwood Ridge. In the context of the municipality as a residential suburb, these two natural features are primarily characterised by low density subdivision, developed with a variety of housing choices and covered by an extensive canopy of native and exotic vegetation.

Waterways of Maroondah extend to major catchment areas that ultimately lead to Port Phillip Bay. The northern portion of the municipality drains to the Yarra Catchment, whilst the southern section drains to Dandenong Creek.

Major threats to the natural environment in Maroondah include the loss of native vegetation, waterway degradation, and pollution and climate change resulting from wasteful resource consumption.

21.10-2

~~11/07/2014~~
~~C91~~ Proposed C136maro

Objectives, strategies and implementation

Objective 1

- To ensure the quality and attractiveness of Maroondah's urban areas.

Strategies

- Protect non invasive, exotic vegetation which contributes to Maroondah's character.
- Protect sites of natural significance from inappropriate urban development pressures.

Objective 2

- To minimise the physical impact and stress of development and land use on the natural environment.

Strategies

- Adopt a consistent approach to the concept of sustainable land use development in terms of environmental management issues.
- Minimise the visual and physical impact of land use and development on waterway assets.
- Require the undergrounding of all utility services.

Objective 3

- To encourage the preservation and enhancement of the natural environment including the maintenance of clean air and water and protection of canopy vegetation.

Strategies

- Preserve existing communities of indigenous flora and fauna and encourage the re-establishment of indigenous species.
- Undertake joint native revegetation programs with relevant authorities environmental groups and the local community.
- Reduce the level of air pollution generated by domestic and commercial activities.

MAROONDAH PLANNING SCHEME

- Enhance the natural environment through innovative planning techniques.
- Assist local businesses to adopt environmentally sustainable business practices.
- Improve the treatment of waterways and drainage systems.
- Investigate the feasibility and effectiveness of introducing litter traps in appropriate areas to restrict the flow of waste debris into waterways.
- Develop wetlands and retarding basins where possible, to capture and filter stormwater, while creating habitat for aquatic life.
- Identify land with drainage and flood constraints and ensure development responds to these constraints.
- Prevent any form of degradation below the existing levels of visual and aesthetic amenity.

Objective 4

- To prevent the overdevelopment of the ridgelines.

Strategies

- Promote the unique role of both ridgelines in Maroondah's urban and environmental context.
- Control the design and siting of single dwelling construction and extensions in sensitive residential areas such as the ridgelines and drainage catchment areas.
- Ensure the visual amenity of the ridgeline is not compromised by dwelling design, building bulk or construction materials.
- Protect sites of natural and biological significance from inappropriate urban development pressures.
- Limit the site density of new housing development to a level which is reflective of the surrounding housing pattern and respectful of environmental constraints.
- Minimise the fragmentation of current land holdings below the existing subdivision pattern and density.

Objective 5

- To encourage the complete regeneration of the Wicklow Hills Ridge and Loughnan Warranwood Ridge environment.

Strategies

- Encourage and promote the re-vegetation of private and public land with indigenous flora.
- Enhance the natural ridgeline environment through innovative planning techniques and community education.
- Develop and implement environmental management techniques to prevent degradation of the drainage catchment and watercourse.
- Ensure that new housing is developed on sites and in a manner where there will be minimal loss of canopy vegetation and biologically significant native understorey.
- Preserve existing communities of indigenous flora and fauna and encourage the re-establishment of indigenous species on both public and private land.
- Enhance the natural features of the catchment environment through innovative planning techniques.

Objective 6

- To promote the benefits of controlled and sustainable residential development in headwater catchments and minimise any form of degradation of the catchment or watercourse of both the Yarra River and Dandenong Creek.

MAROONDAH PLANNING SCHEME

Strategies

- Limit the amount of impervious, hard surface construction on sites within the catchment, to minimise the volume of stormwater entering the creek headwater.
- Ensure that the visual amenity of the catchment is not compromised by dwelling design, building bulk or construction materials.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all industrial use and development is in accordance with the Industrial Urban Design and Development Clause 22.07.
- Ensuring all use and development is in accordance with the Waterways Protection Clause 22.01.
- Ensuring all residential development is in accordance with: Maroondah Residential Neighbourhood Character Clause 22.02; Ringwood Central Activities Area Development Clause 22.06; and the Croydon Major Activities Area Development Clause 22.09 .
- Ensuring vegetation removal is in accordance with the Sites of Biological Significance Clause 22.04.
- Requiring all new development to underground all utilities infrastructure.
- Discouraging the removal of native, indigenous and endemic vegetation.
- Ensuring all use and development is in accordance with the Non Urban Areas Clause 22.03.
- Preventing the fragmentation of current land holdings below the existing subdivision pattern and density which characterises the low density residential environment on the Wicklow Hills Ridge and Loughnan Warranwood Ridge.
- Limiting the amount of impervious, hard surface construction on allotments located on the ridgelines, to minimise the volume of stormwater runoff flowing overland.
- Encouraging the re-establishment of riparian indigenous vegetation.

Zones and overlays

- Applying native vegetation, canopy tree protection and environmental controls to the ridgeline and drainage catchment features across the municipality.
- Implementing specific environmental controls to sensitive rural residential areas located in the eastern and northern fringe areas of the municipality.
- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Applying a Significant Landscape Overlay to areas of the municipality with medium to good canopy tree coverage and ridgeline areas with poor canopy tree coverage.
- Applying a Significant Landscape Overlay and Vegetation Protection Overlay to prevent the loss of both native and exotic vegetation from the sensitive ridgeline environmental areas.
- Implementing a Design and Development Overlay to control subdivision density and built form issues in the sensitive ridgeline residential areas of the municipality.
- Applying a Significant Landscape Overlay and Vegetation Protection Overlay to prevent the loss of both native and exotic vegetation from the Jumping Creek headwater catchment.
- Applying a Design and Development Overlay to control subdivision density and built form issues in the sensitive Jumping Creek headwater catchment area.

MAROONDAH PLANNING SCHEME

- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Applying a General Residential Zone to the Ringwood Greyfield Renewal precinct to allow for increased densities in suitable locations.
- Applying a Development Plan Overlay to the Croydon South and Ringwood Greyfield Precincts to encourage lot amalgamation, appropriate density and improved built form outcomes within Greyfield Renewal precincts.
- Applying a Development Contributions Plan Overlay to the Croydon South and Ringwood Greyfield Precincts to facilitate the provision of new and or improved community infrastructure.

Future strategic work

- Developing a set of standards and protocols relating to the control of waste and emissions from all forms of urban development to sensitive environmental areas including waterways.
- Reviewing the extent of the Significant Landscape Overlay.
- Preparing guidelines for sustainable development and facilitating their adoption and application by the local development industry and local community and environmental groups.
- Adopting the home energy rating scheme in the assessment of multi dwelling applications and promoting the scheme to the local development industry.
- Preparing guidelines for the sustainable development of dwellings on the ridgeline areas, in terms of siting, building bulk, construction materials, cut and fill methods and colours.
- Strengthen the principles and controls established in the Design and Development Overlay.
- Developing a set of standards and protocols relating to the consistent assessment of planning applications for all forms of development on land forming both ridgelines.
- Regularly reviewing planning determinations to ensure that the Design and Development Overlay is producing appropriate planning outcomes for subdivision density in the Jumping Creek headwater catchment.
- Preparing guidelines for the sustainable development of dwellings in the Jumping Creek headwater catchment, in terms of siting, building bulk, construction materials, cut and fill methods and colours.

Other actions

- Enhance local waterways through the protection of the quality of stormwater transferred to permanent waterways.
- Liaising with local environmental groups in the preparation of management plans for significant bushland reserves throughout Maroondah.
- Enhance habitat corridors in accordance with the Habitat Corridors Strategy.
- Adopting the home energy rating scheme in the assessment of multi dwelling applications and promoting the scheme to the local development industry.

Reference documents

Sites of Biological Significance in Maroondah, G.S. Lorimer, J.C. Reid, L.P. Smith and H. Moss, 1997

Notable Tree Strategy, Maroondah City Council, 1997

Roadside Conservation and Street Tree Strategy, Maroondah City Council, 1996

Best Practices in Litter Management, Waste Management Council, 1996

Assessment of the Tree Canopy Cover in the City of Maroondah, J.J O'Neill, 1995

MAROONDAH PLANNING SCHEME

Croydon Town Centre Structure Plan, Planisphere, 2006

Maroondah Neighbourhood Character Study, Planisphere, 2006

Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019

Design Framework and Concept Plan, Croydon South Greyfield Precinct , 2019

MAROONDAH PLANNING SCHEME

22.0211/10/2018
C96**RESIDENTIAL NEIGHBOURHOOD CHARACTER**

This policy applies to all development in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone and Low Density Residential Zone, except land that is within the Ringwood Metropolitan Activity Centre, the Croydon Major Activity Centre, or the Maroondah Hospital Medical Precinct.

22.02-111/07/2014
C91**Policy basis**

This policy builds on the MSS objective in clause 21.06 to ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

This policy builds on the MSS objective in clause 21.07 to ensure that residential development contributes to and enhances the preferred neighbourhood character of Maroondah.

This policy builds on the MSS objective in clause 21.10 to ensure the quality and attractiveness of Maroondah's urban areas.

22.02-211/07/2014
C91**Objectives**

- To ensure that Maroondah is provided with diverse and sustainable high quality residential environments.
- To identify neighbourhood character and design elements that are special to maintaining and enhancing the character of the residential areas of Maroondah.
- To identify and enhance areas of special neighbourhood character in Maroondah.
- To ensure that all new residential development contributes to the maintenance and enhancement of the canopy vegetation of Maroondah.
- To provide policy guidance to ensure that new development occurs in a manner that contributes to the preferred neighbourhood character of Maroondah.
- To ensure that new dwellings are sited and constructed in a manner that contributes to and enhances the preferred neighbourhood character of Maroondah.

22.02-311/07/2014
C91**Policy**

It is policy that:

General

- Development makes a positive contribution to the preferred neighbourhood character as identified in the relevant preferred neighbourhood character statement for the site.
- Residential development is responsive to site constraints and the existing character of the area.
- Residential development protects and enhances areas of special environmental quality.
- The rate of discharge should not exceed the rate that currently leaves the site based on 35% site coverage or otherwise to the satisfaction of Council.
- Stormwater collection systems are designed to ensure that litter and sediment is detained on site and does not enter the stormwater system.

Residential objectives

- The number of dwellings constructed on a lot not exceeds the number of lots the land could be subdivided into under this planning scheme.

Integration with the street

- Gun barrel driveways hard against boundaries should not be developed.

MAROONDAH PLANNING SCHEME

- The amount of street frontage of a site taken up by crossovers should be limited to one per site.
- Additional crossovers should only be used if it can be demonstrated that there is an exceptional need, an improved design outcome, or where the total lot frontage is in excess of 20 metres.
- Crossover widths should be as follows:
 - Single crossover - 3 metres.
 - Double crossover - 5.5 metres.

Landscaping

- Developments make provision for the planting of at least one canopy tree in the private open space to each dwelling. The canopy tree should grow to a height that exceeds the roof height of the dwelling.
- Front yards make provision for the planting or retention of canopy/specimen trees that grow to a height that exceeds the height of the roof of the dwelling and provide for a framing of the buildings on the site.
- If driveways are located adjacent to public open space, provision should be made for the planting of vegetation that complements the public open space, including the development of canopy trees.

Front fences

- Front fences should not be used if the existing streetscape is defined by open front gardens and the absence of front fences.
- Front fences should provide for surveillance of the street and the frontage of the site.
- Materials, design and colour should complement the character of the street.
- Developments should not provide gates to accessways and driveways.

Site services

- Bin and recycling storage provision should be provided separately for each dwelling.
- Bin receptacles and large block-like letterbox structures should not be placed at the street frontage.
- Communal bin storage areas are not provided in developments.

Preferred neighbourhood character areas

In addition to the general development objectives contained in this policy, the following detailed preferred neighbourhood character objectives apply to the identified individual neighbourhood character areas.

Neighbourhood area 1 Mullum Mullum Creek

The preferred future character will be achieved by:

- Ensuring well articulated and site responsive buildings that relate to the streetscape.
- Ensuring building setbacks allow space between dwellings for vegetation.
- Ensuring that driveways or car parking structures do not dominate the front setbacks.
- Encouraging low front fence treatments.
- Encouraging the retention of the tree canopy by actively retaining or replacing established trees.
- Ensuring development adjacent to the creek parkland responds to and complements the landscape character of the area.

MAROONDAH PLANNING SCHEME

- Developing consistent street tree planting with an indigenous and/or native theme including areas adjacent to the creek.

Neighbourhood area 2 Loughnan's Hill

The preferred future character will be achieved by:

- Ensuring new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop, when viewed from within and outside the neighbourhood.
- Ensuring development on steep slopes is designed with the topography and avoids excessive excavation and removal of vegetation.
- Ensuring the siting of buildings provides for the retention and addition of understorey vegetation wherever possible and contributes to spacious, bushy streetscapes.
- Ensuring the retention of the tree canopy cover and encouraging the planting of additional indigenous and/or native trees, including street trees, which link isolated pockets of indigenous and native vegetation.
- Encouraging low or open front fences.

Neighbourhood area 3 Nyora

The preferred future character will be achieved by:

- Ensuring a mix of dwelling styles and non-dominant building forms.
- Ensuring dwellings are sited to accommodate vegetation, including indigenous and canopy trees.
- Ensuring car parking structures and manoeuvring areas do not dominate the streetscape.
- Encouraging low front fences.
- Ensuring development adjacent to the creek parkland responds to and complements the landscape character of the area.

Neighbourhood area 4 Quambee Gardens

The preferred future character will be achieved by:

- Ensuring buildings are sited in order to accommodate substantial plantings, including canopy trees.
- Ensuring new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop when viewed from within and outside the neighbourhood.
- Ensuring front setbacks are not dominated by car parking structures.
- Encouraging open frontages, or vegetation at the front boundary.
- Increasing street tree planting in an informal manner across all streets.

Neighbourhood area 5 Croydon Hills

The preferred future character will be achieved by:

- Ensuring development is designed and sited with the topography to avoid excessive cut and fill and unnecessary vegetation removal.
- Ensuring new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop when viewed from within and outside the neighbourhood.

MAROONDAH PLANNING SCHEME

- Ensuring buildings are setback from all boundaries a sufficient distance to sustain substantial vegetation including canopy trees.
- Encouraging the use of indigenous and/or native plants in private gardens.
- Ensuring car parking areas and impervious surfaces do not dominate the streetscape.
- Encouraging low and open front fences.

Neighbourhood area 6 Birts Hill/Jumping Creek Valley

The preferred future character will be achieved by:

- Ensuring low scale building forms, tucked into the landscape.
- Ensuring all developments are designed with the topography and avoid excessive excavation and removal of vegetation.
- Ensuring new developments on hill faces and upper slopes are not highly visible from a distance and maintain a vegetation-dominated backdrop when viewed from within and outside the neighbourhood.
- Encouraging the use of materials and colours found naturally in the local area.
- Encouraging the use of permeable materials within front setbacks.
- Encouraging the planting of indigenous vegetation, including substantial trees.
- Encouraging open frontage treatments, including the use of vegetation instead of front fencing.

Neighbourhood area 7 Maroondah Fringes

The preferred future character will be achieved by:

- Ensuring buildings are located within spacious, bush garden settings.
- Ensuring buildings are designed with the topography and minimise earthworks in hilly areas.
- Ensuring development does not protrude above the established tree canopy height and is not visually dominant.
- Ensuring development is sited to minimise impact on the landscape, particularly vegetation.
- Ensuring driveways, car parking structures and outbuildings do not dominate the streetscape.
- Encouraging the planting of additional indigenous canopy trees.
- Encouraging frontage treatments suited to the spacious, semi-rural character of the area.

Neighbourhood area 8 Warrien

The preferred future character will be achieved by:

- Ensuring new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop when viewed from within and outside the neighbourhood.
- Ensuring development on steep slopes is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Ensuring buildings are set back from all boundaries a sufficient distance to allow substantial vegetation, particularly canopy trees.
- Encouraging continuity of bushland across property boundaries (subject to wildfire management requirements).
- Ensuring that impervious surfacing and car parking structures do not dominate the front setbacks.
- Encouraging the use of additional native and exotic canopy trees, in private gardens and streets.
- Ensuring low or no front fences, or vegetation at the front boundary.

MAROONDAH PLANNING SCHEME

Neighbourhood area 9 Croydon Parks

The preferred future character will be achieved by:

- Ensuring well articulated building forms that relate to the streetscape.
- Ensuring building setbacks allow space to sustain vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures.
- Encouraging low front fences, open frontages or vegetation at the front boundary.
- Establishing corridors of canopy trees along streetscapes.

Neighbourhood area 10 Wicklow Ridgeline

The preferred future character will be achieved by:

- Encouraging complementary building forms in the older pockets of the neighbourhood, which are derived from the existing housing stock.
- Maintaining the current setback patterns, allowing space to sustain vegetation.
- Ensuring new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop when viewed from within and outside the neighbourhood.
- Ensuring development on steep slopes is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures.
- Encouraging low front fences, open frontages or vegetation at the front boundary.

Neighbourhood area 11 Eastfield

The preferred future character will be achieved by:

- Ensuring building forms are well articulated and relate to the street.
- Ensuring buildings are setback from all boundaries a sufficient distance to sustain substantial vegetation.
- Ensuring the front setbacks are not dominated by impervious surfacing or car parking structures.
- Strengthening the treed canopy of the neighbourhood in private gardens, streets and areas of parkland.
- Ensuring low front fences.
- Ensuring that development is well buffered from adjacent non-residential uses.

Neighbourhood area 12 Ruskin Park

The preferred future character will be achieved by:

- Ensuring the development of complementary dwelling styles, derived from the horizontal form of existing housing stock in the older areas of the neighbourhood.
- Encouraging the use of compatible materials, particularly in exclusively weatherboard areas.
- Maintaining the current setback patterns, allowing space between buildings for gardens.
- Ensuring the front setbacks are not dominated by car parking structures.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Encouraging low and open front fences where this predominates.

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Neighbourhood area 13 Bungalook

The preferred future character will be achieved by:

- Ensuring a range of well articulated and site responsive dwellings.
- Ensuring buildings are setback from all boundaries a sufficient distance to allow substantial vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by impervious surfacing or car parking structures.
- Encouraging the use of additional indigenous and exotic canopy trees in private gardens.
- Encouraging native street planting to unify the neighbourhood and visually link public and private gardens.
- Ensuring development adjacent to the Bungalook Creek is responsive to the landscape character of the area.
- Ensuring low or no front fences.
- Ensuring development is well buffered from adjacent non-residential uses.

Neighbourhood area 14 Canterbury Gardens

The preferred future character will be achieved by:

- Ensuring dwellings on hill faces and upper slopes are designed with the topography and are sited to minimise earthworks and vegetation clearing.
- Ensuring that materials used in highly visible areas are compatible with the establishing vegetation cover.
- Strengthening the presence of vegetation, particularly canopy trees in streets and gardens.
- Encouraging open frontage treatments and strengthening the front garden settings of dwellings.
- Ensuring development is well buffered from adjacent non-residential uses.

Neighbourhood area 15 ColchesterPark

The preferred future character will be achieved by:

- Ensuring a mix of well designed and site responsive dwellings.
- Ensuring new development continues the spacious front setback pattern.
- Ensuring development is sited to allow space for sustaining vegetation, especially canopy trees.
- Ensuring car parking structures do not dominate the streetscape.
- Encouraging no front fences.
- Ensuring development is well buffered from adjacent non-residential uses.
- Strengthening the presence of vegetation with large native street trees.

Neighbourhood area 16 Heathmont Gardens

The preferred future character will be achieved by:

- Encouraging a low scale building form nestled into the landscape.
- Ensuring development on sloping land is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Strengthening corridors of native trees in streets and gardens.
- Ensuring setbacks reflect the established pattern and provide space for the retention and planting of substantial vegetation.

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- Ensuring development in the vicinity of Heathmont Gardens responds to and complements the landscape character of the area.
- Encouraging the use of planting at frontages, as an alternative to front fencing.

Neighbourhood area 17 Jubilee Park

The preferred future character will be achieved by:

- Ensuring well articulated building forms that relate to the streetscape.
- Ensuring complementary, low scale building forms in older areas.
- Encouraging the use of compatible materials, particularly in exclusively weatherboard areas.
- Ensuring building setbacks allow space between dwellings for vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures or driveways.
- Encouraging low front fence treatments.

Neighbourhood area 18 Burley Griffin

The preferred future character will be achieved by:

- Ensuring site responsive and low scale building forms tucked into the landscape and surrounded by vegetation.
- Ensuring development in elevated areas or on hill faces is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Encouraging the use of materials and colours found naturally in the local area.
- Encouraging the use of permeable materials within front setbacks.
- Encouraging the planting of indigenous and exotic vegetation, including substantial trees.
- Encouraging open frontage treatments, including the use of vegetation instead of front fencing.

Neighbourhood area 19 Ringwood Lake

The preferred future character will be achieved by:

- Ensuring site responsive building forms, tucked into the landscape.
- Maintaining the current setback patterns, allowing space to sustain vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring car parking areas do not dominate the streetscape.
- Encouraging low front fencing or vegetation at the front boundary.

Neighbourhood area 20 Wombolano

The preferred future character will be achieved by:

- Ensuring development on steep slopes is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Ensuring new development, particularly on hill faces and other highly visible areas, is not visually dominant.
- Encouraging the use of materials and colours that complement those found naturally in the local area.
- Ensuring new development is tucked into the landscape and does not protrude above the established tree canopy height.

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- Ensuring the siting of buildings provides for the retention and addition of vegetation.
- Encouraging low or open frontage treatments, with vegetation as an alternative to fencing.

Neighbourhood area 21 Golf links Estate

The preferred future character will be achieved by:

- Ensuring complementary, low scale building forms and compatible materials.
- Ensuring new development, particularly on hill faces and upper slopes, is not highly visible from a distance and is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Ensuring building setbacks allow space to sustain vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures.
- Encouraging low front fences, open frontages or vegetation at the front boundary.
- Retaining native and indigenous roadside planting, and the 'un-made' qualities of the streets.

Neighbourhood area 22 – Croydon Major Activities Area

Refer to Clause 22.09.

Neighbourhood area 23 – Ringwood Central Activities Area

Refer to Clause 22.06.

Neighbourhood area 24 'Croydon and District Golf Course'

The preferred future character will be achieved by:

- Ensuring dwellings or groups of dwellings are spaced and located to allow views or glimpses of views within and external to the site.
- Ensuring the form of dwellings add diversity to the dwelling types that predominate in surrounding areas and provide a range of dwelling types.
- Promoting built form that comprises a mix of single and double storey dwellings in gardens settings with sufficient area free of buildings and impervious surfaces to accommodate canopy vegetation at the front and rear of allotments capable of rising above the roof of buildings.
- Promoting a mix of dwelling materials that blend with the environment and which represent a range of styles and materials typical for the locality ensuring built form avoids the repetition of dwelling design and substantially rendered buildings.
- In front setbacks and within road reserves, ensuring the retention or planting of canopy trees to enhance the retention of patches of indigenous trees and free of buildings and impervious surfaces.
- Retaining elements of the golf course, in particular the feeling of openness of the landscape and a significant number of large canopy trees.
- Ensuring streets maintain a spacious and leafy feeling to the locality with views into front gardens across open frontages without front fences.

22.02-4

~~44402048~~
~~C96~~ Proposed C136

Decision guidelines

Before deciding on an application, the responsible authority will consider:

- Whether the proposed development makes a positive contribution to the preferred neighbourhood character of the area.



MAROONDAH PLANNING SCHEME

- The ability of the proposed development to contribute to the retention and enhancement of canopy vegetation of the area.
- The ability of areas of open space to provide for the retention and ongoing viability of canopy vegetation on the site.
- The size of the allotment and the need for building exclusion zones to address landscape and neighbourhood character issues.
- Whether a non-residential use represents an intrusion in a residential area.

Policy references

Sites of Biological Significance in Maroondah Vols 1 & 2, G. S. Lorimer, J. C. Reid, L. P. Smith and H. Moss, 1997

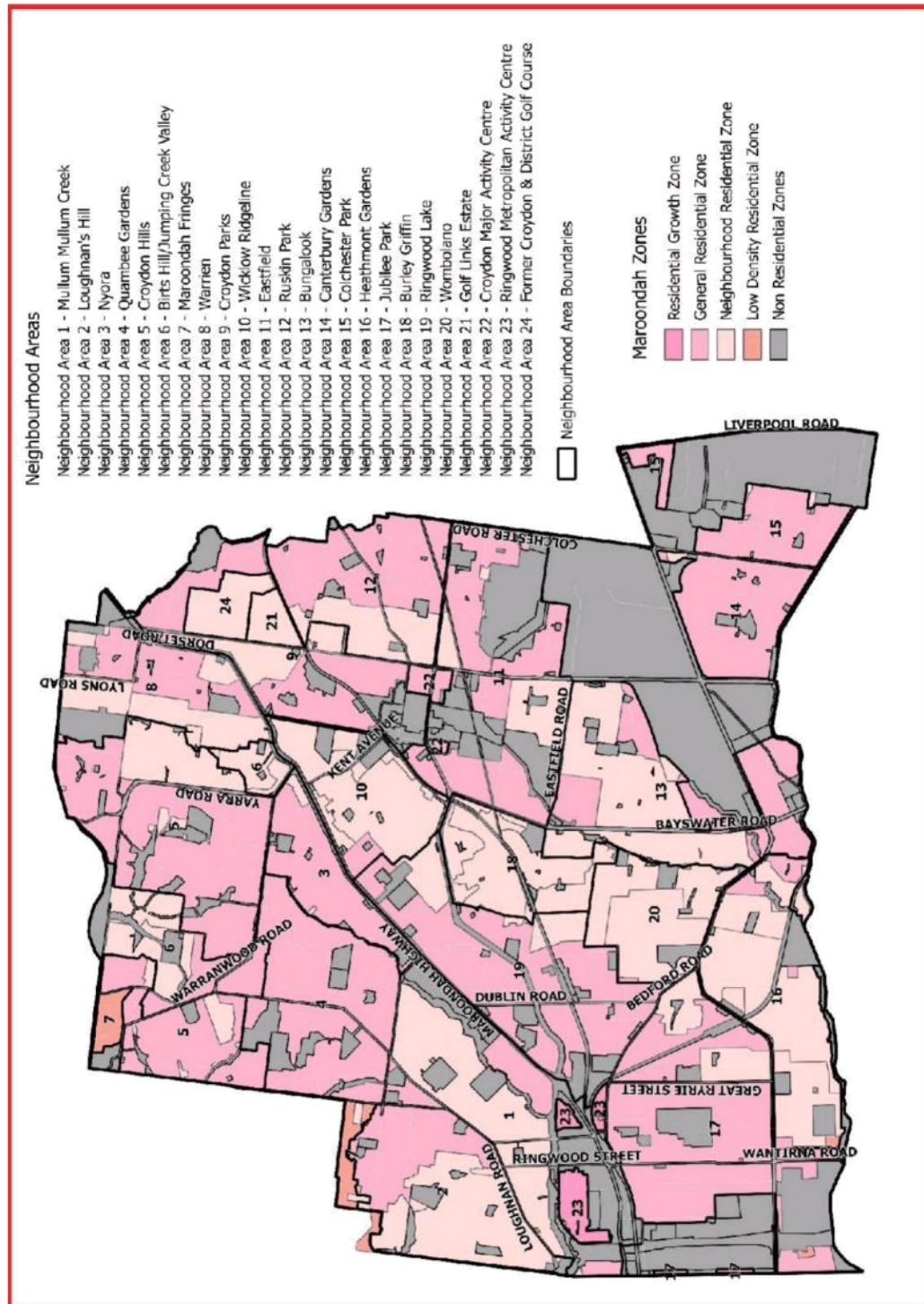
Sustainability Strategy, Maroondah City Council, 2009

Open Space Requirements for Provision and Retention of Canopy Trees in Maroondah, C Sorrell & D Gawley, 2002

Maroondah Neighbourhood Character Study, Planisphere, 2004

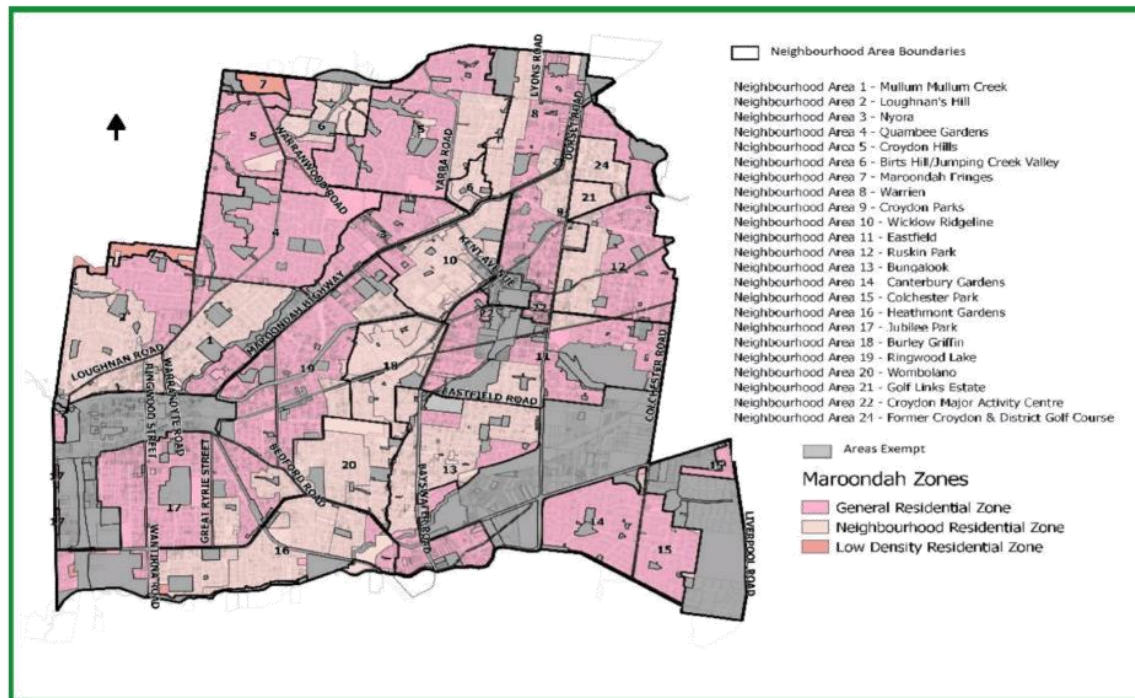
~~Neighbourhood Character Map~~

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Neighbourhood Character Map



MAROONDAH PLANNING SCHEME

Proposed C136maro**SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ3**.**GREYFIELD RENEWAL PRECINCTS****1.0**---
Proposed C136maro**Neighbourhood character objectives**

To facilitate the renewal of the existing residential building stock through a coordinated precinct-based approach to design and development.

To encourage development to occur on amalgamated development sites to deliver community benefits including infrastructure, open space and landscaping improvements.

To allow increased building heights and reduced building setbacks on consolidated lots contingent on design outcomes derived from precinct design guidelines.

To improve walkability through the upgrading of existing laneways and the provision of additional pedestrian connections.

To improve drainage outcomes in keeping with best practice sustainability and urban design principles.

2.0---
Proposed C136maro**Construction or extension of a dwelling or residential building - minimum garden area requirement**

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0---
Proposed C136maro**Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot**

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0---
Proposed C136maro**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified

MAROONDAH PLANNING SCHEME

	Standard	Requirement
Front fence height	A20 and B32	None specified

5.0

Proposed C136maro

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres and 4 storeys.

6.0

Proposed C136maro

Application requirements

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- For a residential development of four storeys or less, a neighbourhood and site description and a design response plan.
- A detailed site analysis that includes proposed subdivision layout and use of each part of the land, building heights, massing, setbacks, and indicative scale.
- A pedestrian walkway and cycle path plan.
- A landscape plan prepared by a suitably qualified and experienced person or firm, which shows the following:
 - A survey of all existing vegetation, abutting street trees, natural features and vegetation
 - Building, outbuildings and trees in neighbouring lots that would affect the landscape design.
 - Planting within and around the perimeter of the site.
- A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed.
- The proposed design features such as paths, paving, lawn and mulch
- A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant.
- A Parking Plan.
- A civil infrastructure and drainage report that addresses the capacity of infrastructure to service the development (including drainage and sewerage), the treatment and retardation of stormwater and responds to the principles of water sensitive urban design. The report should have regard to the policies and guidelines of servicing authorities.
- A comprehensive Sustainability Management Plan prepared by a suitably qualified person(s) demonstrating best practice in environmentally sustainable design and responding to the Maroondah Sustainability Strategy 2016. The Sustainability Management Plan should address the following:
 - Building energy management (conservation and generation);
 - Water sensitive urban design/ integrated water management (with reference to the Maroondah City Council Water Sensitive City Strategy);
 - Construction materials;
 - Indoor environment quality;
 - Waste management and reduction;
 - Public realm design for access and mobility;
 - Transport.

MAROONDAH PLANNING SCHEME

7.0

Decision guidelines

Proposed C136maro

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development is on an amalgamated site and how it responds to the *Design Framework and Concept Plan, Ringwood Greyfield Precinct* or the *Design Framework and Concept Plan, Croydon South Greyfield Precinct*.
- The avoidance of visually dominant buildings and opportunities for landscaping and the planting of mature species.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.
- The potential for trees and vegetation to be provided between dwellings on the same site.
- Whether the vegetation in the street setback will contribute to the preferred neighbourhood character and the public realm.
- Whether the development provides for an appropriate built form transition to residential properties in the Neighbourhood Residential Zone and Residential Growth Zone, where applicable.
- Whether the development contributes to a diverse housing type which integrates with surrounding development.

MAROONDAH PLANNING SCHEME

Proposed C136maro

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

CROYDON SOUTH GREYFIELD RENEWAL PRECINCT**1.0**

Proposed C136maro

Objectives

- To encourage site consolidation that enables increased housing density and diversity, improved open space and built form outcomes and enhanced local infrastructure.
- To identify land suitable for increased maximum dwelling heights on consolidated sites consistent with this schedule.
- To enhance the residential and landscape character of the precinct through increased tree coverage and open space areas and reduced site coverage, hard surface areas and heat island effects.
- To strengthen and improve pedestrian circulation and the amenity of the precinct through the introduction of new, and the upgrading of existing, pedestrian connections.
- To integrate the principles and techniques of environmentally sustainable design into the design, construction and operation stages of new development in the precinct.

2.0

Proposed C136maro

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided that:

- The responsible authority is satisfied that the granting of a permit will not prejudice the preparation and approval of a development plan, including the outcomes for the land set out in the requirements to this schedule.
- The permit includes any conditions or requirements set out in this schedule.

3.0

Proposed C136maro

Conditions and requirements for permits

A permit must be generally in accordance with Figure 1 (Indicative Concept Plan) and Figure 2 (Building Height Plan).

4.0

Proposed C136maro

Requirements for development plan

A development plan must be generally in accordance with Figure 1 (Indicative Concept Plan) and Figure 2 (Building Height Plan).

A development plan must be generally in accordance with the *Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019*.

A development plan may be prepared and implemented in stages.

One or more development plans may be approved for the precinct.

A development plan must include the following requirements:

- The indicative number of dwellings and dwelling density for the land as detailed in Table 1: Dwelling Density.
- A mix of housing types and sizes, including one, two, three (or more) bedroom dwellings.
- Accessible dwellings provided at a ratio consistent with the Better Apartments Design Standards.
- Development designed to meet the building heights and street setbacks specified in Table 2 to this clause and Figure 1: Indicative Concept and Building Height Plan.

MAROONDAH PLANNING SCHEME

- Dwellings orientated in an east-west direction.
- A basement setback a minimum of 1.2 metres to site boundaries, excluding vehicle access ramps.
- Buildings setback from side boundaries a minimum of 1.4 metres for 40 percent of the length of the site boundary if adjoining a building of 9 metres in height. Building setbacks can be reduced if sufficient site landscaping and dwelling outlooks are provided to the front and rear of the site.
- A maximum site coverage of 50 per cent, including a basement.
- A minimum permeable area of 35 per cent with at least 30 per cent provided as grassed area and landscaping.
- A minimum of 50 per cent direct sunlight to communal open spaces areas for a minimum of two hours between 9 am and 3 pm on 21 June.
- Provide communal open space as detailed in Table 3.
- A landscape plan which includes:
 - The retention of canopy trees with a height of 4 metres or higher and remnant vegetation to the maximum extent practicable and incorporated into proposed areas of landscaping.
 - Canopy trees with a minimum height of 4 metres within front setbacks, private open spaces areas and common garden areas of native species that are capable of reaching a minimum mature height of 12 to 14 metres.
- All asphalted, paved and concreted areas, including vehicle accessways, of light colours and shaded by adjacent vegetation.
- Car parking consolidated to minimise the extent of hard surface cover on the site.
- Only one vehicular crossover provided to each development setback a minimum of 1.5 metres from any street tree, except where a larger distance is required for a larger street tree.
- Access and car parking provided from a rear lane or from the street to a basement and generally concealed from the street.
- Any basement car parking area extending above the finished ground level screened and concealed with landscaping.
- Garages that face the frontage set back a minimum of 1 metre from the front setback of the dwelling.
- Buildings articulated into a series of distinct but complementary street wall elements that reinforce the existing residential grain, rhythm and streetscape elements and respond to the varying scales of adjacent buildings.
- Where a development is adjacent to a laneway or public accessway, new dwelling entries orientated to the accessway and vehicle access located to the rear or a basement.
- Where a dwelling abuts communal open space or a public park, provide windows, balconies and outlook at all levels orientated towards to the park.
- Where fencing is proposed, low and open fencing allowing for passive surveillance of the adjacent street(s) with a maximum height of:
 - 1.2 metres for streets in a Road Zone, Category 1.
 - 0.9 metres for other streets.
- Environmentally sustainable design features including:
 - Sustainable transport measures.
 - A BESS Rating or equivalent with a 50 per cent score.

MAROONDAH PLANNING SCHEME

- Minimum 70 per cent performance for water, urban ecology and stormwater.
- Solar and renewable energy.
- Integrated water and stormwater management.
- Waste and recycling.
- Design detail and amenities including:
 - Materials that are environmentally sustainable.
 - Visual impacts of parking areas and driveways minimised with no greater than 30 per cent of the frontage taken up by garages and carports.
 - Roof design that complements and strengthens the overall proportions of the built form.
 - Utilities and services that are well integrated into the overall design of the building functionally and aesthetically.

Table 1: Dwelling Density

Site Area	No. of of Dwellings	Dwelling Density
Up to 1000 square metres	3	32 dwellings per hectare
1000 to 2000 squares metres	24	180 dwellings per hectare
3000 square metres	32	155 dwellings per hectare

Table 2: Building Heights and Street Setbacks

Street	Maximum building height	Minimum site area	Street setback
A	9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	None specified	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser. • Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause

MAROONDAH PLANNING SCHEME

			<p>55.03-1 or 6 metres, whichever is the lesser.</p> <ul style="list-style-type: none"> Minimum side street setback is the distance specified in Clause 55.03-1.
B	<p>11 metres for a site of 1000 m² or more in area.</p>	<p>1000 square metres.</p> <p>Includes land only in Sub-precinct B.</p>	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> Minimum average street setback of 6 metres. Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. Minimum side street setback is the distance specified in Clause 55.03-1.
C	<p>13.5 metres for a site of 2000 m² or more in area.</p> <p>9 metres for a site of less than 2000 m² in area, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.</p>	<p>2000 square metres.</p> <p>Includes land only in Sub-precinct C.</p>	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> Minimum street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser. Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. Minimum side street setback is the distance specified in Clause 55.03-1.

MAROONDAH PLANNING SCHEME

Table 3: Communal open space

Number of Dwellings	Percentage of site area required as Communal Open Space
Up to 10	Not required
11 to 20	10%
21 to 30	15%
31 or more	20%

MAROONDAH PLANNING SCHEME

FIGURE 1: INDICATIVE CONCEPT PLAN



FIGURE 2: BUILDING HEIGHT PLAN



MAROONDAH PLANNING SCHEME

Proposed C136maro

SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO3.

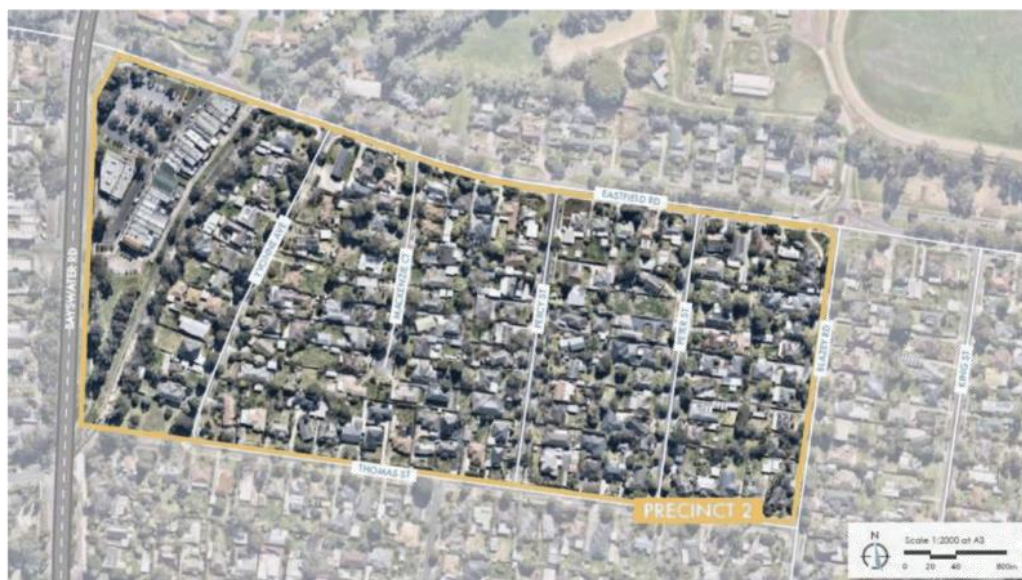
CROYDON SOUTH PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Proposed C136maro

Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to all new development within the area bounded by Eastfield Road, Blazey Road, Thomas Street and Bayswater Road as shown as Precinct 2 below.



2.0

Proposed C136maro

Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Distributor Roads	\$0		\$0	0
Traffic management works	\$0		\$0	0
Streetscape & environment	\$418,614	-	\$179,406	42.9%
Parks	\$0		\$0	0
Active open space	\$0		\$0	0
Community activity centres	\$0		\$0	0
Drainage	\$0		\$0	0
Other	\$0		\$0	0
TOTAL	\$418,614	-	\$179,406	42.9%

3.0

Proposed C136maro

Summary of contributions

Facility	Levies Payable by Development (\$)				
	Development Infrastructure		Community Infrastructure		All Infrastructure

Page 1 of 2

MAROONDAH PLANNING SCHEME

	residential	non-residential	residential	non-residential	residential	non-residential
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0
Traffic management works	\$0	\$0	\$0	\$0	\$0	\$0
Streetscape & environment	\$1,495.05	\$12.46 sqm of floorspace	\$0	\$0	\$1,495.05	\$12.46 per sqm of floorspace
Parks	\$0	\$0	\$0	\$0	\$0	\$0
Active open space	\$0	\$0	\$0	\$0	\$0	\$0
Community activity centres	\$0	\$0	\$0	\$0	\$0	\$0
Drainage	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,495.05	\$12.46 per sqm of floorspace	\$0	\$0	\$1,495.05 per dwelling	\$12.46 per sqm of floorspace

4.0

not used
Proposed C136maro

Land or development excluded from development contributions plan

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Maroondah City Council or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016;
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations;
- Renovations or alterations to an existing building;
- Dwelling units that are replaced within a development are exempt. This exemption does not apply to net additional dwelling units created by the development;
- An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 sqm or less;
- Construction of and upgrades to existing servicing infrastructure; and
- Individual properties may be exempt from DCP contributions or elements of it if an agreement (executed by section 173 of the Planning and Environment Act) has been entered into. This may include development that has provided works and / or land in lieu of DCP cash payment contributions and the agreement explicitly exempts the development from making additional development contributions under this DCP.

MAROONDAH PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST
OF?

1.0

Maps comprising part of this planning scheme:

~~2014/2020~~

~~C116~~ Proposed C136 Zoning and overlay maps:

- 1, 1BMO, 1DDO, 1DPO, 1HO, 1SBO, 1SLO, 1VPO, ~~1SBO, 1BMO~~
- 2, 2BMO, 2DDO, 2DPO, 2HO, 2NCO, 2SBO, 2SLO, 2VPO, ~~2BMO~~
- 3, 3DDO, 3HO, ~~3SLO, 3VPO, 3SBO, 3SCO~~ 3SBO, 3SCO, 3SLO, 3VPO
- 4, 4BMO, 4DCPO, 4DDO, 4DPO, 4EAO, 4HO, 4NCO, 4SBO, 4SLO, 4VPO, ~~4SBO, 4DPO, 4BMO~~
- 5, 5DCPO, 5DDO, 5DPO, 5EAO, 5HO, 5NCO, 5PAO, 5SBO, 5SLO, 5VPO
- 6, 6BMO, 6HO, 6SBO, 6SLO, 6VPO, ~~6SBO, 6BMO~~

MAROONDAH PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING
SCHEME

1.0

Incorporated documents

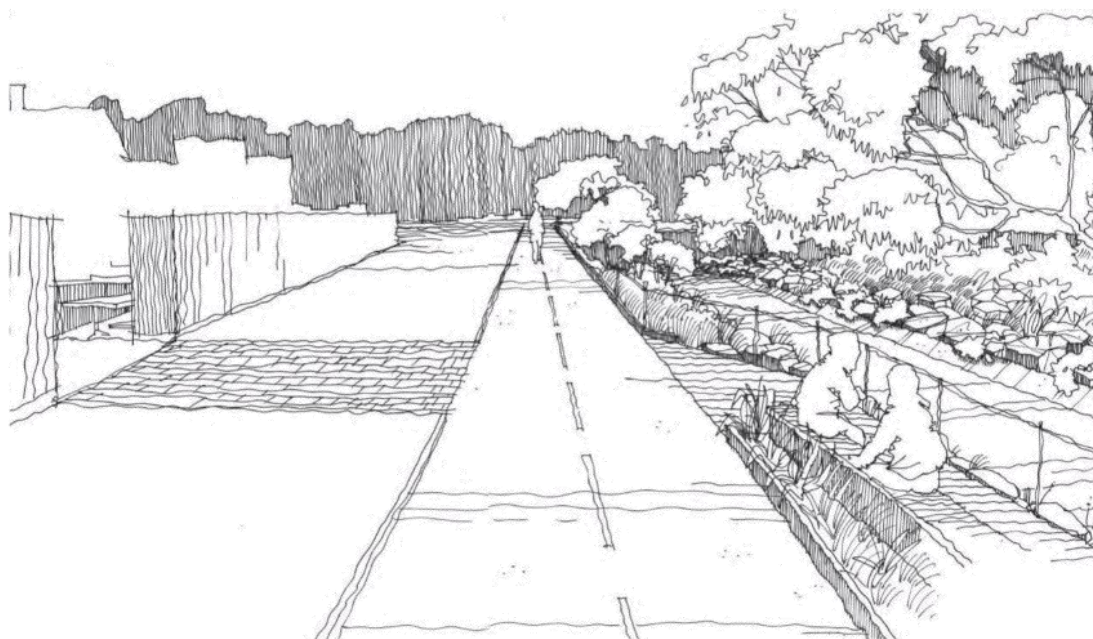
~~2014/2020~~ ~~C116maro~~ Proposed C136maro

Name of document	Introduced by:
5 Caroline Street Ringwood Statement of Significance, November 2019	C116maro
22 James Street Ringwood Statement of Significance, November 2019	C116maro
'Carisbrook' 20 Caroline Street Ringwood Statement of Significance, November 2019	C116maro
Ellison Street Precinct Statement of Significance, November 2019	C116maro
Haig Street Precinct Statement of Significance, November 2019	C116maro
Kendall Street Precinct Statement of Significance, November 2019	C116maro
Manchester Road, Mooroolbark Level Crossing Removal Project Incorporated Document, February 2020	GC152
Ringwood District Centre Development Contributions Plan, July 1997	NPS1
Statement of Significance HO146, 3-5 Wonga Road, Ringwood North (Maroondah City Council, 18 November 2019)	C128maro
Croydon South Greyfield Precinct, Development Contributions Plan (May 2019)	C136maro



CROYDON SOUTH GREYFIELD PRECINCT

Development Contributions Plan (DCP)



Prepared for Maroondah City Council

FINAL REPORT 16 MAY 2019



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Front Cover Image Source: Maroondah City Council

1.0 INTRODUCTION

1.1 Background

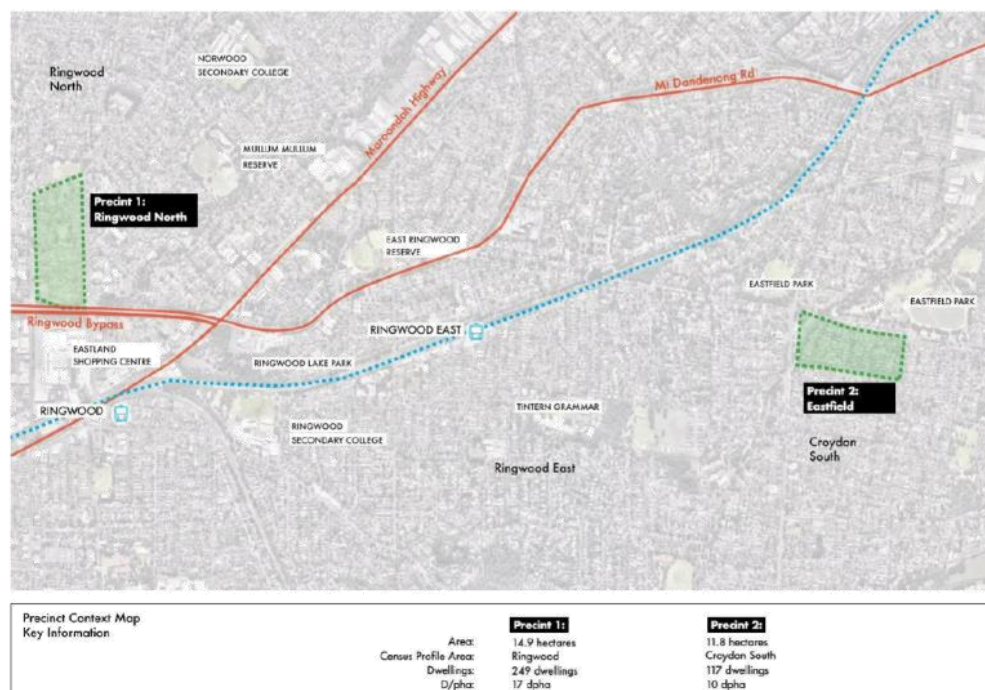
Maroondah City Council has prepared a land use and infrastructure strategy for two precincts within Maroondah: Ringwood Greyfield Precinct and Croydon South Greyfield Precinct. The precincts are planned to be developed for a new format of urban infill development that promotes multi-lot redevelopment and delivery of quality medium density residential design. The development concept is supported by new streetscape, path, road and drainage works.

The strategy, known as 'Greening the Greyfields', has been developed by Maroondah City Council in partnership with Centre of Urban Transformation, Swinburne University, CRC for Low Carbon Living and FrontierSI and Department of Land, Environment and Water (DELWP).

This Development Contributions Plan (DCP) has been prepared to help implement the Greening the Greyfields strategy for the Croydon South Greyfield Precinct.

A DCP is a planning instrument that is used to apportion the cost of infrastructure that is required to service development in a specified DCP Area.

Figure 1: Ringwood Greyfield Precinct and Croydon South Greyfield Precinct in Context



Source: Maroondah City Council



1.2 Purpose

The purpose of this DCP is to ensure that the cost of providing new infrastructure in Croydon South Greyfield Precinct is shared between developers and the wider community on a fair and reasonable basis.

This DCP has been developed in accordance with relevant legislation, directions and guidelines to:

- Identify the infrastructure and facilities needed within the Croydon South Greyfield Precinct to meet contemporary standards and community expectations of service delivery;
- Apportion the cost of the required infrastructure over likely users of the infrastructure to the end of the planning horizon, being nominally 2035 in this DCP;
- Determine the DCP levy (development contribution);
- Explain the method of DCP preparation and levy calculation; and
- Document DCP payment and administrative procedures.

This DCP applies to all land and new development within the Croydon South Greyfield Precinct DCP Area, unless specific exemptions apply.

1.3 Croydon South Greyfield Precinct DCP Area

The Croydon South Greyfield Precinct DCP Area is shown in Future 2 below (area noted as Precinct 2).

The DCP Area is bound by the Eastfield Road, Blazey Road, Thomas Street and Bayswater Road.

1.4 Acknowledgement

This document has been prepared by HillPDA with the assistance of Maroondah City Council officers. Council officers provided infrastructure project information and advice regarding development projections.

Figure 2: Croydon South Greyfield Precinct DCP Area



Source: Maroondah City Council 2019



2.0 STRATEGIC BASIS

2.1 Strategic Context for Greening the Greyfields

The basis for the Greening the Greyfields project was academic research by Professor Peter Newton (Swinburne University) and Professor Peter Newman (Curtin University) funded by the CRC for Spatial Information in 2011) which identified the middle suburbs of Australian cities as the critical areas for growth via urban infill.

The Greening the Greyfields project was funded by the Australian Government as part of the Smart Cities and Suburbs Program.

Maroondah City Council has worked on the project in partnership with the Centre of Urban Transformation, Swinburne University, CRC for Low Carbon Living and FrontierSI and Department of Land, Environment and Water (DELWP).

The basis of the project is to test an alternative development format in suburban areas that moves away from lot-by-lot development to a model that amalgamates lots through a precinct wide approach, to promote a higher quality of design and higher density of development with potential to create new open space opportunities for active transport corridors and greater amenity.

The Ringwood Greyfield Precinct and Croydon South Greyfield Precinct are the two pilot precincts selected for the project.

The project is based on the following body of research and information:

- Maroondah Housing Strategy Background Report Draft (2018)
- Greening the Greyfields: Notlen Street Catchment Discussion Report (Engeny Water Management, February 2018)
- Feasibility Report Greening the Greyfields - Work In Progress (2019)
- Draft Concept Plan and Design Guidelines for Pilot Precincts (2019)
- Tarralla Creek Concept Report (2019)
- Engineering Report and Cost Estimates

Refer to those documents for details.

2.2 DCP Legislation, Directions Guidelines

Planning and Environment Act 1987

The Planning and Environment Act 1987 Part 3B nominates the purpose of a Development Contributions Plan for 'levying contributions for the provisions of works, services and facilities'. The Act sets out the broad structure of and requirements for a DCP.



Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 11 October 2016

The Ministerial Directions are in two parts with the first part providing direction on the preparation and content of development contributions plan, with a focus on defining Development Infrastructure and Community Infrastructure.

The second part of the directions set out the requirements in relation to annual DCP reporting.

Development Contributions Guidelines 2007 (State of Victoria)

This document provides detailed guidance on the method to be used when preparing a full cost apportionment DCP. The Guidelines provide principles, information and examples.

Local Government Act 1989

This Act outlines the role of local governments in Clause 3C, whereby Council must endeavour to achieve the best outcomes for the local community by providing equitable and accessible services that are efficiently and effectively managed.

2.3 Supporting Policy Frameworks

Plan Melbourne (2017) – Metropolitan Planning Strategy

Plan Melbourne is the metropolitan planning strategy.

Maroondah forms part of the Eastern Sub-region in Plan Melbourne, and is generally identified as an established area that includes the major change area of Ringwood Metropolitan Activity Centre.

Established areas like the DCP Area are encouraged to evolve in line with changing community needs and expectations.

Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) provides long term direction regarding land use and development objectives for the City of Maroondah.

It has the aim to manage and enhance the provision of community services, infrastructure and urban development within the municipality.

The MSS encourages high quality urban design to ensure a sustainable future in Maroondah, through creating a consolidated and sustainable city. It also aims to develop a mixed-use neighbourhood at varying densities which provide a mix of commercial and community facilities, and connections to walking, cycling, and public transport.

The MSS states that DCPs can be used to facilitate the timely provision of planned infrastructure to communities.



Maroondah City Council: Draft Council Plan 2017-2021 (2019/20 Update)

The Council Plan plays a vital role in shaping Maroondah's future over a four year period. It identifies both challenges and opportunities for the community at local and regional levels within the context of Maroondah 2040: Our future together strategic plan.

Maroondah 2040: Our Future Together (2014)

The 2040 vision captures the long term vision statement to inform subsequent strategic plans for the municipality moving forward. Guiding principles for Maroondah are vibrancy, diversity, active and healthy, inclusive, and safe and sustainable environments.

Priority actions of the plan include ensuring Council's Long Term Financial Strategy provides for effective asset renewal, surplus operating budgets and adequate cash reserves with a focus on community consultation and investment in community infrastructure and facilities.

Maroondah Council Budget 2019-2020

The Council Plan 2019-2020 provides strategic direction in implementation of strategic plans and capital works infrastructure delivery.



3.0 DEVELOPMENT CONDITIONS AND PROJECTIONS

3.1 Analysis Area and Charging Area

This DCP has one (1) analysis area and charging area, being the Croydon South Greyfield Precinct DCP Area as shown in Figure 2 above.

3.2 Development Expectations

The Croydon South Greyfield Precinct is zoned General Residential Zone (Schedule 1), Vegetation Protection Overlay, (Schedule 1) and Significant Landscape Overlay (Schedule 4).

The Precinct is proposed to accommodate higher density housing development.

A number of lot amalgamation opportunities have been identified within the Croydon South Greyfield Precinct via the Greening the Greyfields strategy. Successful implementation of the strategy would result in redevelopment achieving densities around 24 dwellings per hectare in association with more open space and tree canopy cover.

Residential development is the primary development type that is expected in the area.

However, it is possible that some other land uses may be developed in the area to a minor extent, such as food premises, convenience stores and medical facilities (these being examples only).

Development projections in this DCP are provided for residential development, measured by dwelling units. No projections are provided for non-residential uses.

Despite this, any future non-residential development will be liable to pay a DCP levy in accordance with the levy set out in this DCP.

3.3 Development Data

The development data for the Croydon South Greyfield Precinct is shown in Table 1 below. Appendix A documents the source of the data.

As shown in Table 1, residential development is expected to increase by approximately 75% over the life of the DCP.

The DCP Area is expected to have 280 dwelling units in 2035.



Table 1: Development Projections in Croydon South Greyfield Precinct DCP Area, 2020-2035

	2020 Conditions	2035 Projections	Change 2019-2035	
	Units	Units	Units	%
Residential	160	280	120	75.0%
Other Land Uses*	-	-	-	-

Source: Maroondah City Council 2019; HillPDA

*No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions set out in this DCP.

3.4 Development and Infrastructure Nexus Principles

As shown in the next section of this report, the infrastructure projects identified for this DCP are engineering items, or also known as 'development infrastructure' items. The works includes streetscape, path, drainage and road works.

Residential development - and all other non-residential development formats - are deemed users of these infrastructure types.

3.5 Common Demand Unit and Equivalence Ratios

The demand unit selected for this DCP is one dwelling.

A dwelling unit (irrespective of its size) will be liable to the DCP levy.

Should non-residential floorspace development occur in the DCP Area, the per dwelling levy will apply to every 120 square metres of gross floorspace.

This assumes future dwellings will be 120 sqm on average and that non-residential development will pay the levy on a same per square metre basis.



4.0 INFRASTRUCTURE NEEDS

4.1 Infrastructure Subject to DCP Funding

This DCP is used to levy new development for contributions towards planned infrastructure needed by the DCP Area.

In accordance with the Planning and Environment Act 1987, the State Government's Development Contributions Guidelines 2007 and associated Ministerial Directions 2016, the types of projects that are able to be funded through a DCP may include the following:

- A new item of infrastructure;
- An upgrade to the standard of provision of an existing infrastructure asset or facility;
- An extension to an existing asset or facility; and
- The replacement of an infrastructure item after it has reached the end of its economic life.

To determine infrastructure projects that are included in the DCP, the infrastructure must be used by a broad cross section of the community and serve a neighbourhood sized catchment area or larger area.

The types of infrastructure projects that may be included within a DCP must be either:

- Basic to health, safety or well-being of the community, or
- Consistent with the community expectations of what is required to meet its health, safety or well-being.

4.2 Projects for Croydon South Greyfield Precinct

A grouping of infrastructure works in seven parts of the DCP Area have been identified by Maroondah City Council in the Greening the Greyfields project.

The works comprise footpaths, shared paths, road works, water sensitive urban design components and other drainage upgrades.

The projects are shown in Table 2 and Figure 3 below. More detail on the cost basis of the works is shown in Appendix B.

The total cost of works in the Croydon South Greyfield Precinct is \$418,700 (rounded).



Table 2: Planned Infrastructure Projects in Croydon South Greyfield Precinct DCP Area

Area	Nature of Capital Works	Map Reference	Estimated Cost
	Footpath (1.5 m wide)		
	Shared Path - Walking / Cycling Tracks (2.5 to 3m)	1	\$28,000
	Local Street (6-8 m)	1	\$0
	WUSD Components (10%)	1	\$2,800
Sub-Total			\$30,800
	Footpath (1.5 m wide)		
	Shared Path - Walking / Cycling Tracks (2.5 to 3m)	3	\$28,000
	WUSD Components (10%)	3	\$2,800
Sub-Total			\$30,800
	Pedestrian Crossing		
	Crossing Facilities		\$150,000
	WUSD Components (10%)	2	\$0
Sub-Total			\$150,000
	Pedestrian Bridge in the Southwest		\$200,000
Sub-Total			\$200,000
	Tree Planting - Trees 3m high, Grass (seeded), Grasses/shrubs tubestock		\$7,014
Sub-Total			\$7,014
Total Cost			\$418,614

*\$1m per km for Class 3 Road and \$400 per metre for walking shared paths

Source: Maroondah City Council 2019

Figure 3: Planned Infrastructure Projects in Croydon South Greyfield Precinct DCP Area



Source: Maroondah City Council 2019

4.3 Delivery of Infrastructure Projects

Maroondah City Council commits to delivering the DCP projects by December 31 2035, or as otherwise noted below:

- Projects shown in Table 2 and Figure 3 shall be delivered in tandem with or after redevelopment of at least 65% of anticipated precinct redevelopment.
- Should this development threshold not be achieved, Council will not be committed to delivering the infrastructure projects.



5.0 DCP LEVIES

5.1 Infrastructure Funding Principles

The overarching objective of the DCP is to ensure that there is a reasonable nexus between development and infrastructure.

Nexus is defined as occupants of, or visitors to, a development site being likely users of specified infrastructure, as defined by DCP Guidelines 2007.

In this DCP, it is assumed that the specified infrastructure projects are provided primarily for the use and benefit of the Croydon South Greyfield Precinct DCP Area.

Given the DCP Area is relatively small and the projects are designed to service the internal parts of the area, it is assessed that there will be no external use of the projects, other than incidental use.

On that basis no allowance is made for external demand usage of infrastructure from outside the DCP Area or from beyond the time horizon of the DCP.

This means that the cost of infrastructure is allocated as follows:

- Existing development within the DCP Area - the share of cost attributed to existing development is paid by Council given there is no means by which to charge such development; and
- New Development within the DCP Area - will pay its share of the cost of infrastructure via the planning and / or building permit process.

5.2 DCP Levy Calculation Method

This DCP applies a simple format DCP calculation process.

The total cost of works in the DCP Area (i.e. \$418,700 rounded) is divided by number of dwellings at the end of the planning horizon (i.e. 280 dwellings at 2035). This provides a levy of \$1,495.05 per residential unit. The equivalent non-residential levy rate is \$12.46 per sqm of gross floorspace.

This simple-format approach is consistent with the DCP Guidelines 2007, which nominates the following method:

- List the infrastructure projects and costs included in the DCP - see Table 2 above;
- Identify the main catchment area for each infrastructure project - the Croydon South Greyfield Precinct as shown in Figure 2;
- Quantify development in the main catchment area - see Table 1 above;
- Express the development into a common demand unit - dwelling units;



- Calculate the infrastructure levy payable for each infrastructure project by dividing the cost of the project by the total number of demand units in the main catchment area - as described above.

5.3 DCP Levies

The DCP levies are shown in the Table 3 below.

Table 3: DCP Levy in Croydon South Greyfield Precinct DCP Area (30 June 2019\$)

Development	Unit of Measurement	Levies Payable By Development		
		Development Infrastructure Levy	Community Infrastructure Levy	Total
Residential	Per Dwelling	\$1,495.05	\$0.00	\$1,495.05
Other Land Uses	Per One Square Metre (SQM) of Floor space	\$12.46	\$0.00	\$12.46

SQM = Square Metres of Gross Floorspace

Note: No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions above.

5.4 Indexation of DCP Levies

The above listed contribution amounts are current as at 30 June 2019. They will be adjusted annually on July 1 each year to cover inflation, by applying the Producer Price Index for Non-Residential Building Construction in Victoria. The Index is published by the Australian Bureau of Statistics.

A list showing the current contribution amounts will be held at Council's Planning Department.

5.5 Summary of DCP Costs and Collection

The following table provides a summary of anticipated future DCP collection compared to the total cost commitment.

Based on the development data used in this DCP, it is estimated that about \$179,500 (rounded) will be collected by the DCP to 2035. This represents a 43% collection estimate for the DCP.

The funding gap of approximately \$239,300 (rounded) is generated by existing development (residential units) that is located in the DCP Area. Maroondah City Council is responsible for the funding gap (approximately 57% of the works).



Table 4: Summary of DCP Costs and Collection: Croydon South Greyfield Precinct DCP Area

Facility Type	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Precinct Works (Streetscape, Path, Drainage and Road)	\$418,614	2020-2035+	\$179,406	42.9%
Total	\$418,614		\$179,406	42.9%



6.0 ADMINISTRATIVE MATTERS

6.1 Collecting Agency and Development Agency

Maroondah City Council is Collecting Agency for this DCP and all its projects.

Maroondah City Council is Development Agency for this DCP.

6.2 Liability for Development Contributions

The main land use type identified in the DCP is residential development.

No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions shown in this document.

6.3 Payment of Development Contributions

Method of Payment

Payment of development contributions is to be made in cash.

The Collecting Agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Basis for Payment

Each net additional dwelling (demand unit) shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling unit or building or an extension to an existing non-residential building.

Payment of the Development Infrastructure Levy

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage.

- Development Infrastructure Levy at Subdivision Stage - Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit Stage - Payment of the Development Infrastructure Levy is to be made prior to the commencement of any development or works.
- Development Infrastructure Levy at Building Permit Stage - Payment of the Development Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.



Payment of the Community Infrastructure Levy

No Community Infrastructure Levy applies to this DCP.

Deferral of Payment

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date.

6.4 DCP Charge Area

The Charge Areas for this DCP is the Croydon South Greyfield Precinct DCP Area as shown in Figure 2 of this document.

6.5 Exemptions

No land or development is exempt from this DCP unless exempt by Legislation or Ministerial Direction or Legal Agreement with Maroondah City Council or stated below.

The following development is exempt from this DCP:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016;
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations;
- Renovations or alterations to an existing building;
- Dwelling units that are replaced within a development are exempt. This exemption does not apply to net additional dwelling units created by the development;
- An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 sqm or less;
- Construction of and upgrades to existing servicing infrastructure; and
- Individual properties may be exempt from DCP contributions or elements of it if an agreement (executed by section 173 of the Planning and Environment Act) has been entered into for the provision of works and / or land in lieu of DCP cash payment.



6.6 Funds Administration

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the Local Government Act 1989 (Part 3b section 46Q(1)(a)). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

6.7 Funding the Gap

The funds received from DCP contributions will fund part of the cost of delivering infrastructure projects identified in the DCP. Under this DCP, it is estimated that:

- Maroondah City Council would be responsible for the funding approximately 57% of the cost of the works, or about \$239,300; and
- Developers would contribute approximately 43% of the cost of works, or about \$179,500 over a nominal 15 year period.

Council will source funds to cover the balance of the costs required to construct the items of infrastructure through other mechanisms such as Council rates.

6.8 Impact Mitigation

Impact mitigation conditions are development approvals for the recovery of any other costs incurred by the community, Council or other infrastructure providers as a result of the specific nature of development or from development departing from the planned sequence, density or usage pattern anticipated by the DCP. The impact mitigation conditions will be applied on a case by case basis to specific development projects in addition to relevant DCP levies.

6.9 Annual Reporting

Maroondah City Council will provide for regular monitoring and reporting of this DCP in accordance with Ministerial Direction on the Reporting Requirements for Development Contributions Plans of 11 October 2016.

Appendix C shows the template reporting tables in relation to the following directions:

- "A report must be prepared each financial year and given to the Minister for Planning within 3 months after the end of the financial year reported on.
- If the collecting agency or development agency is a municipal council, the report must be included in the report of operations contained in the council's annual report prepared under the Local Government Act 1989.
- A collecting agency must report on: a) any infrastructure levy paid to it under Part 3B of the Act in a financial year in accordance with Table 1 in the Annexure; b) any land, works, services or facilities accepted by it in a financial year in accordance with Table 2 in the Annexure.



- If a development contributions plan is approved on or after 1 June 2016, a collecting agency must report on the total amount of infrastructure levies paid to it, the total amount of land, works, services or facilities accepted by it, and the total amount of infrastructure levies expended by it under Part 3B of the Act in accordance with Table 3 in the Annexure.
- A development agency must report on: a) its use of any land, works, services or facilities accepted as works-in-kind under section 46P of the Act; and b) the expenditure of any infrastructure levy paid to it under Part 3B of the Act; in accordance with Table 4 in the Annexure.”

6.10 DCP Review

The DCP will be reviewed on a four-year basis to ensure the general nature of the document is reasonably consistent with estimates of future development and infrastructure project needs and costs, but accepting that future conditions will invariably depart from the future estimates generated for the DCP to some extent.

Should the DCP significantly depart from the future estimates shown in this document, as defined by Maroondah City Council, Council will consider options to revise the DCP in full or part as deemed necessary.

6.11 DCP Projects Deemed Not Required

Should Council resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services and facilities as approved by the Minister responsible for the Planning and Environment Act 1987, or will be refunded to owners of land subject to these DCP levies.



APPENDIX A: DEVELOPMENT CONDITIONS AND PROJECTIONS

Croydon South

- Dwellings at 2020: 160
- 60 lots are amalgamated for development
- 100 dwellings are retained to 2035 (no change)
- Assumes 60 single dwellings are demolished and replaced by 180 new dwellings*
 - First cycle of redevelopment: 5 x 4 lot development = 60 dwellings
 - Second cycle of redevelopment: 10 x 4 lot development = 120 dwellings
 - Total new development over 10 to 15 years = 180 dwellings
- Dwellings at 2035: 280

* Maroondah City Council Assumptions

Notes (Maroondah City Council):

- Lag time to achieve to 10 x 4 lot amalgamation is an assumption based on potential time for lot amalgamation.
- There are no proposed sunset or expiry clauses under any of the new and/or revised planning scheme provisions.
- The planning scheme amendment will be lodged before the end of the 2018/19 financial year and the new provisions are expected to be gazetted around January 2020.
- Based on pre-engagement activities by Maroondah City Council, there is a good level of interest in future implementation of the Greening the Greyfields principles.



APPENDIX B: COST ASSUMPTIONS

Maroondah City Council developed cost estimates for infrastructure projects required for the DCP Area. The cost estimates and the assumptions are shown in the table below.

Table 5: Infrastructure Cost Estimate: Croydon South Greyfield Precinct DCP Area

Area	Nature of Capital Works	Map Reference	Length (m)	Existing Width (m)	Proposed Width (m)	Area (sqm)	Unit Cost*	Estimated Cost
	Footpath (1.5 m wide)		70.0	0.0	3.0		\$200	
	Shared Path - Walking / Cycling Tracks (2.5 to 3m)	1	70.0	0.0	3.0		\$400	\$28,000
	Local Street (6-8 m)	1	0.0	0.0	0.0		\$0	\$0
	WUSD Components (10%)	1					\$2,800	\$2,800
Sub-Total							Total	\$30,800
	Footpath (1.5 m wide)							
	Shared Path - Walking / Cycling Tracks (2.5 to 3m)	3	70.0	3.0	3.0		\$400	\$28,000
	WUSD Components (10%)	3						\$2,800
Sub-Total								\$30,800
	Pedestrian Crossing							
	Crossing Facilities							\$150,000
	WUSD Components (10%)	2						\$0
Sub-Total								\$150,000
	Pedestrian Bridge in the Southwest							\$200,000
Sub-Total								\$200,000
	Tree Planting - Trees 3m high, Grass (seeded), Grasses/shrubs tubestock							\$7,014
Sub-Total								\$7,014
Total Cost								\$418,614

*\$1m per km for Class 3 Road and \$400 per metre for walking shared paths

Source: Maroondah City Council 2019



APPENDIX C: ANNUAL REPORTING REQUIREMENTS

Ministerial Reporting Requirements as at 11 October 2016 are shown below.

Figure 4: Format of DCP Reporting Tables

Annexure MINISTERIAL REPORTING REQUIREMENTS

Table 1 – Total DCP levies received in [Insert Financial Year]

DCP name and year approved	Levies received in [Insert Year] financial year (\$)
Total	

Table 2 – DCP land, works, services or facilities accepted as works-in-kind in [Insert Financial Year]

DCP name and year approved	Project ID	Project description	Item purpose	Project value (\$)
Total				

Table 3 – Total DCP contributions received and expended to date (for DCPs approved after 1 June 2016)

DCP name and year approved	Total levies received (\$)	Total levies expended (\$)	Total works-in-kind accepted (\$)	Total DCP contributions received (levies and works-in-kind) (\$)
Total				

Table 4 – Land, works, services or facilities delivered in [Insert Financial Year] from DCP levies collected

Project description	Project ID	DCP name and year approved	DCP fund expended (\$)	Works-in-kind accepted (\$)	Council's contribution (\$)	Other contributions (\$)	Total project expenditure (\$)	Percentage of item delivered
Total								



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DESIGN FRAMEWORK AND CONCEPT PLAN

CROYDON SOUTH GREYFIELD PRECINCT





CONTENTS

1. Context
2. Introduction
3. Background Analyses
4. Key issues and opportunities
5. Engagement
6. Vision, Objectives, Strategies and Guidelines
7. Implementation
8. Annex





1. CONTEXT

WHAT ARE THE GREYFIELDS?

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 suburb. These areas often are low-density, detached housing on suburban-sized allotments that have good access to public transport and services (Plan Melbourne 2017). The City of Maroondah has a large number of areas that qualify as greyfield sites with high redevelopment potential.

WHAT IS THE PROBLEM?

Most redevelopment of suburban residential lots involves landowners demolishing a house and subdividing their block into smaller lots, typically creating between two to four new houses. When this occurs a significant proportion of the land becomes driveways and other hard surfaces. The result is that existing trees get removed and, due to the garden space being fragmented into insignificant areas, there is no new space for significant trees or green-space. This pattern is normally repeated until a neighbourhood has excessive amount of driveway pavement, no diversity in housing and no garden big enough to provide space for a large tree. The effect of this over time is that the area loses its canopy, its capacity to mitigate flooding and it is prone to holding the daytime heat in summer due to having more concrete. It also makes for a space that looks crowded, unwelcoming and largely removes all traces of neighbourhood character. Furthermore, the increase in density is minimal and makes further redevelopment unlikely. Though it is a second-rate outcome for any suburb, this is the current legal, business-as-usual (BAU) scenario.



Figure 1.1: Single lot redevelopments with significant hard surface area



Figure 1.2: Business-as-usual developments in greyfield areas

WHAT IS THE SOLUTION?

Across Australia, local governments, universities and the broader community have been working to develop an innovative response to residential development by testing a precinct-wide approach. This approach encourages landowners to work together and redevelop at the same time. This approach has the capacity to maximize profit, improve design outcomes, make the area more sustainable and achieve net community benefit for the precinct. These benefits are all a product of the increased land area for development.

Through the combination of several such super lots, the street layout and orientation of lots and buildings can be properly orientated to the sun and better positioned to optimise ventilation. It also means that more land is available for public open space and canopy trees, both of which reduce flooding, increase cooling and improve the look and feel of an area.

The scale of development means that when larger lots are developed, underground parking is financially feasible. This means that there is more land available for housing and landscaping, and the demand for on-street car parking is reduced significantly. This precinct-wide approach that encourages development of super-lots not only provides financial benefits for landowners but through careful design can transform local neighbourhoods into vibrant, active, healthy, resilient places to live.

WHAT ARE THE BENEFITS OF APPLYING PRECINCT WIDE APPROACH TO GREENING THE GREYFIELDS?

Super-lot development on precinct level would typically include:

- Increase in the availability and accessibility to open space;
- Increase connectivity through better walking and cycling options;
- Promote diversity in housing;
- Increase the tree canopy coverage, shade and evapotranspiration;
- Reduce flood risk;
- Increase passive surveillance.

Benefits to landowners and developers:

- higher returns;
- greater development certainty;
- improved neighbourhood amenity.

By amalgamating lots, landowners can achieve higher returns. Examples show that property values dramatically increase larger the size of the “super-lot”. Furthermore, two or more amalgamated land parcels can make significant savings by optimising driveways, parking and open space, and therefore increasing the land for development. These benefits are all a product of the increased land area.



Figure 1.3 Greening the Greyfields precinct



6

The Greening the Greyfields approach encourages developers to achieve maximum return if they comply with specific regulations. As an incentive to design better outcomes, the statutory element of the greyfield precinct offers above normal development options for developers.

Greyfield precincts attempt to address this complexity by ensuring that developers can achieve maximum return if they comply with specific regulations. As an incentive to design better outcomes, the statutory element of the greyfield precinct offers above normal development options to developers. However, it demands that the precinct also directly benefits the area by providing hard or soft infrastructure, thus both benefiting the community.

The scale of financial benefit will vary dependent on the lot-size, the configuration of the site and the availability of capital for development, among other issues. However, to provide an illustration of the benefits, the table below presents a range of financial outcomes. Key assumptions include a regular shaped parcel size of 800 square metre at a land value of \$900,000 and with the developer being able to personally fund 50% of the costs.

Table 1.1: Indicative financial benefit from lot amalgamation*

Typology	No. of lots	No. of dwellings	Profit (\$ 000's)	Potential Return on investment (%)
Townhouse	1	4	300	10
Apartments	2	16	1970	28
Townhouses	2	12	2659	46
Apartment & townhouse	3	30	4878	45
Apartments	3	32	4168	55

Source: Swinburne University, 2020

* Based on a parcel size of 800 square meter. The model assumes, 20% capitalisation, no additional premium for lot amalgamation, 10% contingency on construction cost and 5% contingency on the full development. Developer contributions include 5% open space contribution and cost of infrastructure upgrades. All income was assessed as coming at the end of the development cycle, as opposed to off-the-plan, as such interest was calculated over the full cycle, using a typical "buy and develop" model for land assembly.



2. INTRODUCTION

WHY THIS PLAN?

The purpose of the Precinct Design Framework and Concept Plan (The Plan) is to guide the redevelopment of the greyfield precinct in Croydon. This Plan is expected to encourage renewal through lot amalgamation and to support varying residential densities across the precinct. It will create certainty for developers and help Council make informed planning decisions.

The Plan has been shaped from several inputs including, but not limited to the following:

- Detailed site visits
- Background economic analyses
- A review of relevant local and state planning policy
- A review of Best practices in Water Sensitive Urban Design (WSUD)
- Feedback from multiple community engagement forums and meetings with a wide range of relevant agencies and stakeholders.

The Plan outlines the following for the precinct:

- Preferred built form e.g. setbacks
- Preferred circulation and connectivity
- Recommended streetscapes and landscaping strategy, considering the tree canopy
- Future housing options
- Environmental and Sustainability Design

This Plan has helped inform, and will support, the statutory framework to guide the development of the precinct in the future.

HOW TO READ THIS DOCUMENT?

This document presents the context of, and vision for, the Croydon Pilot Precinct (Figure 2.1) (the Precinct). The Vision informs a set of Precinct level objectives, followed by strategies and development guidelines.

Given the uncertainty about which property owners will choose to participate in this project, the Plan is proposed at a concept level. There are no established guidelines for greyfield renewal areas and the Plan has been guided by the Planning Practice Note (PPN) 17 Urban Design Frameworks and the Victorian Urban Design Guidelines for Victoria (UVDG).

The Plan is presented in following sections.

- Introduction
- Background analyses
- Engagement
- Vision, Objectives, Strategies and Guidelines
- Implementation Strategy

The Plan has been prepared to support the relevant changes to the Maroondah Planning Scheme. The proposed new statutory controls will be introduced via a Planning Scheme Amendment (PSA) and will introduce the Objectives, Strategies and Guidelines outlined in this Plan through amendment zoning provisions (without a rezoning) and a new Development Plan Overlay (DPO) and Development Contributions Plan (DCP). These controls will be supported by relevant changes and updates to the Local Planning Policy Framework (LPPF). More details are provided in Section 6.

STUDY AREA

The Croydon South Pilot Precinct is located approximately 1.5 kilometres south of the Croydon Major Activity Centre (MAC) and 30 kilometres east of the Melbourne CBD.

The Precinct is located approximately 2 kilometres to the south of Mount Dandenong Road, the main route through the area to Mount Dandenong, and is bound to the west by Bayswater Road, to the north by Eastfield Road, to the south by Thomas Street and to the east by Blazey Road. Tarralla Creek runs in a general northeast to southwest direction through the western portion of the Precinct.

The Eastfield neighbourhood shopping centre, a strip of local convenience shops otherwise known as 'Eastfield Mall', is located on the west side of the Precinct, adjacent to Bayswater Road but, otherwise, the Precinct is predominately residential.



Figure 2.1 The Precinct

PRECINCT SELECTION

The chosen pilot precinct was identified through technical research, input from relevant internal Council staff and in consultation with the Greening the Greyfield Community Advisory Group (CAG). The CAG was established to provide advice and support regarding the pilot project.

The background technical research included the use of the ENVISION¹, a spatial tool developed to allow investigation and analysis of the redevelopment potential of Local Government Areas (LGAs), suburbs and specific areas of Melbourne.

ENVISION was used to:

- create and map census demographics;
- identify re-developable properties based on a range of property and distance-based indicators;
- assess the financial return of various redevelopment options.

The pilot precinct boundary was defined based on the redevelopment potential, existing and desired future land use and the propensity for change within the precincts. The pilot precinct was identified as having the RPI of greater than 0.7.

Land is considered a possible candidate for redevelopment if it has an Redevelopment Potential Index (RPI) of 0.7 or greater. RPI is calculated based on land value divided by Capital Improved Value (CIV). The CIV is the value of the land plus any improvements, including buildings. When the RPI reaches 0.7 or the equivalent of the land being equal to or greater than 70% of the CIV, market pressures will start to make the subdivision or redevelopment of the site increasingly likely.

¹ ENVISION also enables users to download data for use in Envision Scenario Planner (ESP), a web-based system for sketch planning redevelopment options for an identified renewal precinct. Once cadastral data has been imported into the system, lots can be amalgamated and subdivided, rezoned, and allocated height limits. Users can then drag-and-drop objects from a library over 100 precinct typologies, ranging from single houses to high rise apartment buildings and even shops, schools and street trees. As a virtual neighbourhood is being designed in 3D, reports are generated providing users feedback on over 300 Key Performance Indicators, including embodied and operating carbon, operating energy, water demand, capital and operating costs, transport and a suite of planning metrics.

The precinct boundaries generally follow existing land use zoning boundaries, as identified in the Maroondah Planning Scheme and considering existing geographic features and site sensitivities, including the related potential responses to these sensitivities (e.g. potential for infrastructure improvement).



3. BACKGROUND ANALYSIS

INTRODUCTION

This section provides an overview and brief analyses of the Study Area. The facts and figures presented in this section are derived from analyses undertaken by considering the problems in the greyfields, review of the strategic and physical context, along with the review of relevant technical studies and background documents. These specifically relate to the demographic profile, community infrastructure and the economic feasibility from lot amalgamation.

THE PLACE

In its early days, Croydon was part of the Shire of Lilydale and resulted from the private subdivision of crown land in the Parishes of Warrandyte, Mooroolbark and Ringwood. The Shire of Croydon was declared in 1961. Considerable suburban expansion during the post-war period and continued residential development and population growth in this area gave rise to the establishment of the City of Croydon (1971).

The Croydon South Pilot Precinct is located relatively close (1.5 kilometres) to the Croydon Major Activity Centre (MAC), one of 121 major activity centres identified in Plan Melbourne, which provide a focus for services, employment, housing, transport, and social interaction. The Croydon MAC is situated to the immediate north and south of Mount Dandenong Road and is bounded to the west and north by the Metro Railway Line (Lilydale Line), the old Croydon Market site and existing residential development, to the east by Dorset Road and to the south by a large public open space reserve. Maroondah Library, Swinburne University of Technology- Croydon campus and various pre, primary and secondary schools are located nearby.

While the Precinct is not within the Croydon MAC, it is located within its walking distance and shares good access to the many services and facilities provided by the Croydon MAC, along with those provided closer to the Precinct. These include regional bike trails and highways, key open space and sporting facilities including Eastfield Park, Cheong Park, Dorset Recreation Reserve, and Croydon Memorial Pool and AquaHub (Maroondah Leisure facilities).

1963 aerial image



Source: Maroondah City Council, 2019

2003 aerial image



Source: Maroondah City Council, 2019

Figure 3.1 Aerial images of the study area

THE PEOPLE

The first people that occupied the Melbourne area prior to European colonisation were the Woiwurrung language group, specifically the Wurundjeri people. The territory of the Wurundjeri lies within the inner city of Melbourne and extends north of the Great Dividing Ranges, east to Mt Baw Baw, south to Mordialloc Creek and west to Werribee River. The Yarra River was central to the Wurundjeri people as it provided a variety of foods such as eels and fish. The western part of the precinct is designated as having cultural sensitivity related to the Tarralla Creek, which was used as a food and tool source by the Wurundjeri people.

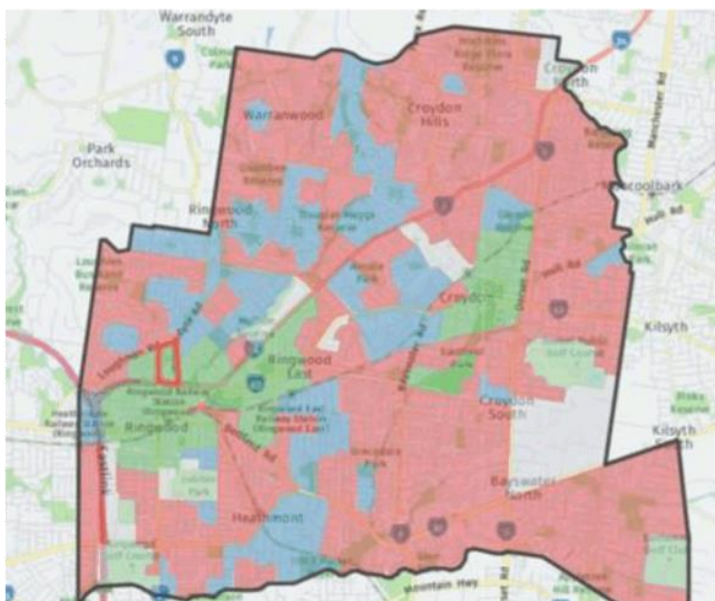


Figure 3.2 - Pattern of Housing Tenure - City of Maroondah
(Source: Social Atlas).

- Being purchased
- Fully owned
- No dominant tenure
- Renting - Private

Across Maroondah, the residential population is forecast to grow from 118,558 people¹ (2020) to 135,400 people over the next 18 years to 2036 (ABS, 2019).

In comparison to Maroondah, the precinct has a higher proportion of pre-schoolers and a similar proportion of persons at post-retirement age, with a slightly larger average household size with 7.4 percent of dwelling being medium or high density compared with 12 percent in the wider Maroondah area.

About 77 percent of households are owners or mortgage holders while approximately 20 percent are renters, consistent with similar proportions in the wider Maroondah area.

Analysis of the monthly housing loan repayments of households in Croydon South compared to City of Maroondah shows that there was a smaller proportion of households paying high mortgage repayments (\$2,600 per month or more), and a similar proportion of households with low mortgage repayments (less than \$1,200 per month). Overall, 13.5% of households are paying high mortgage repayments, and 23.6% were paying low repayments, compared with 20.0% and 23.2% respectively in City of Maroondah.

Table 3.1 : Demographic Profile in the Precinct

Information	Precinct	Maroondah (2020)*
Population	334	118,558
Population density**	25 people per hectare	19.4 people per hectare *
Purchasing or fully owned home	77 percent	71 percent
Estimated renters	20 percent	-
Source: Maroondah City Council 2020		
* ABS 2020. ** Based on the average population density in the City of Maroondah		

1 Estimated Resident Population, 2018, ABS

STRATEGIC PLANNING CONTEXT

Strategic Planning in the Maroondah City Council is undertaken within the context of Victorian State planning policy provisions and legislation and is implemented at the local level by Council.

STATE

Plan Melbourne 2017-2050 (and its addendum 2019) is a long-term strategic plan designed to respond to global, state-wide, regional and local challenges and opportunities as Melbourne grows from 4.8 million (2018) to 8.4 million by 2050. A key strategy of Plan Melbourne is to proactively plan the redevelopment of ‘greyfield’ residential areas.

The specific outcomes, directions and policy in Plan Melbourne, relevant to the Greening the Greyfields work, are detailed in Table 3.2.

Table 3.2: Plan Melbourne

Outcome 2	Melbourne provides housing choice in locations close to jobs and services	
Action 2.2	Redevelopment of greyfield areas	Support councils to identify greyfield areas suitable for redevelopment for medium-density housing and lot consolidation
Direction 2.2	Deliver more housing closer to jobs and public transport	Locating medium- and higher-density development near services, jobs and public transport supports the objectives of consolidation and housing choice. 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	Provide support and guidance for greyfield areas to deliver more housing choice and diversity	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	Create neighbourhoods that support safe communities and healthy lifestyles	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

Source: Plan Melbourne 2017

The Victoria Planning Provisions are implemented by Council through the Maroondah Planning Scheme (the Scheme). Specifically, the Victorian Planning Policy (VPP) expresses the State and community expectation for areas and land uses. It also provides for the implementation of State policies affecting land use and development. Clause 16.01-2R (Housing opportunity areas- Metropolitan Melbourne) of the VPP, as gazetted in July 2018, includes the following strategies.

- 1) Identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne.
- 2) Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed-use development opportunities in locations that are:
 - In and around the Central City.
 - Urban-renewal precincts and sites.
 - Areas for residential growth.
 - Areas for greyfield renewal, particularly through opportunities for land consolidation.
 - Areas designated as National Employment and Innovation Clusters.
 - Metropolitan activity centres and major activity centres.
 - Neighbourhood activity centres especially those with good public transport connections.
 - Areas near existing and proposed railway stations that can support transit-oriented development.
- 3) Facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport. Direct new housing to areas with appropriate infrastructure.

LOCAL

The Council Plan 2017-21 is the Maroondah City Council medium-term strategic document that sets key directions and priority actions to work towards the long-term community vision outlined in Maroondah 2040: Our future together.

A key community vision expressed in the Council plan is for ‘an attractive, thriving and well-built community’ with the Greening the Greyfields project identified as a priority action important to achieving this vision. The specific priority action is to ‘work in partnership to implement the Greening the Greyfields project to facilitate a sustainable approach to urban redevelopment in identified residential precincts.’

Liveability is similarly defined in the Maroondah Health and Wellbeing Plan 2017-21 (MHWP) and the Victorian Public Health and Wellbeing Plan, as follows.

“Liveable refers to the degree to which communities are safe, attractive, environmentally stable and socially cohesive and inclusive. This requires affordable and diverse housing, convenient public transport, walking and cycling infrastructure, access to education and employment, public open space, local shops, health and community services, and leisure and cultural opportunities¹”

The Maroondah Health and Wellbeing Plan (MHWP) 2017-21 is a strategic plan that describes how Council and partners will work towards achieving maximum health and wellbeing for the community. The function of councils, regarding health and wellbeing, is to seek to protect, improve and promote public health and wellbeing within a municipality. Liveability is one of the MHWP outcome areas, with focus areas of environment, climate change and infrastructure. The Safe, Healthy & Active outcome area includes a focus on social and affordable housing. The seven domains of liveability are: employment; food; housing; public open space; transport; walkability; social infrastructure. These lead to the long-term outcomes of healthy, liveable neighbourhoods and communities and population health and wellbeing.

The Plan indicates that sustainability and sustainable development are connected to health and liveability. Priority actions items from the Liveable outcome area include:

5.1.2 Encourage high quality urban design that provides for a healthy, attractive and desirable built form through the implementation of the Greening the Greyfields Project.

¹ Victorian Government, Victorian Public Health and Wellbeing Plan 2015-19, p46 <https://www2.health.vic.gov.au/about/health-strategies/public-health-wellbeing-plan>

In addition to the above the following strategic documents and key directions and/or targets are relevant to the Greening the Greyfields work:

- Active & Healthy Ageing Initiative 2015-2020;
- Draft Climate Change Risk and Adaptation Strategy;
- Environmentally Sustainable Development Policy;
- Habitat Corridors Strategy 2004;
- Open Space Policy & Strategy 2016;
- Sites of Biological Significance 1997;
- Sustainability Strategy 2016-2020;
- Tree Policy 2017;
- Water Sensitive City Strategy 2015.

Key directions relevant to Greening the Greyfields, include the following.

- Encourage and support the provision of a diverse range of housing across Maroondah, that meets the needs of current and future residents.
- Work in partnership to ensure development considers urban design principles that enhance the connection between the built environment and the natural environment.
- Work in partnership to deliver distinctive and high-quality architecture through the use of urban design guidelines and principles.
- Facilitate, lead and educate the community in the use of environmentally sustainable design across all forms of infrastructure to limit carbon emissions and reduce resource consumption.
- Work in partnership to encourage the use of water sensitive approach in the development and renewal of the built and natural environment.
- Develop and implement an urban form that enhances the desirable attributes of Maroondah to protect and value ridgelines, vegetation, neighbourhood character, local history and cultural heritage.

The Maroondah Housing Strategy (“the strategy”) was adopted by Council at its meeting on 27 June 2016. The Maroondah Council approach to delivering its share of Melbourne’s housing growth is based around the following initiatives.

- Further development of the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre.
- Increased growth and development in Maroondah’s two neighbourhood centres with train stations (Ringwood East and Heathmont).
- Renewal of greyfield precincts outside of activity centres.

The strategy seeks to create better places and not just better housing and includes Key Direction 2.1 as follows.

Work in partnership with State Government and Swinburne University on the concept of ‘Greening the Greyfields’ in Plan Melbourne Refresh to deliver better development outcomes than existing subdivisions.

Forty per cent (40%) of local community members surveyed as part of the Housing Strategy work identified that greyfield renewal was one of their top three housing priorities. The strategy supports the Greening the Greyfields concept as a method to encourage precinct-wide development. This is viewed as a possible remedy to address outcomes stemming from the uncoordinated, ad hoc, lot-by-lot development currently occurring.

While individual landowners will no doubt continue to develop existing individual blocks in various parts of the municipality, Council’s housing strategy envisages that most development in Maroondah will be delivered through the above initiatives.

The study area is mostly within the General Residential Zone- Schedule 1 (GRZ1). It includes the following overlays:

- Significant Landscape Overlay, Schedule 4 (SLO4) applies to the entire Precinct.
- Vegetation Protection Overlay, Schedule 4 (VPO4) applies along the Tarralla Creek.

In brief, the key objectives and planning controls within the relevant zone and overlays are as follows.

- The GRZ applies to single, double and three storey residential development with a mandatory maximum building height of 3 storey/11 metres.
- The GRZ encourages development that respects neighbourhood character.
- The GRZ encourages a diversity of housing types and housing growth, particularly in locations with good access to services and transport.
- The GRZ allows for a limited range of non-residential land uses to serve local community needs in appropriate locations (including educational, recreational and community uses).
- Under the GRZ, a minimum 'Garden Area' of 25 to 35 per cent per dwelling is required, depending on the lot size. The 'Garden Area' cannot include driveways or parking areas and can be above ground (i.e. roof areas or open balconies).
- There are no specific neighbourhood character objectives under the Schedule to the Zone.
- There is no minimum lot size (or site area per dwelling) under the GRZ or SLO.

The standard requirements of Clause 54 and Clause 55 of the Scheme as they relate to building height as varied under GRZ1 increase:

- the minimum rear setback to 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres and;
- the minimum side setback to 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- The standard requirements of Clause 54 and Clause 55 of the Scheme as they relate to private open space as varied under GRZ1 require a minimum total of 80 square metres of private open space per dwelling with 60 square metres to be secluded private open space (to the side or rear of the dwelling and accessible from a living area) with a minimum dimension of 5 metres. Under Clause 55, for developments of two or more dwellings, private open space can be provided via a balcony of 8 square metres with a minimum width of 1.6 metres or a roof-top area of 10 square metres with a minimum width of 2 metres (both require convenient access from a living room).

THE PRECINCT

To understand the existing physical context of the Precinct, an urban and landscape analysis was undertaken. The analysis reviewed the existing built form and landscape character within the study area. It also reviewed its access to activity centres, public open space, public transport and community facilities. This analysis helped inform the identification of future opportunities for changes to built form, streetscapes and open space connectivity.

Table 3.3 includes key data for the Precinct and highlights its predominately residential character with approximately 77 per cent of the area being residential land. In contrast, only 4.6 per cent of the Precinct is used for commercial purposes. The Precinct is a predominately residential one with good access to some local commercial uses and roads (approximately 9 per cent of the area) providing good access to the wider surrounding area, include the Croydon Activity Centre.

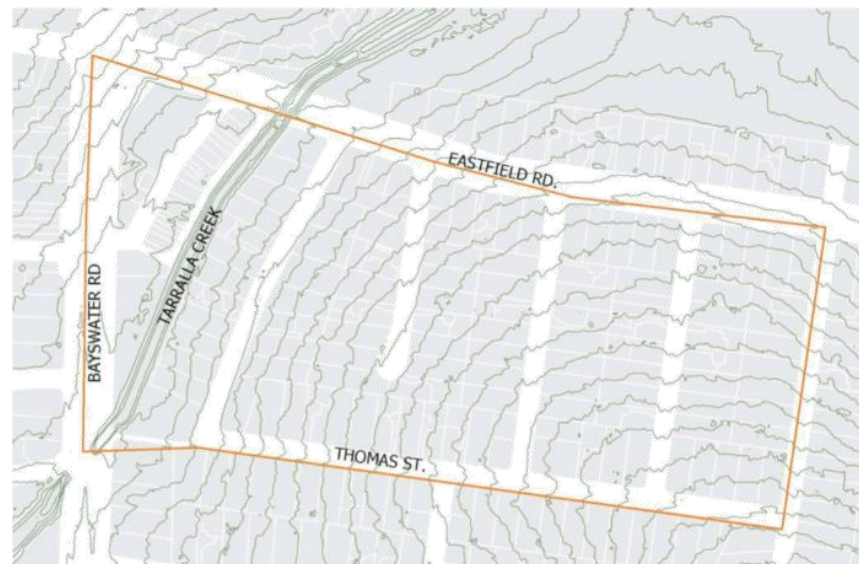
Table: 3.3 Existing Land use in the Precinct

PRECINCT	HECTARES (approx.)	% of gross precinct
Precinct- gross area (not including Eastfield Road and Thomas Street)	13.1	100
Precinct- net residential area (not including open space, Right of Way (RoW), internal roads but including residential uses)	10.1	77.1
Roads	1.2	9.2
Creek	0.9	6.2
Commercial land uses	0.6	4.6
Open Space	0.2	1.5
Right of Way (ROW)	0.1	0.8

Source: Maroondah City Council 2018

TOPOGRAPHY

The Eastfield GTG Precinct has a very gentle slope falling from northwest to southeast. In general, land surrounding the precinct falls west to east towards Taralla Creek. The total fall of the land is approximately 20 metres across the precinct and is reasonably regular. Contours of 1 metre are shown on the Figure 3.4.



Figures 3.4: Topography - 1 metre contours

STORMWATER AND FLOODING

As indicated in the Council flood modelling work, some areas within the municipality are at risk from flooding stemming from stormwater overland flow. Figure 3.5 is an extract from the Council flood modelling layer indicating areas prone to flooding in a 1:100-year event.

The Precinct is serviced with a system of pits in roadways and underground pipes which receive and convey surface stormwater using natural downward slope gradients to the receiving water of Tarralla and Bunglook Creeks.



Figure 3.5: Areas prone to flooding

VEGETATION AND LANDSCAPE

Housing in the area is of low density, which overtime has led to a diminished tree canopy within the private realm. Where existing sites have been subdivided and redeveloped, the introduction of additional vehicle cross-overs has resulted in a reduction to the number of street trees within the precinct. As a result, existing trees within the public realm are of increased value. Still, the supply of street trees has also reduced due to the increase in the number of the cross-overs over time. Where canopy trees have been lost on private land, they have generally been replaced by smaller shrubs and trees. Cooling and heat island effect mitigation generally comes from canopy trees and far less so from shrubs.

Tarralla Creek and the adjacent public open spaces areas, particularly to the south of the shops located on the west side of the Precinct are areas of undulating open space and vegetation.

STREETSCAPE AND PUBLIC INTERFACES

The Precinct interfaces with one major road on its west boundary, being Bayswater Road. To the immediate north, Eastfield Road acts as a local connector road and the east and south boundaries of the precinct are formed by local streets, being Thomas Street and Blazey Road. Setbacks and dwelling types along these interfaces are generally consistent except for some multi-dwelling developments, which present a more intense residential character to these interfaces. Access points to these interfaces are pedestrian and vehicular with no internal pedestrian linkages between the north-south running streets in the Precinct.

Sites along the opposite sides of the Precinct boundary roads are generally characterised by low density residential development. In the southwest corner of the precinct, the public open space to the immediate south of the 'Eastfield Mall' interfaces with low density residential development both within the Precinct and on surrounding sites. In terms of potential urban design outcomes, the most significant internal interface is that between this public open space area and surrounding residential development. The dwellings adjoining the Park are predominately orientated away from this public open space area towards surrounding streets. The most significant external interface is that towards Eastfield Park to the north of the Precinct. The Precinct does not have direct access to Eastfield Park and the pedestrian connection to the Park via the Tarralla Creek Trail to the immediate north of the Precinct is of poor quality. Opportunities exist to enhance the walking and cycling infrastructure in the

Precinct by providing better connections to the internal open space are in the southwest of the Precinct, to Eastfield Park to the north and to the Eastfield shops in the west.

ACCESS AND MOVEMENT

The precinct enjoys good access to many places and facilities within a short distance. Eastfield shops in the precinct provide the 'daily needs', while the Croydon Town Centre has supermarkets, commercial and community serves and entertainment.

All the streets in this precinct have sealed footpaths on both sides of the road. The Walk Score for this precinct is 62 – somewhat walkable (some day to day activities can be accomplished on foot). It scores particularly high for walking access to schools, parks and grocery stores.

Walkable access to amenities is also addressed in Green Star Communities. It separates facilities into primary (within a 400m radius) and secondary (within an 800m radius) (see Figure 3.6). Some of the primary facilities/amenities that are within 400m walkable access are a fresh food store, newsagency and a post office.

Table 3.4: Modal split

Mode	Pilot Precinct	Maroondah
Car	75.0	71.6
Public Transport	11.0	11.9
Walking	0.0	1.2
Cycling	0.0	0.4
No car ownership	3.5	4.7
Two or more car ownership	58.0	57.2

Source: ABS, 2016



Figure 3.6: Map of 400m and 800m walkability radius from Eastfield precinct (<https://map.aurin.org.au/>)

COMMUNITY PLACES / PUBLIC REALM

Public open spaces within the surrounding area include; a) Eastfield Park located to the north of the Precinct on the opposite/northern side of Eastfield Road; b) Tarralla Creek Trail extending north from the Precinct through Eastfield Park and southward alongside Bayswater Road, and c) Cheong Park at the northwest corner of Bayswater and Eastfield Roads incorporating Maroondah Lakes Scenic Walk.

STREET LIGHTING

Existing street lighting within the Precinct is located along all internal streets. The public open space to the immediate south of the Eastfield shops is poorly lit, as is the connection between this area and residential properties within the Precinct to the east.

Maroondah City Council has started the last phase of a street light project on residential streets that aims to save money and reduce energy use. As part of Phase 4 of this lighting project, approximately 2,097 high-performance and energy efficient LED street lights will be replaced across the municipality.

RESIDENTIAL DWELLING AND DENSITY

Table 3.7 shows the total number of lots within the precinct, average and median lot sizes, as well as the number of lots across a range of size categories. As compared to the Ringwood greyfield renewal precinct, the precinct has a significantly higher proportion of lots over 500 square metres in the residential area. It also has a significantly lower proportion of lots above 1000 square metres.

Table 3.5: Lots size distribution

<300sq.m.	301-500 sq.m.	501-1000 sq.m.	1001-2000 sq.m.	Total no. of lots*
65	57	100	14	236

* includes subdivisions

Source: Maroondah City Council 2020

Figure 3.8 shows the age of the existing housing stock in the Precinct. Dwellings less than twenty years old are not considered likely candidates for redevelopment, with the likelihood of demolition and redevelopment of a property increasing with its age.

As demonstrated in the figure, dwelling age is mixed within the precinct, however, there are pockets of contiguous older dwellings that could be incorporated into a development site.

As relevant to the Precinct, at the 2016 Census, housing in the Precinct had the following characteristics.

- 92% of total dwellings were single dwellings on a lot.
- 16% of dwellings comprise two-bedrooms or less.
- 16% of dwellings comprises four or more bedrooms.
- 4% were vacant dwellings.



Figure 3.7: Lot size spatial distribution, 2020

Source: Maroondah City Council, 2020

Lot size (sq.m.)

- 0 - 301
- 301 - 501
- 501 - 1001
- 1001 - 2000
- 2000 - 1000000



Figure 3.8: Estimated age of the dwellings, 2019

Source: Maroondah City Council, 20019

Age of dwelling - years

- 49 to 104
- 37 to 49
- 23 to 37
- 4 to 23
- 0 to 4

NEIGHBOURHOOD CHARACTER

Under the existing neighbourhood character designations, as reflected in the Maroondah Planning Scheme and shown in Figure 3.15, the Precinct is located within the Bungalook Neighbourhood Character Area (area 13) as per the Maroondah Neighbourhood Character Study 2005. The neighbourhood character area is centred around the Bayswater Road and Bungalook Creek area to the south of the municipality. The area accommodates a mix of housing forms set in established gardens, amid gently rolling topography, featuring substantial canopy trees (apart from some more recent pockets of development). Fewer formal front fences also contribute to the 'open' character of the area. Dwellings are predominantly single storey with lot sizes generally varying between 500 square metres – 1,200 square metres. Some parts of the neighbourhood character area are relatively isolated from other residential development and adjacent to industrial uses.

The preferred future character for the area as articulated in the Maroondah Neighbourhood Study is as follows:

- The area will continue to evolve and accommodate a range of housing forms while maintaining its leafy garden character.
- Continuous tree canopy will link private residential development to public open spaces.
- Low frontage treatments (front fences) to maintain the sense of openness.
- Sufficient building setbacks to accommodate canopy trees.

The Maroondah Neighbourhood Character Study Review (2019) (NCS Review) includes the Precinct within the 'General Residential Zone 1 (Garden Suburban)'. The NCS Review notes that GRZ includes the established suburban areas of Ringwood, Ringwood East and Croydon, together with the more recently developed residential areas of Kilsyth South.

The NCS Review highlights the following neighbourhood character elements for the General Residential Zone 1 (Garden Suburban) areas. These 'garden suburban' neighbourhoods are located on the flat to gently undulating land of the municipality, around the two key activity centres of Ringwood and Croydon, and between or

adjacent to the prominent ridgelines that cleave Maroondah. Street layout in most of these areas is a traditional grid or modified grid, reflecting the established nature of these residential neighbourhoods. Architectural styles are mixed, and include dwellings representing all eras from 1950s onwards. Infill, redevelopment and renovation have occurred across the city, and are often associated with a loss of vegetation.

Again, the unifying element across the Garden Suburban areas of Maroondah is vegetation, including large, established trees. This canopy of greenery includes public bushland reserves and street trees of mixed species, as well as private gardens of both formal and informal character. Vegetation is the key element to a strong and unified neighbourhood character across Maroondah, hence the focus on site coverage, permeability and landscape requirements in the recommendations of this study (NCS Review, 2019, page 43)

The Study recommends the application of a varied set of neighbourhood character objectives and development standards under a new schedule to the General Residential Zone (GRZ). The proposed neighbourhood character objectives are as follows:

- To ensure that established gardens of all varieties, and a continuous tree canopy cover, defines the overall character of Maroondah's Garden Suburban areas.
- To maintain generous setbacks around dwellings, and to ensure that front setbacks are not dominated by garages, carports of vehicular access.
- To ensure that all dwellings, their setbacks and front fences make a positive contribution to the public domain and pedestrian environment.
- To ensure that new dwellings and extensions are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing.
- To protect and increase the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting vegetation.

The varied Clause 55 standards proposed in the NCS Review include:

- Permeability - 30 per cent maximum.
- Landscaping - provision of a minimum of one canopy tree per 175 square metres of site area, that will reach a mature height that equals the height of the proposed development, including:
 - a minimum of one canopy tree within each area of secluded private open space; and
 - a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of the driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

- Front Fence height - Streets is a Road Zone, Category 1 - 1.5 metres.



4. KEY ISSUES AND OPPORTUNITIES

KEY ISSUES

Based on the completed background analysis and engagement activities, several key issues and opportunities have been identified for the Precinct.

POOR PEDESTRIAN CONNECTIVITY

The Croydon South Walkability Assessment (June 2018) (CSWA) highlights the lack of good, safe pedestrian connections between the northwest corner of the Precinct and the surrounding area, particularly to the north. The CSWA also notes the poor interface that exists between the Eastfield shops and residential sites to the east, namely as the existing Tarralla Creek treatment (a concrete culvert) divides these portions of the Precinct. The CSWA also highlights the lack of pedestrian connectivity between the Precinct and the north side of Eastfield Road.

To the north of the Precinct, the Tarralla Creek Trail (the Trail) extends from Eastfield Road towards the Croydon Major Activity Centre. The Trail connects to, and through, the Precinct in an ad-hoc manner requiring pedestrians to cross Eastfield Road at its intersection with Bayswater Road (approximately 140 metres east of the Trail's connection point with the Eastfield Road road reserve) and travel southwards avoiding the portion of the Creek (and associated concrete culvert) running alongside the Eastfield shops. To avoid the Creek alignment in this location, the Trail diverts along Yvonne Avenue and rejoins its primary north-south route at the intersection of Yvonne Avenue and Thomas Street to move in an easterly direction through the park to the south of 26 Yvonne Avenue towards Bayswater Road. This current alignment of the Trail compromises pedestrian movements to, from and through the Precinct.

The CSWA also notes the poor pedestrian connectivity between the Precinct, particularly its eastern portion, and Eastfield Park. The round-about located at the intersection of Blazey, Eastfield and Eastfield Service Roads does not incorporate any pedestrian crossings.

FLOOD RISK

Portions of the Precinct are prone to flooding with waters flowing generally in a north to south direction, predominately through the western portion of the Precinct adjacent to Tarralla Creek. Other areas most affected align generally with streets within the Precinct or those forming a boundary to the Precinct, including Thomas Street, Bayswater Road and Eastfield Road.

REDUCED TREE CANOPY

There has generally been poor canopy tree provision in the context of multi-dwelling developments within the Precinct when compared with pre-existing residential development. In addition, the extent of street tree planting along Thomas Street is significantly lower than planting along other streets internal to the Precinct.

TARRALLA CREEK

As noted, the existing Tarralla Creek alignment within the western portion of the Precinct limits pedestrian connectivity in the Precinct. The Creek also provides an unattractive interface with the surrounding area, particularly at its interface with Eastfield and Bayswater Roads where the Creek appears as a concrete culvert only.



Figure 4.1: Pedestrian crossing on Eastfield Road

Source: Croydon South Walkability Assessment Report, 2018



Source: Maroondah City Council, 2019



Figure 4.3: Tarralla Creek close to Eastfield shops

Source: Croydon South Walkability Assessment Report, 2018

OPPORTUNITIES

Most lots within the Precinct (87%) have been developed for residential purposes with the majority (59%) of total dwellings being single dwellings on a lot.

IMPROVED URBAN DESIGN OUTCOMES

The prospect of redeveloping existing residential areas provides opportunities to improve the current built form, streetscape and public realm for better design outcomes.

The Croydon South Walking Assessment (CSWA) includes a number of recommendations aimed at improving pedestrian connectivity, safety and amenity in Croydon South, including the Precinct. The CSWA recommends that a pedestrian crossing be provided across Eastfield Road to connect directly from the Tarralla Creek Trail to the footpath adjacent to the Eastfield shops to better connect the Precinct with the surrounding area in general, including the Trail. The CSWA also recommends the introduction of a pedestrian crossing across Eastfield Road at the round-about located at the intersection of Blazey, Eastfield and Eastfield Service Roads to better connect Eastfield Park with the Precinct. These CSWA recommendations are considered central to improving pedestrian connectivity within and to/from the Precinct.

In addition, there are opportunities to improve the pedestrian connections running east-west between the intersection of Thomas Street and Yvonne Avenue, the park to the immediate south of the Eastfield shops and Bayswater Road.

With regard to Tarralla Creek specifically, the CSWA identified opportunities for naturalisation of the Creek and reorientation of Eastfield shops towards the east/ the interface with the Creek.

The Tarralla Creek project is responsible for applying a number of improvements to the Creek itself in keeping with the recommendations of the CSWA and other expert advice. That is, the subject project does not include recommendations relating directly to the Creek itself.



5. ENGAGEMENT

COMMUNITY ENGAGEMENT

Community engagement included extensive consultation at the municipal and precinct level. The key objectives of the consultation were:

- To educate the community and residents on the project concept, and the importance of a new form of development.
- To understand community's views regarding liveability and future aspirations for the precinct.

Table 5.1: List of municipal level engagement activities

Event	Objective
20 Minute City Consultation Event	To inform and educate public on the key issues in the neighbourhood, present the Greening the Greyfields concept and associated community benefits. To understand public aspirations for their neighbourhood.
Website- Your Say Engagement	To inform the residents regarding the project objectives, associated benefits and seek inputs on priorities for the future neighbourhood.
Café Consult (Maroondah Festival)	To inform and educate the public on the key issues in the neighbourhood, present the Greening the Greyfields concept and associated community benefits. To understand public aspirations for their neighbourhood.
Information Session with Croydon Conservation Society	To provide information on the benefits of the project and seek feedback on the key challenges for project implementation.
Drop-in session at the Ringwood Rotary Club	To promote the concept at the municipal level and to gain insight from the residents of Ringwood and surrounding suburbs.
Maroondah Focus	To inform the residents regarding the project objectives, benefits and status.
Community Well-Being and Health Committee	To inform the key issues in the neighbourhood, present the Greening the Greyfields concept and associated community benefits.

Engagement at the Precinct was undertaken through two drop-in sessions that were located within or close to the Precinct. The drop-in session for the Croydon South Precinct aimed to:

- understand key issues facing the neighbourhood through a participatory place audit.
- provide an overview of the pilot project, including its benefits, and assess the interest of residents and landowners to participate in the project.



Figure 5.1: Community engagement during Cafe Consultant 2018

Within the International Association of Public Participation (IAP2) Engagement Spectrum, the engagement focused to “Inform” the public with information to help them understand the problem, alternatives and solution. The engagement also focused to “Consult” with the public to obtain feedback to understand public aspirations, specifically in relation to the future of neighbourhoods.

Table 5.2: Community engagement medium

Medium	Objectives	Nature
Posters	<p>Illustrate key issues arising from the typical residential development, i.e. increase in hard surface, decrease in tree canopy, open spaces, walkability etc.</p> <p>Illustrate how a neighbourhood would look if similar nature of residential redevelopment continues (Business as Usual).</p> <p>Illustrate how a neighbourhood would look if Greening the Greyfields approach is applied for residential redevelopment.</p>	Municipal and Precinct Level
Voting Pods	<p>To understand community aspirations- top three priorities for future neighbourhood identified by the participants.</p> <p>Tree canopy, open spaces, public parks, walking and cycling tracks, diverse housing stock, resilient infrastructure and climate change were listed as priorities and participants had to identify the top three priorities they consider are most critical for the future in their neighbourhood.</p>	Municipal and Precinct Level
Precinct map model	To understand participants' key liveability issues in the neighbourhood	Precinct Level

Community consultation undertaken to develop the Maroondah Housing Strategy identified liveability as the most important factor for housing in Maroondah. To create a highly liveable place three components that need to be addressed and balanced were identified – affordability, diversity and infrastructure. Some of the priority housing issues identified by the community are: balancing development and the natural environment; need for more sustainable homes; ageing population; and ageing infrastructure.

The Plan has incorporated the aspirations of the Maroondah community and their desire to improve liveability, increase the quality of public spaces, increase tree

canopy cover and increased walking and cycling tracks. The vision and strategic objectives of the Plan have also been developed in close consultation with the Greening the Greyfields Community Advisory Group (CAG).

Community disquiet about perceived poor design outcomes was a feature of consultation on the Maroondah Housing Strategy. The response of the community currently has informed the preparation of the Plan for the Croydon South Pilot Precinct.

Precinct-level community engagement undertaken to-date has occurred concurrently with further precinct-level planning, including economic viability assessment, dwelling typology preparation and review of desirable additionalities, such as improved and new pedestrian lane ways and increased canopy tree cover.

Precinct level engagement was undertaken during March-April 2019 to gather feedback on the concept, the willingness of residents to participate and whether they will be interested to work with their neighbours on the project. The participants were also asked to map the key issues they perceive to be most important for them in the neighbourhood. Some of the key issues identified in the area included traffic improvements, safety in certain parts, underutilized paths, potential for adding new laneways to create better street permeability in the precinct and flooding in certain low-lying areas.



Figure 5.2: Precinct Level engagement at Cheong Park

In addition, a workshop with the development industry was undertaken to provide an overview of the project, its benefits, receive feedback and assess interest of the development community to contribute to the design and implementation of the project.

ENGAGEMENT FINDINGS

The participants supported the project concept and were very interested to know more about how to participate. The proposed concept plan has considered the recommendations from the participants.

This engagement has informed owners/tenants of the project and has significantly contributed to starting to build rapport and support. This consultation has built off prior engagements at the municipal level (over the last 3 years undertaken to inform the Maroondah Housing Strategy) and provided a more intense, precinct-level focus, including in terms of the specific objectives of the project.

In addition to better informing affected residents, the engagement has helped to determine the level of community interest in participating in the pilot project and initiated communications with interested community members. It is intended that further discussions with interested parties be held as part of likely future engagement required as part of the Planning Scheme Amendment process.

In keeping with the standard Planning Scheme Amendment (PSA) process, further engagement will be undertaken during the exhibition stage. At that time, a more detailed Plan will be available for discussions with interested residents and property owners.



Figure 5.3: Workshop with Development Industry, 2019



6. VISION, OBJECTIVES, STRATEGIES AND GUIDELINES

PURPOSE

The purpose of the Precinct Design Framework and Concept Plan (The Plan) is to guide the urban redevelopment of the Precinct. This Plan is expected to encourage urban renewal through lot amalgamation and to support varying residential densities across the Precinct. It will create certainty for developers and help Council make informed planning decisions.

This section of the Plan (Section 6) includes the following.

Vision

A summary of the future vision for the Precinct, including a summary of the policy basis for this concept.

Precinct Objectives

The precinct-level objectives for the redevelopment of the area.

Strategies

The actions required to meet the precinct objectives.

Development Guidelines

Specifications of preferred responses for each key design and development theme, including site layout and urban design, building design, water sensitive urban design, streetscape, connectivity and urban ecology.

Each design and development theme is provided with an objective, strategies and guidelines specific to the outcomes sought for the related theme.

VISION

The Maroondah Housing Strategy supports the delivery of the Maroondah 2040 Community Vision. It outlines a vision for housing in Maroondah that supports key directions within Maroondah 2040.

In 2040, Maroondah will have high quality housing environments in appropriate locations that meet the community's diverse and changing needs. There will be a wider range of living options and housing will increasingly be revitalised in affordable, sustainable, and well-designed ways. In partnership with the community, Council will continue to plan for housing growth strategically backed by a strong evidence base.

The vision for the future of the Precinct was articulated based on discussions with the residents during the engagement. The vision reflects the priorities and aspirations of the residents.

The Croydon South Pilot Precinct will be a model to demonstrate the community benefit of urban residential development through lot amalgamation.

It is envisaged that a coordinated, precinct-based approach to design and development in the Precinct will result in improvements to the existing residential building stock, streetscape and the landscape quality of the area. Circulation/connectivity and ESD outcomes will also improve. In combination, these enhancements are aimed to improve the housing, environmental and visual quality of the Precinct.

PRECINCT OBJECTIVES

The Plan aims to encourage lot amalgamation to transform the area incrementally in keeping with community aspirations for improved liveability. The Precinct-wide objectives have been prepared considering specific existing character elements and opportunities.

EXISTING PRECINCT CHARACTER

In summary, the Precinct has the following characteristics in terms of residential development.

- Sites are predominately residential in nature, except for the commercial shopping strip and associated outdoor car parking area in the northwest portion of the Precinct, and a church at the southeast corner of Eastfield Road and Yvonne Avenue.
- The commercial shopping strip in the northwest corner of the Precinct is predominately single-storey.
- Sites fronting Eastfield Road and Thomas Street are predominately orientated north-south.
- Sites fronting Blazey Road (Precinct boundary) are predominately orientated east-west.
- Sites internal to the Precinct front Yvonne Street, Mackenzie Court, Percy Street and Peter Street and are generally oriented east-west.
- Residential development throughout the Precinct is predominantly single-storey and detached.
- The majority of dwellings within the Precinct are owner-occupied.
- Along Eastfield Road, there is an even distribution of owner-occupied and tenanted sites, including a Department of Health and Human Services (DHHS) landholding. Some tenanted, including recently constructed, multi-dwelling development has occurred in the Precinct.
- Multi-dwelling sites are generally scattered through the Precinct and incorporate a mix of two to three dwellings on previous, single storey, detached dwelling sites.
- There is good, direct pedestrian and vehicular connectivity between Eastfield Road and Thomas Street via internal streets, except for Mackenzie Court, which is a cul-de-sac.

- Pedestrian and cycling connectivity from the Precinct to the Eastfield Shops and Tarralla Creek is somewhat limited. The Tarralla Creek Trail (the Trail) sits within the public open spaces are to the south of the Eastfield commercial shops however, there is no direct access between the Trail and these shops. Pedestrian and cycling access to the Tarralla Creek and Trail to the north of Eastfield Road is hindered by minimal access opportunities across this Road.

PREFERRED PRECINCT CHARACTER STATEMENT

The Precinct will include amalgamated sites enabling the preferred dwelling scale and diversity outcomes, along with improved open space and built form outcomes. Streetscape character and pedestrian safety will be improved by reducing detrimental visual impacts, including those related to built form and vehicle access, and by improving landscape outcomes. High quality dwelling design will respond to local attributes and landscape opportunities. Improved pedestrian and cycling links will be available within the Precinct and with the surrounding area. Developments within the Precinct will utilise on-site water retention and use. In general, the ways residents and nature coexist in the Precinct will improve.

The core precinct character objectives guiding the Plan are as follows.

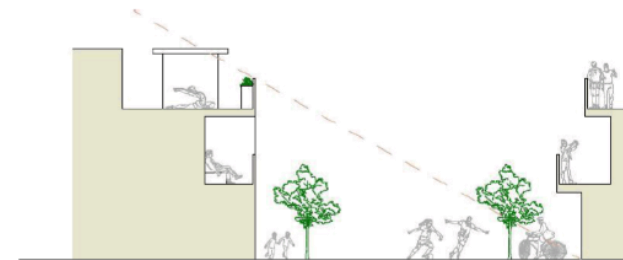
- To help promote site amalgamation to enable preferred dwelling scale and diversity outcomes and improved open space and built form outcomes.
- To improve streetscape character and pedestrian safety by reducing visual impacts and improving landscaping outcomes.
- To encourage high quality dwelling design that responds to local attributes and landscape opportunities.
- To encourage improved pedestrian and cycling links within the Precinct and to and from the surrounding area.
- To encourage on-site water retention and use.
- To improve the ways residents and nature coexist in the Precinct, from individual organisms through to the broader ecological system.

STRATEGIES

This Plan draws upon the key principles that promote best practices in design (urban design and environmentally sustainable design) and help create a sense of place through optimising public and private realm interface, built form, pedestrian connections, landscaping and public open spaces.

The following design strategies are central to the urban design framework, streetscape design and building design guides.

- Encourage consolidation of lots to facilitate high-quality built environment, considering the intended scale of residential development.
- Use street width, building height and landscape design to create a sense of place in the Precinct.
- Encourage continuous pedestrian paths through the public spaces with direct, logical routes.
- Encourage creation of new streets and the extension of existing streets, where possible, to facilitate a permeable and functional structure for the Precinct.
- Encourage creation of the new pedestrian linkages across the development site to connect with the surrounding neighbourhood and public spaces.
- Arrange higher density residential lots with rear or side lane access for resident car parking and services.
- Require upper level side setbacks, encouraging lot consolidation to allow for greater height in the centre of sites while reducing any 'wedding cake' effect.
- Enable provision of green zone around the private development to allow for the retention of existing trees and enable planting of substantial, new canopy trees.
- Enable building designs and fences that promote visual interaction between the private and public realms.
- Encourage breaks between front façade of buildings to maximise site permeability.
- Ensure medium-higher density residential precincts provide a high level of amenity and functionality for residents and incorporate communal open space with good access to winter sun.
- Revitalise public spaces where the local catchment has an adequate number of potential uses to activate the space.



Encourage massing that enables visual permeability and provides adequate space for substantial tree planting



Encourage breaks in long buildings along public interface



Figure 6.1 Indicative Precinct Concept Plan

DEVELOPMENT GUIDELINES

THEME 1: SITE LAYOUT AND URBAN DESIGN

OBJECTIVE

To help promote site amalgamation to enable preferred dwelling scale and, diversity outcomes, along with improved open space and built form outcomes.

STRATEGY

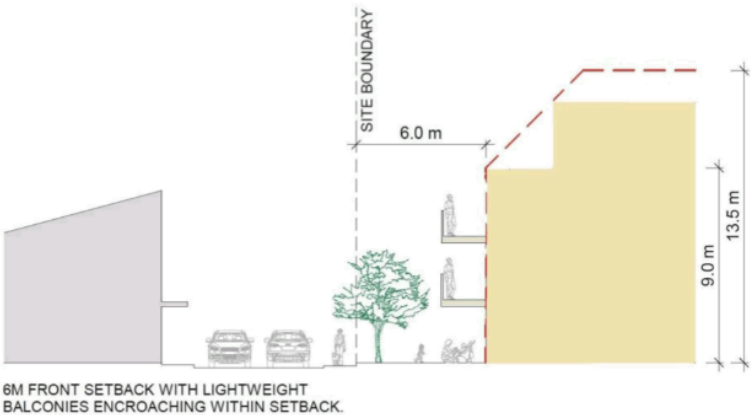
- To reduce site coverage allowing for improved landscape outcomes, including canopy tree planting, and open space around buildings.
- To site dwellings appropriately considering lot orientation and site-specific conditions.
- To have dwellings appear as separate buildings, even where connected.
- To reduce the area required for vehicular access and movements on site.
- To ensure buildings have active frontages at footpath level and provide outlooks from dwellings towards public and private open space areas taking into account community safety.
- To provide well-designed private open spaces.

DEVELOPMENT GUIDELINES

- A maximum site coverage of 50 per cent is preferred for improved open space outcomes.
- Provide front, side and rear setbacks as per **Table 6.1**.
- For lots under 1000 square metres, provide front setbacks consistent with those preferred for lots over 1000 square metres for streetscape consistency.
- Basement car parking areas should be setback from site boundaries a preferred minimum of 1.2 metres to allow for landscaping.
- Wherever possible, orientated dwellings in an east-west direction to maximise solar access.

Table 6.1: Preferred setbacks for lots of 100 sq.m. or more

Preferred Minimum Front Street Setback	Preferred Minimum Rear Setback	Preferred Minimum Side Setbacks
6 m	6 metres where a building does not share a boundary with a park, plus 1 metre for every metre of height over 9 metres. 3 metres where a building shares a rear boundary with a park plus 1 metre for every metres of height over 9 metres	4 metres plus 1 metre for each metre of height above 9 metres in height. 1.4 metres for 40 per cent of the boundary length if adjoining a building of 9 metres in height



- Locate dwellings doors and windows to overlook adjacent laneways and/or streets.
- Where a dwelling abuts a communal open space or public open space area, including the park in the southwest corner of the Precinct, provide an active frontage towards the area to maximise casual surveillance opportunities.
- Balconies may encroach into the upper level setbacks provided they are lightweight and discontinuous.
- Minimise setbacks to public open space interfaces to improve amenity outcomes.
- Reduce size of hard surface area required for car access and egress.
- Any above ground vehicle parking should be placed to the rear of dwellings out of view from the public realm.
- Where a basement car parking area sits above the finished floor level of the building in which it is located, the protruding portion of the basement should be screened and concealed with landscaping.
- Where dwellings open onto public open space areas, utilise rear loaded vehicle access.
- Where a garage faces a site frontage, it is preferred that a minimum setback of 1 metre is provided behind the minimum front setback provided by the associated dwelling.
- Use siting and landscape treatments that strongly enhance common open spaces on the site, maximizing opportunities for interaction and shared use.
- Provide communal open space areas to maximise access to open space in larger developments **(Table 6.2)**.
- Lay out communal open space to create informal surveillance opportunities within the space and from adjacent buildings.
- Provide communal open space areas with seats and shelter.
- Develop communal open spaces to a standard acceptable for ongoing maintenance and management

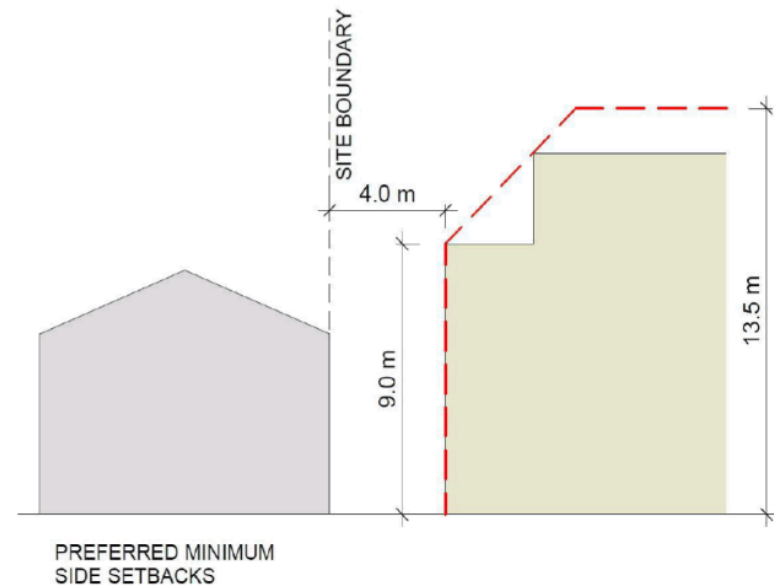
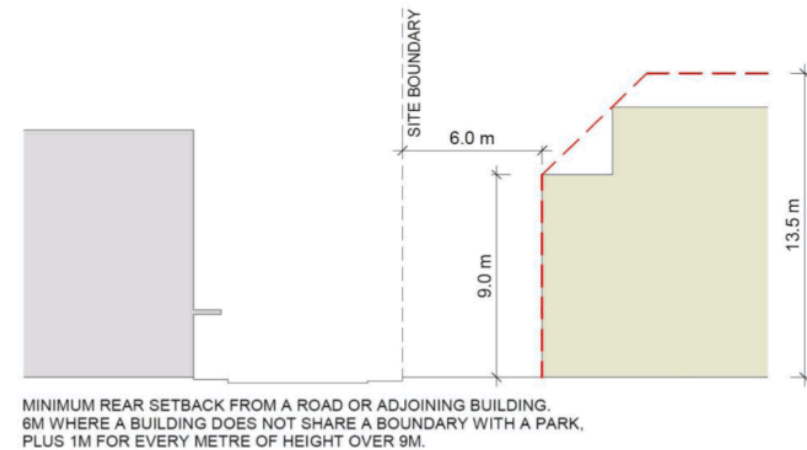


Table 6.2: Preferred Communal Open Space Area Provision

Number of Dwellings	Preferred allocation of open space
Up to 10	Not required
11 to 20	10%
21 to 30	15%
31 or more	20%

THEME 2: STREETSCAPE

OBJECTIVE

To improve streetscape character and pedestrian safety by reducing visual impacts and improving landscaping outcomes.

STRATEGY

- To reduce visual impacts of vehicle access and encouraging active frontages that addresses street frontages for improved streetscape character.
- To retain and protect existing trees within the public realm.
- To ensure landscape design enhances the new proposed character and integrates well with existing surrounding development.
- To integrate canopy tree planting within all types of private open space.
- To protect and enhance canopy tree cover and replace any removed trees with new native canopy trees or other species suited to a changing climate.

DEVELOPMENT GUIDELINES

- Minimise the number of vehicle crossovers to each development (preferably to one crossover).
- A maximum of 30 per cent of the width of the site frontage should be taken up by garages and carports.
- Consider the location of existing, and the potential for new additional, street trees when deciding on vehicle crossover locations. Preferably, a minimum setback of 1.5 metres will be provided to any street tree.
- Provide for a level of active frontage and lot access appropriate for the street, incorporating rear vehicle access to sites, where possible.
- Locate essential vehicle crossovers in areas of high visibility to approaching pedestrians and cyclists.
- Locate dwelling entries and balconies to overlook adjacent streets, laneways and public spaces.
- Where window/door coverings are needed at street frontages, use semi-transparent materials.
- Where fencing is proposed, use low and open fencing with the following preferred maximum heights to maximise passive surveillance of adjacent streets and/or laneways.

- Preferred maximum fence heights:
 - For streets in a Road Zone Category 1 - 1.2 metres
 - For other streets, including laneways - 0.9 metres
- For planting adjacent to streets and/or laneways, use tree species with minimal overhang.



THEME 3: BUILDING DESIGN

OBJECTIVE

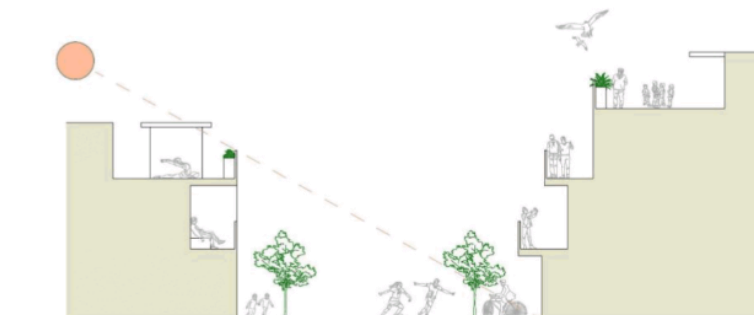
To encourage high-quality dwelling design that responds to local attributes and landscape opportunities.

STRATEGY

- To support well-scaled and articulated buildings that strengthen the residential character of the Precinct.
- To improve outlook from dwellings towards and from surrounding private open space areas.
- To allow increased rear setbacks to maximise the extent of canopy tree planting.

DEVELOPMENT GUIDELINES

- Locate and arrange the buildings to allow daylight and winter sun access to private and communal open space areas. A minimum of 45 per cent direct sunlight to communal open space areas is preferred for a minimum of 2 hours between 9am and 3pm on 21 June.
- Allow adequate space between buildings to allow access to daylight for windows.
- Utilise materials and colours with muted tones that blend in with the surrounding environment.
- Arrange building elements such as roofs, balconies, windows, doorways and cladding materials to contribute to the preferred future character of the area.
- Locate the main pedestrian entry to be clearly visible and accessible from the street.
- Where possible, share the car parking facility amongst residents.
- Provide and locate bicycle parking close to vehicle entry points, with easy access to the public area of the car parking structure.
- Locate visitor and disabled parking close to the vehicle entry and with easy access to pedestrian paths and the public area of the car parking structure.



INFORMAL SURVEILLANCE OPPORTUNITIES
TO COMMUNAL OPEN SPACE AND DIRECT
WINTER SUN ACCESS TO OPEN SPACE.

THEME 4: CONNECTIVITY

OBJECTIVE

To encourage improved pedestrian and cycling links within the Precinct and with the surrounding area.

STRATEGY

- To encourage active living that is less reliant on private car travel, through precinct and development design and layout.
- To integrated surrounding development and to promote clear, direct and accessible connections to walking and cycling routes.
- To provide safe pedestrian and vehicle infrastructure.

DEVELOPMENT GUIDELINES

- Co-locate pedestrian, cycling and vehicle paths in 'shared zones' within developments.
- Connect the development site's pedestrian and cycling network to the movement network of the surrounding area.
- Encourage opportunities for pedestrian and cycling links from Mackenzie Court to Thomas Street during the redevelopment process.
- Where bordered by fences, arrange internal pedestrian and bicycle paths with opportunities for informal surveillance from adjacent properties.

THEME 5: WATER SENSITIVE URBAN DESIGN

OBJECTIVE

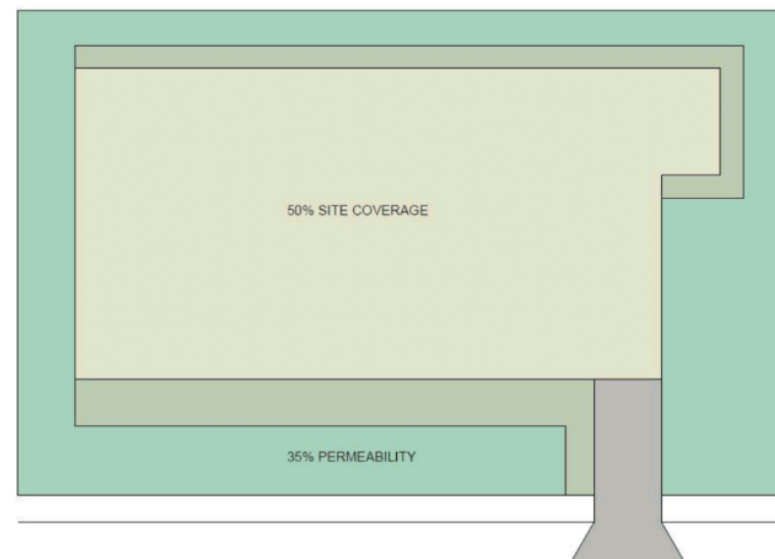
To encourage on-site water retention and use.

STRATEGY

- To ensure capacity of rainwater tanks on private land is adequate for landscape and toilet flushing needs.
- To ensure that apartment style development maximise rainwater capture and combine individual dwelling retention requirements.
- To reduce potable water demand and reduce pollutants to the Tarralla Creek.
- To enhance flood mitigation by reducing storm-water flows.

DEVELOPMENT GUIDELINES

- Collect and use stormwater and recycled water for landscape irrigation, toilet flushing and cleaning.
- Provide permeable ground surfaces, where possible, for absorption of rainwater and reduction of stormwater run-off.
- Provide a preferred minimum of 35 per cent permeable site area with at least 30 per cent being grassed or landscaped.
- Minimise hard surface treatments and maximise pervious surfaces for cooling and soaking of stormwater directly into soil.
- A minimum BESS (or equivalent) rating of 50 per cent is preferred.



PROVIDE A MINIMUM 35% PERMEABLE SITE AREA WITH 30% BEING GRASSED OR LANDSCAPED.

THEME 6: URBAN ECOLOGY

OBJECTIVE

To improve the ways residents and nature coexist in the Precinct, from individual organisms through to the broader ecological system.

STRATEGY

- To enhance cooling and shading to reduce the urban heat island effect.
- To encourage canopy trees (both existing and new) to be well-integrated into the planning of both private and communal open space.
- To provide habitat for small native birds and small fauna through multi-storey planting of shrubs and lower plants.
- To ensure that landscaping is managed and maintained.
- To reduce pollution to waterways to support habitat.

DEVELOPMENT GUIDELINES

- Where possible, retain existing canopy trees with a height of 4 metres or higher and remnant vegetation to the maximum extent practicable and incorporate this vegetation into proposed areas of landscaping.
- A landscape plan should include canopy trees with a minimum height of 4 metres within front setbacks, private open spaces areas and common garden areas using native species that can reach a minimum mature height of 12 to 14 metres.
- Select plant species that are consistent with local habitat need and appropriate to the available root space.
- Plant shade trees on the north-west and west boundaries of sites.
- Incorporate vertical walls, green walls and green roofs where landscaping space is limited.
- Allow adequate space for the planting of substantial size trees.
- Select deciduous tree species where winter sun is desired.
- Select dense, canopied tree species where summer shade is desired.
- Select evergreen species with dense foliage where wind protection or screening is needed.

- Select trees in keeping with the scale of the street or public space.
- Provide for efficient storage, separation and removal of waste and recycled materials from buildings
- Maintain vegetation clear of lighting to allow direct illumination of paths.
- Manage street planting to maintain clear sightlines along paths and streets.
- Create green corridor in the front and rear setbacks as significant habitat corridors.
- Manage ongoing maintenance and replacement of trees and planting according to a site-wide plan.
- A minimum BESS (or equivalent) rating of 50 per cent is preferred.



PROVIDE SPACE WITHIN FRONT SETBACKS, PRIVATE OPEN SPACE AND COMMON GARDEN AREAS TO PROVIDE CANOPY TREES WITH A MINIMUM HEIGHT OF 4M AND MAXIMUM MATURE HEIGHT OF 12-14M.



7. IMPLEMENTATION

FRAMEWORK FOR IMPLEMENTING THE APPROACH

This precinct-based approach requires not the cooperation of several landowners, but requires commitment from all levels of government to come up with a model that works for everyone, including the community, landowners and investors. The four pillars of the approach are:

Engagement: Clearly articulated neighbourhood planning process and tools to effectively engage the landowners, community and developers.

Strategic Planning: Clearly articulated planning scheme that encourages lot-amalgamation and facilitates mechanism for effective engagement with the landowners and developers.

Design: Clearly articulated design objectives for streets, public open space and dwellings.

Governance and Implementation: An innovative and efficient governance structure that facilitates third party arrangements, multi-agency collaboration and project management

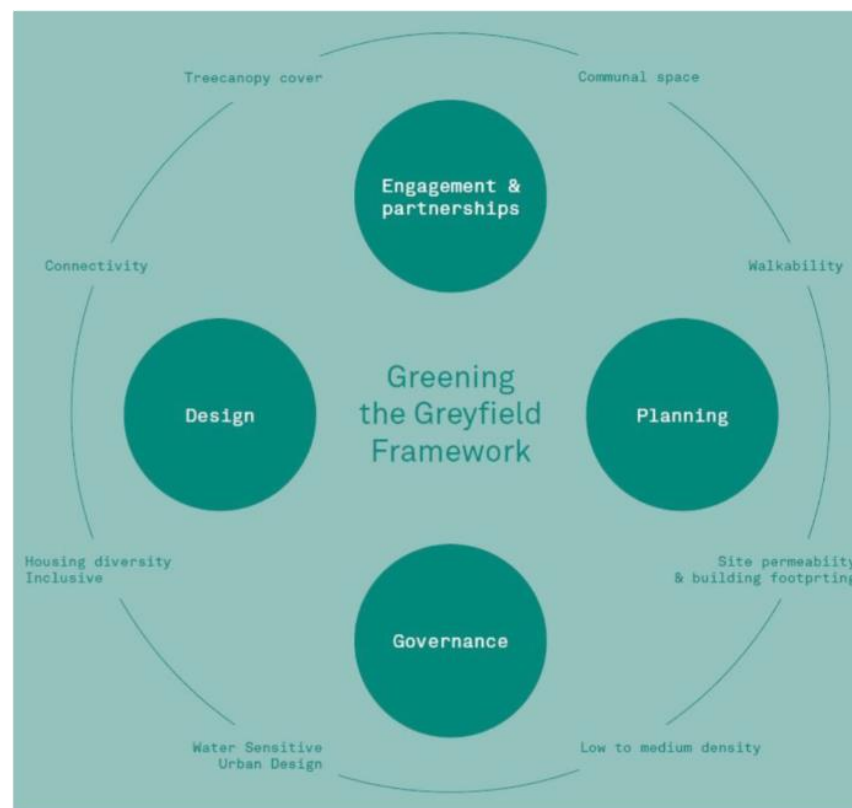


Figure 7.1: Proposed Greening the Greyfields Framework

The implementation framework establishes an outline for the following.

- The application of new Planning Scheme provisions, including Developer Contribution requirements.
- The introduction of a Playbook.
- The required further studies.

Planning Scheme Implementation

A new and/or revised set of planning controls are required to facilitate delivery of the vision for the Precinct consistent with the objectives and design strategies of the Precinct Design Framework and Concept Plan. Changes to the Maroondah Planning Scheme are expected to include the following.

Local Planning Policy Framework

Modifications are required to the LPPF, including the Municipal Strategic Statement (MSS), to articulate the strategic vision for the Pilot Precinct, as detailed in this plan, and to ensure consistency with other key Council planning strategies, including the Housing Strategy.

Specifically, changes are required to the following parts of the LPPF.

- Clause 21.02-2- Maroondah Visions and Strategic Framework
- Clause 21.06-2- Built Form and Urban Design
- Clause 21.07-2- Housing and Residential Land Use
- Clause 21.10-2- Natural Resources
- Clause 22.02- Residential Neighbourhood Character

The above clauses will be modified to introduce new objectives, strategies and/or objectives in keeping with this plan. In addition, this Plan will be listed as a background document in Clause 72.08 of the Scheme.

New Schedule to the General Residential Zone

A new General Residential Zone (GRZ) schedule is required to vary the maximum building height permissible under the zone in order to incentivise lot amalgamation. Consistent with Clause 32.08-10 (Maximum building height requirement for a dwelling or residential building), a maximum building height

of 11 metres (3 storeys) is permissible in the GRZ. A variation to this standard is required in order to allow a maximum building height of 13.5 metres (4 storey) contingent on lot amalgamation. The minimum lot size compatible with a maximum building height of 13.5 metres is 2000 square metres. This understanding is based on significant architectural and economic feasibility assessments as part of the Greyfield Renewal project.

New Schedule to Development Plan Overlay

A new Development Plan Overlay (DPO) schedule is required to introduce statutory requirements consistent with this Precinct Design Framework and Concept Plan. A DPO is an appropriate tool for site specific guidance and statutory control on the desired future development outcomes for the subject site. The DPO will outline the preferred character, objectives and design requirements for the Pilot Precinct, including with regard to maximum building heights, minimum setbacks, preferred landscaping outcomes, lot consolidation incentives and other design standards.

To avoid duplication of other applicable Planning Scheme provisions, the DPO schedule will not outline 'generic' preferred design outcomes, such as relating to building articulation and internal amenity but focus on encouraging and/or mandating key design outcomes, where applicable.

New Schedule to Development Contributions Plan Overlay

A new Development Contributions Plan Overlay (DPO) schedule based on the Development Contributions Plan (DCP) is required to introduce statutory requirements relating to the provision of key improvements to the Croydon South Pilot Precinct, as identified for each sub-precinct. This control will establish the basis for private sector contributions that will help fund infrastructure and open space improvements to the Croydon South Pilot Precinct, including streetscape works, pedestrian pathways, drainage and road works.

Based on the housing capacity analysis undertaken as part of the preparation of this plan, it is expected that greyfield renewal could generate a yield of up to approximately 280 additional dwellings (up to 2035) under a low development scenario.

To ensure the Croydon South Pilot Precinct is positively transformed alongside this anticipated growth, a development contribution, levied via a DCP, will be directed to development infrastructure within the pilot area. It is intended

this infrastructure will help to create a pedestrian-friendly environment, improve streetscapes, interconnect multi-use paths and public open spaces, provide a dense canopy trees cover, interweave landscaped areas and address a range of environmental sustainability goals.

Public Open Space Contribution

For the Croydon South Pilot Precinct, in keeping with Clause 53.01 (Public Open Space Contribution and Subdivision), specifically the schedule to this clause, a public open space contribution of 5 per cent of the land or the value of the land intended to be used for residential, industrial or commercial purposes is required. This contribution is required in addition to the infrastructure contributions that will be required under the DCP noted above.

Playbook for Local Government, Developers and Landowners

Three separate playbooks have been developed in relation to the Greening the Greyfields Pilot Project that are relevant for the Precinct; one for each key stakeholder being local government, developers and landowners.

It is intended that each playbook will provide a project background, including an outline of the project goals, along with step-by-step guidance specific to the applicable stakeholder in relation to, for example, key preparatory steps (such as assessing political support), project organisation (such as governance and project team considerations), project scope/precinct selection, due diligence, engagement, statutory framework and implementation.

The playbook is considered important to maximizing the potential to replicate the Croydon South Pilot Precinct project in other identified areas.

Fast-Track Planning Permit Application Process

As part of the implementation of Greening the Greyfields approach, consideration will be given to the application of a fast-track planning permit application process. A more streamlined, faster, development assessment timeframe is likely to further incentivise lot consolidation and the application of the Greening the Greyfields approach.

Monitoring and Review

The Maroondah Greening the Greyfields project will be subject to continual monitoring and review over a maximum period of three to five years to assess project outcomes.

The monitoring and review process will determine whether the objectives, strategies and guidelines included in the Precinct Design Framework and Concept Plan, and the associated planning provisions, are achieving the outcomes sought for Greyfields redevelopment and renewal. The process will also include a review of work that may be undertaken by the Victorian Government with Greyfields redevelopment and renewal. Consideration will be given to potential adaptations to the locally applied planning tools based on the development of any state-wide planning tool, if developed.

Further Studies

Based on the potential increase in dwelling yield for the Precinct, further studies will be required on additional community infrastructure. As part of this analysis, further investigation will be required into streetscape and public open space upgrades. Priority will be given to pedestrian and cycle infrastructure; as well as other infrastructure that supports public transport use, such as shelters at bus stops.

REFERENCES

Urban Design Guidelines for Victorian, 2017, The State of Victoria Department of Environment, Land, Water and Planning

Statutory Planning Options Report, 17 June 2019, Plan2Place Consulting.

Croydon Walkability Assessment, Maroondah City Council, 2017





8. ANNEX

THE STUDY AREA



Figure 1: Eastfield shops



Figure 2: Cycle lane along Tarralla Creek



Figure 3: Residential street in the study area



Figure 4: Tarralla Creek next to the Eastfield Centre

NEIGHBOURHOOD CHARACTER AREAS

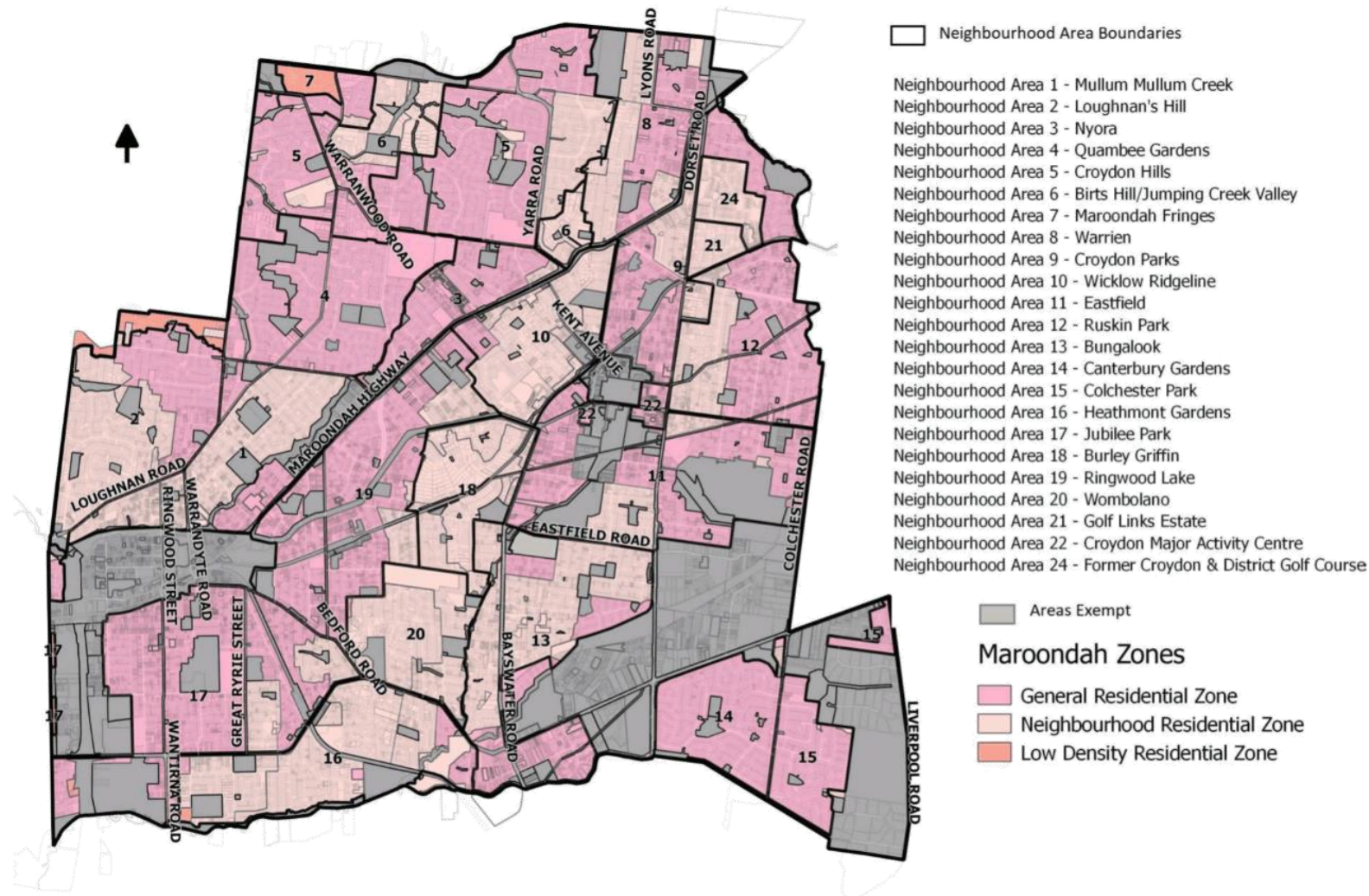


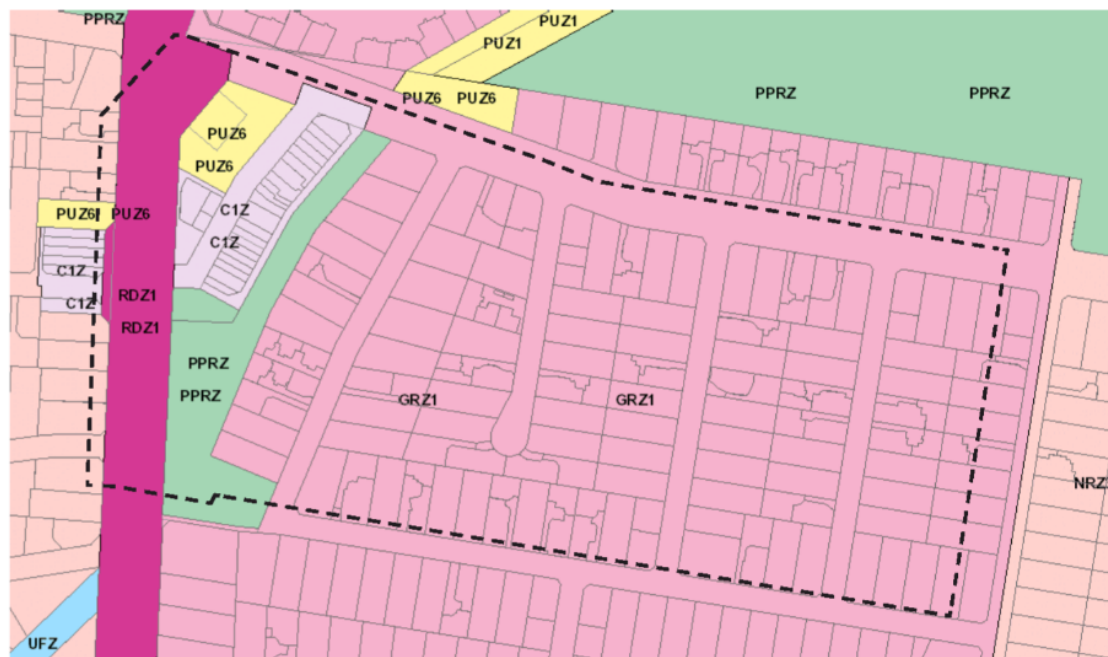
Figure 4: Maroondah Strategic Framework

PLANNING CONTROLS

ZONES

The study area is mostly within the General Residential Zone- Schedule 1 (GRZ1). Features of GRZ1 are as follows.

- The GRZ is a moderate change area that encourages a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- The GRZ encourages development that respects the neighbourhood character of the area.
- Design objectives can be incorporated into schedules to the GRZ.
- A mandatory maximum height of 3 storeys/ 11 metres applies in the GRZ1.
- The minimum garden area requirement applies. Any site over 650 square meter is required 35% garden area.
- The west of the study area also incorporates areas of the Public Use Zone, the Public Park and Recreation Zone, and the Commercial 1 Zone.



Legend

- | | |
|--|---|
| GRZ1 - General Residential Zone | PPRZ - Public Park and Recreation Zone |
| NRZ3 - Neighbourhood Residential Zone | Precinct boundary |
| C1Z - Commercial 1 Zone | Property boundary |
| PUZ6 - Public Use Zone | |



Figure 5: Planning Zones in the Precinct

OVERLAYS

The Significant Landscape Overlay, Schedule 4 (SLO4) applies to the entire Croydon South Pilot Precinct (Figure 3.5) and incorporates permit requirements for vegetation removal related to the following objectives of the schedule.

- To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area.
- To encourage the re-generation of vegetation.
- To maintain a dense vegetation canopy that contributes to the special environmental character of Maroondah.
- To maintain the overall scenic beauty of the municipality.

A Vegetation Protection Overlay, Schedule 4 (Figure 3.5) also applies to the Public Park and Recreation zoned portion of the Precinct along Tarralla Creek. The objectives of the Schedule are as follows.

- To protect and enhance areas of biological significance in Maroondah so as to:
- Ensure the maintenance and enhancement of the biological diversity of the flora and fauna of Maroondah.
- Enhance the presence of indigenous species in the natural environment.



Legend

SLO4 - Significant Landscape Overlay

VPO1 - Vegetation Protection Overlay

HO24 - Heritage Overlay

Precinct boundary

Property boundary



Figure 6: Planning Overlays in the Precinct

CULTURAL SENSITIVITY

The western portion of the precinct (generally west of Thomas Street) is identified as an area of potential cultural sensitivity under the Aboriginal Heritage Act 2006 given its proximity relative to Tarralla Creek. As a result, any potential future larger developments (including development of 3 or more dwellings on lots over 1100 sq.m.), and other high impact activities, may be required to prepare a Cultural Heritage Management Plan (CHMP) prior to an application for a planning permit¹.

A CHMP outlines sensitive sites in a report prepared by a specialist Aboriginal Heritage Advisor and assesses the potential impact of development and may outline measures to be taken before, during and after development to manage and protect Aboriginal cultural heritage.

Smaller developments (i.e. development of one or two dwellings) are exempt from requiring a CHMP, although a landowner can take up voluntary investigations to determine if there is any Aboriginal heritage present.

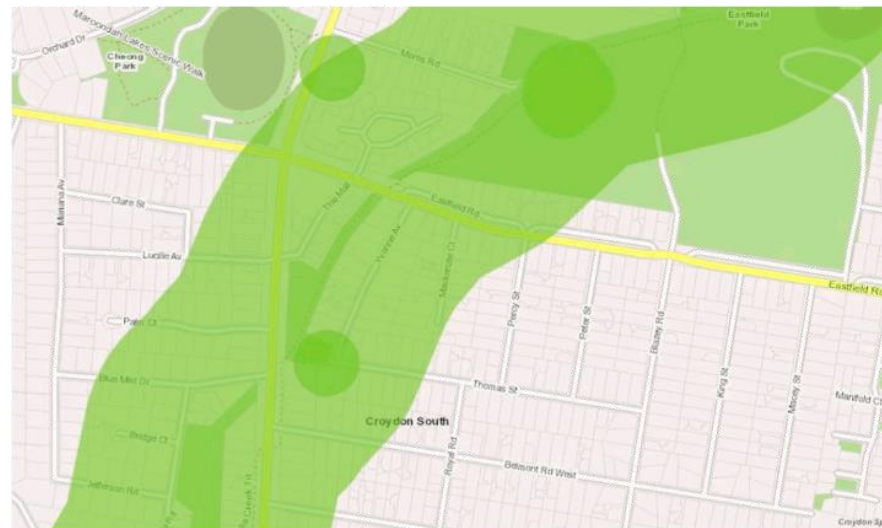


Figure 7: Area of cultural sensitivity (Source <https://achris.vic.gov.au/#/onlinemap>)

■ Cultural sensitive areas

¹ <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes/planning-and-development-of-land.html>

MAROONDAH PLANNING SCHEME

22.15 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

Proposed C137maro

This policy applies throughout the City of Maroondah to residential and non-residential development, excluding subdivisions, in accordance with the thresholds detailed in this Policy.

22.15-1 Policy Basis

Proposed C137maro

Maroondah City Council is committed to creating an environmentally sustainable and liveable city. Critical to achieving this commitment is for development to meet appropriate environmentally sustainable design standards. This policy aims to integrate environmental sustainability principles for new developments and redevelopment of existing infrastructure.

This policy provides a framework for early consideration of environmental sustainability at the building design stage to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduction of costs over the life of the building;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve environmentally sustainable development (ESD) may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets environmentally sustainable development objectives.

22.15-2 Objective and strategies

Proposed C137maro

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

To facilitate development that minimises environmental impacts and encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Uses a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Adopts best practice sustainable design. In the context of this policy best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site-specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.

MAROONDAH PLANNING SCHEME

- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

- Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.
- Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).
- Incorporate water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

- Achieve a healthy indoor environment quality, including thermal performance and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.
- Reduce indoor air pollutants by encouraging use of non-toxic materials.
- Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

- Design development to minimise car dependency; and promote the use of walking, cycling and public transport, in that order.
- Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

- Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- Encourage use of durable and reusable building materials.
- Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

- Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.
- Reduce urban heat island effects through landscape design, water sensitive urban design and the retention and provision of canopy trees.
- Encourage the provision of space for productive gardens, particularly in larger residential developments.

22.15-3

Proposed C137maro

Policy

It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.

22.15-4

Proposed C137maro

Application Requirements

An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1, as appropriate.

A Sustainable Design Assessment should:

MAROONDAH PLANNING SCHEME

- Provide a simple assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site's opportunities and constraints.

A Sustainability Management Plan should:

- Provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate); and
- Demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Document the means by which the performance outcomes can be achieved.

A Green Travel Plan should outline onsite initiatives and offsite services to encourage residents and staff of larger developments to use sustainable transport options (such as walking, cycling, public transport and car sharing). It should be tailored to the development type and should highlight:

- Parking facilities for bicycles, motor bikes, small cars, electric cars and onsite and nearby car share systems
- End of trip facilities for staff, including the location of showers and personal lockers
- Bicycle and walking maps
- Nearby public transport stops
- Timetables for public transport services
- Availability of free or substituted public transport tickets through the employer or relevant Owners Corporation
- Nearby recreation areas.
- An organisation's car-pooling scheme.

Various assessment tools have been listed in **Table 1** which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate

Table 1 – ESD Application Requirements

Type of development	Application requirements	Example of relevant tools
Accommodation / Mixed Use with residential component		
3 to 9 dwellings; or Alterations and additions creating additional gross floor area between 500m ² - 999m ² .	Sustainable Design Assessment (SDA)	BESS STORM MUSIC
Development of 10 or more dwellings; or Alterations and additions creating additional gross floor area more than 1000m ² .	Sustainability Management Plan (SMP) Green Travel Plan (GTP)	BESS Green Star MUSIC STORM

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Type of development	Application requirements	Example of relevant tools
Non-residential		
Development of a non-residential building with a gross floor area of between 500m ² and 999m ² ; or	Sustainable Design Assessment (SDA)	BESS
Extensions to an existing building creating additional gross floor area between 500 m ² to 999m ² .	Green Travel Plan (GTP)	MUSIC STORM
Development of a non-residential building with a gross floor area of more than 1000m ² ; or	Sustainability Management Plan (SMP)	Green Star
Extensions to an existing building creating additional gross floor area of more than 1000m ² .	Green Travel Plan (GTP)	BESS MUSIC STORM

22.15-5

Proposed C137maro

Decision Guidelines

In determining an application, the responsible authority will consider as appropriate:

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.
- Whether the proposed environmentally sustainable development performance standards are functional and effective to minimise environmental impact.
- Whether the proposed environmentally sustainable development initiatives are reasonable having regard to the type and scale of the development and any site constraints.
- Whether an appropriate assessment method has been used.
- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under planning control or otherwise)Place new ordinance text here.

22.15-6

Proposed C137maro

Reference Documents

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainable Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

MAROONDAH PLANNING SCHEME

22.15-7 Commencement

~~---/---/---~~
Proposed C137maro

This policy does not apply to a planning permit application lodged before the gazettal date of this clause.

22.15-8 Expiry

~~---/---/---~~
Proposed C137maro

This policy will expire if it is superseded by a comparable provision in the Victoria Planning Provisions.

MAROONDAH PLANNING SCHEME

21.0611/10/2018
C97**BUILT FORM AND URBAN DESIGN****21.06-1**11/10/2018
C96**Overview**

A high quality urban environment has enormous intrinsic value and attracts residents, business, industry and investment to the municipality. Maroondah is a municipality characterised by well presented and attractive streetscapes, dense canopy vegetation and a high quality natural environment. There are two defining and distinct built form areas within Maroondah that have shaped the way the municipality has developed, they are:

- The main commercial areas being the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and Bayswater North Industrial precinct.
- The rideline areas defined by the Wicklow Hills Ridge and the Loughnan Warranwood Ridge.

While the urban character of Maroondah has historically been influenced by individual dwelling design, varied building setbacks and the extensive use of vegetation, there is a trend within the current urban environment for standardised design and the removal of individual urban character. This situation is consistent with image and urban design issues facing all suburbs in metropolitan Melbourne.

The existing varied form of urban design treatment in Maroondah however, including the relationship of urban development with both the streetscape and the natural environment, creates a character which is predominant through the municipality.

21.06-2---
Proposed C137maro**Objectives, strategies and implementation****Objective 1**

- To ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

Strategy

- Ensure that Maroondah's public facilities, buildings, roads and paths are designed to reflect the environmental standards of the municipality and to minimise ongoing maintenance.

Objective 2

- To protect and enhance the visual amenity of residential, commercial and industrial precincts and streetscape.

Strategies

- Prevent the proliferation of large advertising panel and "supersite" signs, particularly in proximity to residential or environmental precincts and along major transport routes through the municipality.
- Promote the development of sustainable and functional urban places that foster a sense of community.

Objective 3

- To encourage development that provides and creates high quality urban places.

Strategies

- Ensure that advertising signage located in and visible from public areas presents a coordinated and high quality image.

MAROONDAH PLANNING SCHEME

- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.
- Require all new development to incorporate the highest standards of urban image, landscape design and building design innovation.

Objective 4

- To encourage environmentally sustainable forms of development.

Strategy

- Ensure that planning, design, siting and construction of development incorporates environmentally sustainable development design in the following areas: energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all application are consistent with Waterways Protection Clause 22.01.
- Ensuring all retail and commercial development is in accordance with the Retail and Commercial Development Clause 22.05.
- Ensuring all industrial development is in accordance with the Industrial Urban Design and Development Clause 22.07.
- Ensuring all residential development is in accordance with the Residential Neighbourhood Character Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all use and development within the Ringwood Metropolitan Activity Centre is in accordance with the Ringwood Activity Centre Clause 22.06.
- Encouraging commercial development that facilitates the interaction between the public and private domain.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10.
- Ensuring signage on council reserves is in accordance with the Signage on Council Reserve Clause 22.11.
- Ensuring that all applications are consistent with the Environmentally Sustainable Development Policy Clause 22.15.

Zones and overlays

- Adopting the recommendations of the Ringwood Transit City Urban Design Masterplan 2004 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the Ringwood Metropolitan Activity Centre and the Ringwood Western Gateway Area.
- Applying a Development Plan Overlay to the Ringwood Metropolitan Activity Centre.
- Applying a Development Contributions Plan to the Ringwood Metropolitan Activity Centre.
- Adopting the recommendations of the Ringwood North West Residential Precinct Plan 2009 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.

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Future strategic work

- Developing an Advertising Signage Policy.
- Developing uniform urban design guidelines to influence the built form of residential, commercial and industrial areas.
- Developing an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.

Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Ringwood Transit City Public Domain and Landscape Guidelines, Hansen Partnership, 2006

Maroondah Neighbourhood Character Study, Planisphere, 2004

Ringwood Western Gateway Urban Design Review, Hansen, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, June 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009

Attachment 2: Summary of Submissions to Amendment C137maro - Introduction of an Environmentally Sustainable Development Policy

No	Position	Summary of Submission	Officer Response	Recommended Action
1	Support the Amendment with changes	<i>The only thing it would maybe be nice to emphasize would be the importance in Urban Ecology (possibly Clause 15.02) of retaining where possible mature trees specifically. Often people say they will plant large trees as part of their approved new landscaping but they either don't or don't retain them and the large trees are such a vitally important part of the natural urban environment and even more so the mature large trees.</i>	<p>The submitter 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. Council Alliance for Sustainable Built Environment (CASBE) is in discussions with Department of Land, Environment, Water and Planning (DELWP) regarding the final version of Clause 15.02-1L.</p> <p>In addition to the above the issue raised in relation to retaining mature trees, it should be noted that the exhibited version of Clause 22.15 and Clause 15.02-1L currently includes reference to the retention and provision of canopy trees, as well as considering the provision of space for productive gardens. In addition, Council's Vegetation Strategy 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 Significant Landscape Overlays, 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 Vegetation Strategy includes:</p>	Council officers raise the issues identified by the submitter with the DELWP Smart Planning Team (who are working on the new Planning and Policy Framework structure).

			<i>"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 Sustainable Development and Assessment Planning Process".</i>	
2	Support the Amendment	<i>One cannot ignore that medium-higher density construction will increase. We can however build in a manner that can have less of an impact on our natural environment. These buildings will be around for many years and retro fitting is expensive & sometimes ineffective. Introducing ESD in the planning stage not only reduces the overall cost but these designs have impact from the beginning. The more ESD that can be incorporated in the planning stage should positively impact the approval process & reduce the application going to VCAT. If the amendment is approved it will give builders a more definitive idea of what is expected of them, provide protection for the environment, help council to meet it's environmental impact targets, a better -</i>	Support	None

		<i>more complementary design, who knows how creative these designs may become</i>		
3	Support the Amendment	<i>Well done on developing this - it will be important to train the planning team or provide additional resources to ensure that the policy is well implemented.</i>	In 2019, Council appointed an Environmental Sustainable Development (ESD) Officer to undertake ESD referrals on medium to large planning applications in the Ringwood Metropolitan Activity Centre. It is expected that the ESD Officer will continue to provide ESD referrals and undertake pre-application meetings municipal wide.	None
4	Support the Amendment	<i>The Amendment will ensure that sustainable building practices are mandated as part of the planning permit process. This forces designers to move away from past practices and consider how to embed sustainability into the DNA of their house/building designs. Having clear goals to achieve means the resultant homes will be more energy/water efficient, have better indoor environmental quality, waste management practices, etc. For the builder, it's cost effective to make the necessary design upgrades before the houses are built. For the Council Planner, the ESD policy provides a mechanism to steadily increase the expectations of sustainable design as more advanced technologies come onto the market (and community expectations rise). Once the framework is in place, applicants for Planning Permits should know they are designing to meet the current sustainability benchmark, whatever</i>	Support	None

		<p><i>that happens to be. For the resident, the ESD ensures comfortable, efficient, low carbon footprint homes come onto the market for them to purchase. Speaking as someone who has built a small development of 3 sustainable homes in Maroondah, the benefits of this approach are obvious. Although it wasn't mandated, the homes meet or exceed Maroondah's ESD requirements. These homes clearly demonstrate the advantages of this approach by showing it's possible to live in a comfortable, low-energy home surrounded by indigenous landscaping. After living in one of these homes, I can't understand why anyone would be satisfied with a house that wasn't built according to sustainable design principles.</i></p>		
5	Supports the Amendment	<p><i>CASBE welcomes and strongly supports the proposed introduction of the local ESD Policy Clause 22.15 into Maroondah's Planning Scheme. In relation to the translated version, CASBE maintains that the term Best Practice must be very clearly communicated within the body of the policy. CASBE maintains that consistency between ESD Policies is a priority to enable the effective application of the policies, and that the translation of the policy must ensure that a policy neutral outcome.</i></p>	<p>The submitter 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. CASBE is in discussions with DELWP regarding the final version of Clause 15.02-1L.</p>	<p>Council officers raise the issues identified by the submitter with the Smart Planning Team (who are working on the new Planning and Policy Framework structure).</p>

Maroondah COVID-19 Recovery Plan

Stronger together: our way forward
from COVID-19





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Acknowledgment of Country

We, in the spirit of Reconciliation, acknowledge the Traditional Custodians of the land now known as the City of Maroondah, where Indigenous Australians have performed age old ceremonies. We acknowledge and respect their unique ability to care for Country and their deep spiritual connection to it. We pay our respects to their Elders, past, present and emerging.

Executive summary

The impacts of the COVID-19 pandemic have been nationwide, deep and profound. The Maroondah community, along with metropolitan Melbourne, has been subjected to repeated staged restrictions to reduce community transmission.

This plan provides a strategic overview of the intended community recovery outcomes within the Maroondah municipality in response to the global coronavirus (COVID-19) pandemic.

Both relief and recovery begin when an emergency occurs. Typically, relief is provided during and in the immediate aftermath of an emergency. Recovery is generally a longer process for affected individuals and communities. The coronavirus pandemic is a situation where responding to the emergency provision of relief and recovery occur simultaneously, which therefore provides added complexity to the planning process.

Unlike more common disasters, there is no physical damage with COVID-19. The absence of a disaster 'footprint' means that many of the impacts are hidden, and play out in the psychosocial and economic domains.






Economic impacts have profound psychosocial implications for individuals, families and communities and exacerbate pre-existing social problems.

These impacts will occur across the individual, family, local/neighbourhood, and community levels. Like all disasters, pandemic impacts are not distributed evenly across society, with some groups more disadvantaged and impacted than others¹.

The priorities highlighted in this plan are based on input from over 2800 responses to various community consultation activities, local social and economic data, and feedback from local agencies, organisations and specialist advisory committees and groups.

Using the Guide to Post-Disaster Recovery Capitals² - which highlights how the social, economic, cultural, human, political, natural and built environments have a profound impact on health and wellbeing - has enabled a holistic overview of the recovery priorities.

The Priority Actions for each recovery area describe how Council will work towards these outcomes, in partnership with other levels of government and local organisations and agencies.

Recovery Capital	Priority outcomes	Priority actions (some examples)
<p>Human Capital - Caring for our people</p> 	<p>Public health and wellbeing</p> <p>Community relief and individual support</p> <p>Mental health and wellbeing</p> <p>Physical health</p>	<ul style="list-style-type: none"> Promote physical distancing, hygiene measures and COVID-safe behaviour as people return to public life. Support agencies in the rollout of the COVID vaccination program. Support community relief agencies through the Maroondah Emergency Relief Network to meet increased demand from vulnerable individuals and households. MaroondahConnect support service. Mental health and wellbeing promotion activities. Provide support and guidance for sporting clubs and Associations to facilitate return to sport in a COVID-safe manner.
<p>Social Capital - Connecting our community</p> 	<p>Social connection</p> <p>Volunteering and volunteer-based organisations</p>	<ul style="list-style-type: none"> Deliver programs to facilitate community connections, reduce isolation, enhance mental wellbeing and connect with vulnerable residents. Deliver a series of community and cultural events and activities. Facilitate support for volunteer-led organisations and partner with Eastern Volunteers.
<p>Built Capital - Sustaining our community facilities</p> 	<p>Enhancing community confidence</p> <p>Provision of safe and accessible facilities, parks and gardens</p> <p>Advocacy</p>	<ul style="list-style-type: none"> Regular and enhanced maintenance of parks, gardens, foot and bike paths. Support accessibility and inclusion for community groups to continue to use Council facilities in a COVID-safe environment. Offer a fee subsidy program for arts and cultural groups and creative practitioners to increase access to facilities. Facilitate the acceleration of community projects such as Dorset Recreation Reserve.
<p>Political Capital - Supporting community leadership and advocacy</p> 	<p>Communication</p> <p>Community-led decision making</p> <p>Advocacy</p>	<ul style="list-style-type: none"> Provide information on available services and support that is accessible, repeated, includes translations and in different formats. Extensive engagement processes with community and businesses are undertaken at regular intervals. Advocate the needs of the community to partners and other levels of government. Liaise with key partners such as Migrant Information Centre and CALD community leaders to understand needs and provide support.
<p>Financial Capital - Rebuilding livelihoods and business activation</p> 	<p>Business support</p> <p>Job creation and pathways</p>	<ul style="list-style-type: none"> Facilitate the expansion of outdoor dining areas for hospitality businesses. Business fee relief - for some permits and registrations. Shopping centre improvement works. Business promotion - shop local. Bayswater Business Precinct Project. Place Activation Project (parklets, pop up parks). Support initiatives that reduce barriers to employment, particularly for young people.

Maroondah COVID-19 Recovery Plan

Recovery Capital	Priority outcomes	Priority actions (some examples)
Cultural Capital - Revitalising cultural participation and creative industries 	Local arts and cultural recovery	<ul style="list-style-type: none"> • Ensure accessible arts experiences and assist community to re-engage and share their experiences through creative expression including writing, storytelling, songwriting, visual and performing arts. • Support cultural tourism initiatives to boost visitation to our activity centres and provide opportunities for local artists and creative industries.
Natural Capital - Enhancing our connection with nature 	Protection and enhancement of green open space Improving community wellbeing through nature	<ul style="list-style-type: none"> • Continue implementation and delivery of the Re-imagining Tarralla Creek project. • Partner with Traditional Owner groups and Mullum Mullum Indigenous Gathering Place for storytelling and other cultural activities. • Promote participation in activities that connect people and nature.

As the closest level of government to the community, Maroondah City Council will continue to prioritise the efforts needed for our residents to recover and build on the opportunities, and new hopes that have arisen from the situation.

A full list of the Priority Actions can be found in the relevant Recovery Capital section of this plan.



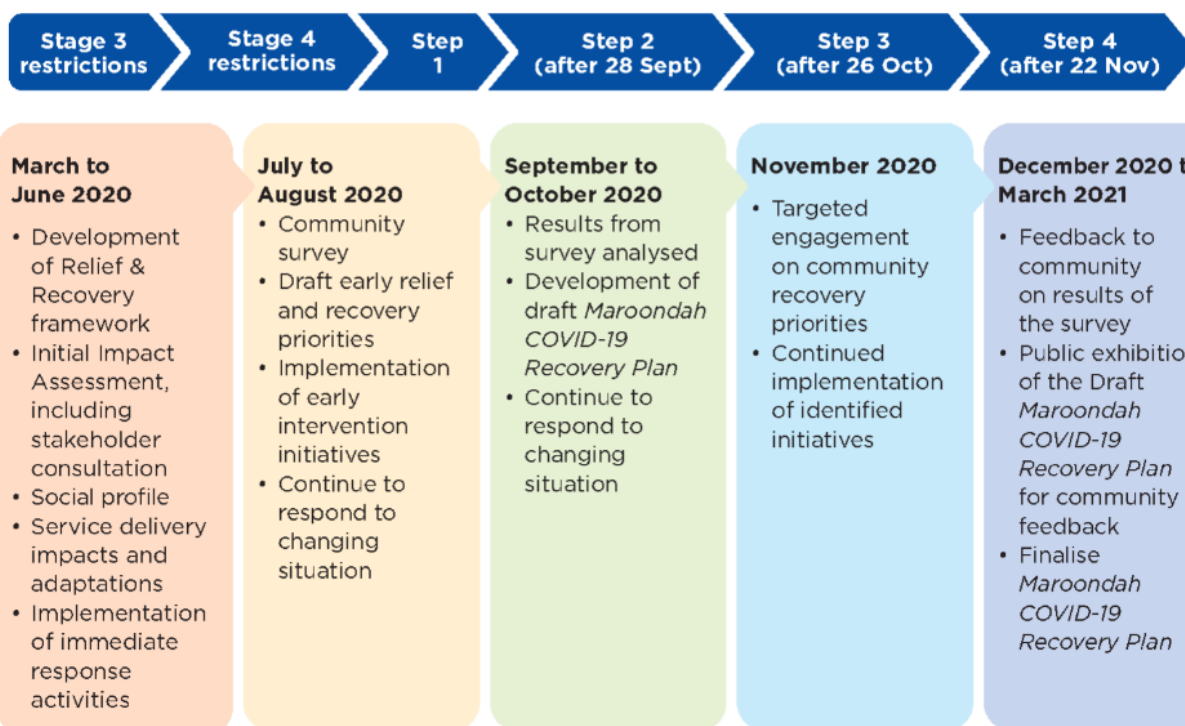
Developing the *Maroondah COVID-19 Recovery Plan*

The development of this plan was informed by an initial impact assessment process, extensive community consultation, service delivery impacts and research and learnings from other disasters. This has established a strong evidence base with the emerging needs and existing strengths of the Maroondah community at its centre. The Draft Plan was also placed on Public Exhibition for nearly six weeks. Feedback from this process has been analysed and added to the plan as needed. Some feedback will be addressed in other strategic plans that are to be developed over the coming months in 2021.

Recovery is a complex, multi-faceted experience requiring community engagement and negotiation with a wide range of stakeholders. It takes time and should progress at a pace that is suitable for impacted individuals and communities.

The complexity of recovery and providing certainty in this context is exacerbated by the continuing threat of increased community infection of COVID-19 and no definitive timeframe for the complete rollout of the vaccine program.

Recovery from pandemics, like any emergency, is a long, complex, dynamic and multidimensional process³. The key to recovery is to focus on managing the consequences⁴, and ensuring that there are systems in place that adapt to changing and emerging community needs and strengths.



Purpose

The *Maroondah COVID-19 Recovery Plan* provides clear strategic direction to guide and focus Council's priorities for recovery for our community who live, work, study or play in the City of Maroondah.

It is recognised that when a community experiences a significant event, there is a deterioration of our social fabric and we therefore need to supplement the personal, family and community structures that have been disrupted by the event. The purpose of providing recovery services, including emergency relief, is to assist the affected community towards management of its own recovery.

This plan will assist Council, community organisations and service providers to work collaboratively to bounce back from the pandemic. Through shared planning and effort we can support the recovery needs of our community to ensure we are stronger beyond Covid-19.

Scope

The *Maroondah COVID-19 Recovery Plan* is a Council-wide strategic document that:

- encompasses all community members who live, work, study or play in the City of Maroondah
- aims to guide Council's partnerships and collaboration with other levels of government, organisations or groups outside Council, while not directing their work.

Timeframe

The *Maroondah COVID-19 Recovery Plan* is a transitional plan that highlights current priorities for immediate to medium term recovery. Longer term recovery needs will be integrated into new and future strategic planning and service delivery processes as highlighted in the diagram on page 10.

Monitoring and evaluation

The Recovery Plan will be regularly monitored to track progress on the implementation of priority actions, support continuous improvement and innovation, and identify when further review and adaptation is required as the situation evolves.

Progress reports will be provided to Council and the community on a regular basis.

Council will continue to actively engage with the community and key stakeholders throughout the implementation of the Recovery Plan to provide avenues for the community to continue to share their thoughts and experiences and be involved in community-led recovery.

Our role in community recovery

At Maroondah City Council, our role is to:

- **deliver** services that meet the needs and expectations of the Maroondah community
- **advocate** on behalf of community needs to other levels of government
- **facilitate** the delivery of outcomes by working in partnership with residents, businesses, community organisations and key stakeholders⁵.
- **leverage** constructive partnerships with the Victorian and Australian Governments and their agencies
- **build on the** expertise of Maroondah's business community via the Maroondah Business Advisory Committee and the Maroondah Business Group
- **enable** the best use of the community facilities that we own and manage.

Councils play an essential role in the state's emergency management arrangements by preparing communities to respond to and recover from emergencies.

At a local level, the coordinator of relief and recovery is local government. Councils are often a conduit between state government agencies, local communities, not-for-profit organisations and service providers.

An effective response to emergencies affecting the Maroondah community is only achieved through building on the strong partnerships that already exist. These partnerships involve non-government and government organisations, community-based groups, service clubs, churches and the private sector working together with the people and communities affected by the emergency.

Maroondah COVID-19 Recovery Plan

Our guiding principles

The following guiding principles⁶ underpin all activities of the recovery effort. Successful recovery is community-centred, responsive and flexible, engages with community and supports them to move forward.

Principle	Action
Community-led process	<ul style="list-style-type: none"> The active involvement of the community directly and indirectly affected, is essential. We will recognise differing community needs and work in partnership with the community. We will develop sound processes that are flexible and adaptive to the changing needs of the community. We will recognise that different people will be at different stages of their recovery and that decision-making involves grief and will take time. Recovery should build collaborative partnerships between the community and those involved in the recovery process. We will recognise that new community leaders often emerge during and after a disaster. We will recognise that different communities may choose different paths to recovery.
Individuals and communities are resilient	<ul style="list-style-type: none"> Individuals, when provided with information about the situation and available services, are able to make informed choices about their recovery. Communities, when supported with information and resources, are able to support and manage their own recovery.
Levels of recovery operations	<ul style="list-style-type: none"> Recovery operates at multiple levels of government. All agencies and organisations involved in management, coordination or service delivery will endeavour to undertake activities in a collaborative manner, within the agreed framework. Coordination and communication between the community, key agencies and Australian, State, and local governments assist in ensuring the success of recovery activities for the affected community.
Roles of organisations and agencies	<ul style="list-style-type: none"> Recovery is not the exclusive domain of any single agency. All agencies and organisations willing to participate have an important role to play. Recovery is a whole-of-government and a whole-of-community process. The recovery process will build on and channel effort through pre-identified and existing community assets, including local knowledge, existing community strengths and resilience.

While it is not the domain of Maroondah City Council, or any one agency, to provide this support, we will endeavour to coordinate support, and partner with, agencies and community organisations across the recovery priority areas.

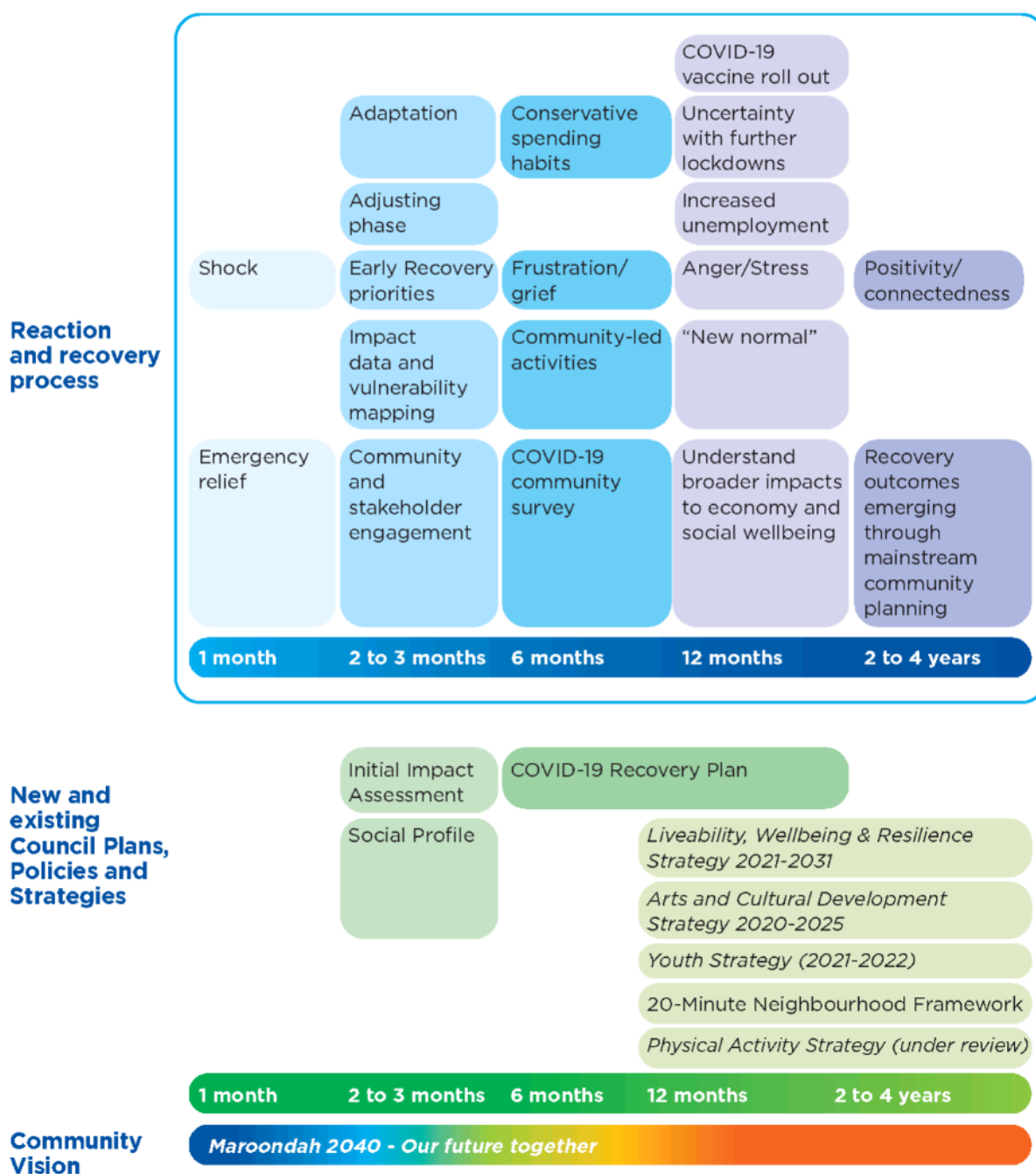


Maroondah COVID-19 Recovery Plan

Council's Integrated Planning Framework

This Plan aligns with Maroondah City Council's integrated planning framework and existing strategic plans. It builds on previous consultation, review processes and policies integral to these.

The following diagram outlines the relationship between this plan, Maroondah 2040 and a number of forthcoming strategies, including the *Maroondah Liveability, Wellbeing & Resilience Strategy 2021-2031* (to replace the *Maroondah Health and Wellbeing Plan 2017-2021*).





COVID-19 in Maroondah

Current context

The declared State of Emergency and subsequent staged restrictions disrupted our social infrastructure, economic livelihoods, normal routines and community activities. This created a challenge for community recovery but has also provided new opportunities.

Public health impacts

COVID-19 was first confirmed in Australia in late January 2020. As COVID-19 is a new disease, there is no existing immunity in our community. Australia's COVID-19 vaccine national roll-out strategy⁷ identifies:

- priority populations for vaccination, and the phases in which vaccines will be provided in Australia
- details for how vaccines will reach frontline healthcare workers, quarantine and border workers, and aged and disability care residents and workers
- initial locations, across Australia, at which vaccines will be administered.

The uptake of the vaccine across the community will play an important part in the recovery process.

In Maroondah (as at February 2021) there were a total of 105 cases (0 active) - one of the lowest in Metropolitan Melbourne. While the disease risk was low in Maroondah, the longer-term nature of the disruption and sustained feelings of threat or anxiety, have a compounding effect on people's wellbeing.

Social impacts

The recovery system recognises the increased risk factors for people with pre-existing vulnerabilities. Of particular concern to the Maroondah community are issues such as mental health, support for older and vulnerable community members, community connectedness, access to information, and employment.

Maroondah City Council has also been significantly impacted by the forced closure of the majority of our community facilities and buildings. This has resulted in a flow-on impact to the community as these facilities provide opportunities for our community to meet, connect and improve their wellbeing.

The full impact of these closures on community groups, arts and cultural groups, sporting clubs and associations may not be known for years to come.

While community members have positively embraced digital technology to conduct online transactions for various services and to stay connected. It is yet to be seen if this behaviour will continue in the long term and exacerbates exclusion for those without internet access.

Economic impacts

The global response to the pandemic has impacted both local and global economies with flow-on effects across the community. The pandemic has impacted many sectors - notably manufacturing, education, creative industries, tourism and the services sector including accommodation and retail⁷. It has also dramatically reduced the number of seasonal workers available. The implementation of Australian Government, JobSeeker and JobKeeper payments and support from the State Government has assisted many businesses and their employees but has not included all affected workers.

There has been a rapid acceleration in the use and development of digital technologies by businesses and community organisations. The pandemic has hastened the speed with which businesses have embraced the utilisation of digital technology. However, bricks and mortar retail, especially in local shopping centres have been significantly impacted as a consequence of physical distancing restrictions.

The restrictions on movement has also led to changes in behaviour with potential long-term impacts on office accommodation with many organisations realising the benefits of a hybrid working pattern between home and the office. This may have impacts upon the nature of commercial developments in the future.

The pandemic has also highlighted the importance of local manufacturing and supply chains. Both the Victorian and Australian Government are supporting the transition of manufacturing practices and the skills required; through pathways for education, and skills development to employment, to ensure the sustainability of this sector.

The nature of the economy will continue to evolve both locally and globally as it continues to respond to the pandemic and its aftermath.

Population groups who are vulnerable or disproportionately impacted by the pandemic:

- Young people.
- Older people.
- Culturally and linguistically diverse people, particularly those with low English proficiency.
- International students and temporary visa holders.
- Aboriginal and Torres Strait Islander people.
- Women.
- Socially isolated people, including lone person households.
- People in residential care.
- Financially disadvantaged people, including those with low incomes or high debt.
- Unemployed or underemployed people.
- People experiencing or at risk of homelessness.
- People experiencing or at risk of violence or abuse, including family or partner violence, child abuse and elder abuse.
- People with a self-reported disability.
- People reliant on external support.
- People with limited access to internet or other digital technologies at home.

Our community

The estimated residential population of Maroondah is 118,558 (as at 30 June 2019)⁸, living across approximately 45,000 households, with an average household size of 2.5 people.

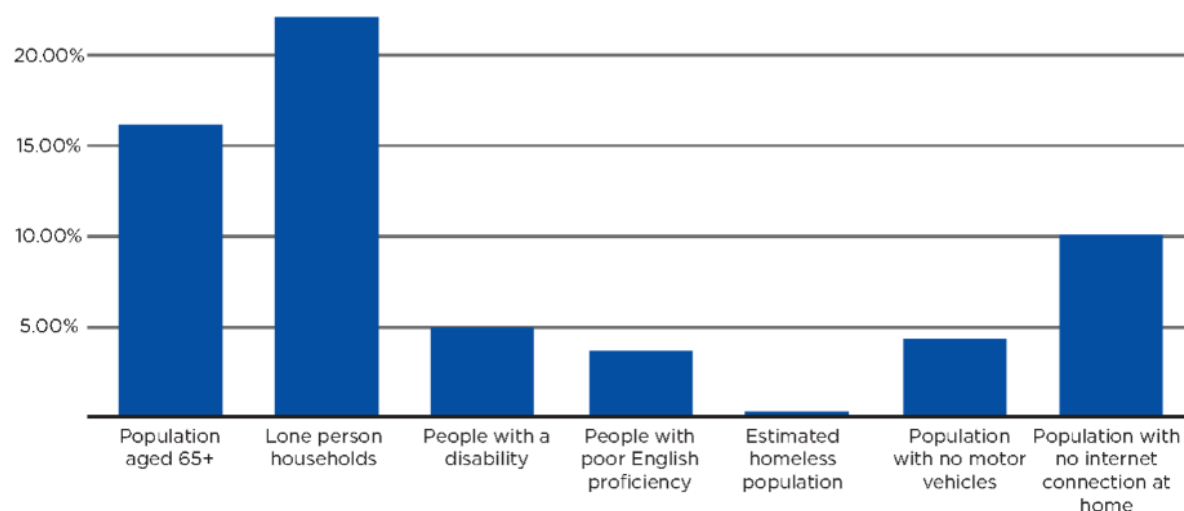
In 2016, the largest age group in Maroondah was parents and homebuilders (ages 35-49) at 20.9% of the population, and Maroondah had a higher proportion of children (under 18) and persons aged 60 or older than Greater Melbourne⁹.

Maroondah is an increasingly culturally and linguistically diverse community. In 2016, nearly 1 in 4 Maroondah residents were born overseas, representing an increase of 3,758 persons since 2011¹⁰. Of those people born overseas, 4,929 people arrived in Australia within the previous five-year period, and they were predominantly born in Myanmar, China and India¹¹.

In 2017-2018, 60% (211) of Humanitarian Visa arrivals in the Outer East region of Melbourne settled in the City of Maroondah – more than three times the next highest local government area (Yarra Ranges). The majority (69%) were born in Myanmar.

There are a number of key demographic groups that could be particularly vulnerable in the case of an emergency, such as the COVID-19 pandemic. It is likely that some individuals will fall into more than one group, potentially heightening their vulnerability. The percentage of Maroondah residents in each of these groups in 2016 is outlined in the chart below¹² and informs Council's COVID-19 recovery planning.

A more detailed overview of the Maroondah community can be found in the Maroondah Social Profile available on Council's website, which was developed to inform these recovery priorities.



Source: ABS Census of Population and housing, 2016

Initial impact assessment

The immediate impacts, relief needs, and the Council and community agency response as the COVID-19 pandemic progressed were captured through extensive stakeholder engagement during March to May 2020, and recorded in an Initial Impact Assessment. This process provided the foundation for a more in-depth assessment and prioritisation of medium to long-term impacts on the Maroondah community.

At the time, the key impacts and concerns included:

- Access to technology (hardware and internet) to access information and services from home.
- Social isolation and loneliness.
- Mental health.
- Unemployment.
- Family violence and abuse.
- Restricted service delivery by community support agencies.
- Remote and flexible learning and care for children and young people.
- Remote working.
- Business impacts including revenue loss, increased costs, reduced staff and supply chain impacts.
- Temporary closure of libraries, community facilities, sporting clubs, neighbourhood houses and arts and cultural groups.

Community members experiencing vulnerability or disadvantage, such as those demographic groups listed earlier, were generally more heavily impacted by the pandemic and the government restrictions. Some culturally and linguistically diverse (CALD) communities face additional challenges due to language barriers, increased racism and ineligibility for government support.

*<https://global.vic.gov.au/whatson/2020/november-2020/responding-to-coronavirus-covid19> (accessed on 1 December 2020)

Service delivery impacts

A broad range of services delivered by Council have been impacted by the COVID-19 pandemic. This has resulted in changes to service delivery, scale-up of responsive activity and re-prioritisation based on budget impacts.

Critical Council services have been adapted to meet physical distancing requirements and COVID-safe plans including Customer Service; Maternal and Child Health; Immunisation; Health; Aged and Disability; Operations; Business and Activity Centre Development; Community Development, and many others.

In particular, the community has been significantly impacted by the forced closure of the majority of Council-owned community facilities and buildings that provide opportunities for the community to meet, connect and improve their wellbeing. Council's leisure facilities have been required to close, as have libraries and community centres.

As a consequence of the COVID-19 pandemic, Council's service delivery and activities have responded to the needs of our community in the form of:

- fee and permit relief
- deferral of due dates
- coordination of emergency relief
- provision of community support
- provision of business support
- implementing early recovery initiatives
- reprioritisation/adaption of service delivery.

Victorian and Australian Government response

There has been a significant economic and health response to the pandemic by the Victorian and Australian Governments, for individuals, organisations, the arts and creative industries and businesses.

Global Victoria* summarises the Victorian and Australian Government support (including both job and economic packages) for businesses impacted by coronavirus.

Given the profound impact this pandemic has had on our community, Council will continue to advocate to the Victorian and Australian Governments. Council will work with community and partners to apply for available grant funding opportunities to address emerging issues and needs.

Council service delivery responses since March 2020

Group	Activity
Ratepayers 	Interest waiver on outstanding rates. Rate payment arrangements based on individual circumstances.
Sport clubs 	No charges for winter training or competition. Summer clubs will be charged a pro rata fee from the start of competition.
Community facilities 	Fees and permits waived for facilities not in use.
Businesses 	Charges waived or deferred for street permits and some renewal fees. Design and digital distribution of health and wellbeing tips for businesses working in isolation - 'Deskercise' videos available online. Provision of free expert business and mental health assistance and business legal advice.
Special COVID-19 Community Grants Program 	New grants to support emergency relief agencies and community organisations supporting mental health and social inclusion.
Community engagement 	130+ people expressed an interest in supporting community recovery activities
Eastern Regional Libraries 	287,888 loans and renewals Adapted to Click and Collect and Click and Deliver 1,118 Requests for children's activity packs
People sleeping rough 	Established a new service for people experiencing homelessness to access showers using local sporting facilities.

Maroondah COVID-19 Recovery Plan

Group	Activity
Community Support & Emergency Relief 	MaroondahConnect service established.
	160 Referrals to local agencies for the provision of food relief, material aid, financial assistance, transport, social inclusion, mental health and accessing support from other levels of government.
	Supported local agencies to provide 14,469 community meals (March to November 2020) Provision of 8,000 masks Council has worked in partnership with Maroondah Emergency Relief Network agencies to ensure continuity of community meals, work through COVID-19 restriction issues. Council has also advocated to Victorian Government in relation to local needs.
	51,325 Delivered meals from Karralyka kitchen from March to October for Knox City Council and Maroondah City Council.
	450 Regular social and welfare phone calls to people registered on Maroondah Police Seniors Register every month.
	785 Welfare calls to senior residents.
	550 Hand-written letters have been received and distributed between year 5 & 6 students and clients of Aged & Disability with many reciprocated letters.
	193 105 additional older, isolated residents joined the 88 pre-existing 'members' of Kerrabee social support programs, (Australian Government emergency funding). Exercise program with one-on-one instruction in the home with qualified personal trainer offered to 88 Kerrabee social support members and 240 delivered meals to promote physical activity to maintain mobility and reduce risk of falls for clients (Maroondah Leisure redeployment).
	28 Occupational Therapy and Kerrabee staff who have partnered in a Social Technology project. This involved isolated, older Kerrabee members, loaned electronic devices with data if required (provided through Australian Government funding), together with individual education to independently connect with the online Kerrabee programs and with their family and friends. One-on-one practical support such as shopping for essentials like groceries, pharmaceuticals available as necessary to Aged and Disability Services clients. Increased capacity of our Occupational Therapy service to reduce waiting time for support from months to weeks. Focussing on maximising safety and independence at home, increasing/maintaining mobility and preventing falls and supporting social connection strategies (funded by Australian Government emergency grant).
	4,300 Activity packs delivered to older residents including welfare checks and telephone calls.
	103 Kerrabee programs expanded to include online and delivered-to-door for 30 additional seniors. Support 103 people in total. (Australian Government emergency grant).

Group	Activity
	<p>150 Maternal and Child Health hotline received over 150 calls.</p> <p>1,981 Maternal and Child Health additional counselling support attached to consultations for parent anxiety, depression, family stress, unwell babies or babies discharged early from hospital.</p> <p>87 Maternal and Child Health referrals to specialist family violence services resulting in over 100 consultations.</p> <p>380 Support packs for children and mothers delivered to homes.</p>
<p>CALD community</p> 	<p>Translating Victorian Government material and the community survey in 6 local Burmese and Chinese languages.</p> <p>Linking culturally and linguistically diverse community leaders with other agencies who can provide assistance and ensuring communities have access to material and community meals where required.</p> <p>Maternal and Child Health nurses directly assisted 15 families to complete kindergarten enrolments due to language and computer literacy barriers.</p>
<p>Be Kind Maroondah</p> 	<p>Delivered a series of initiatives to promote community wellbeing:</p> <ul style="list-style-type: none"> • Access to online support tools and services. • Physical health sessions. • Distribution of connect/support postcards in local neighbourhoods. • Distribution of 'Thank you' cards to community members and organisations. • Promotion of positive wellbeing messages for the community. • Sharing of kindness stories on Council's online engagement platform, <i>Your Say Maroondah</i>. • Promoting images of local 'Spoonvilles' on Council's social media channels and encouraging the community to share their own photos. • Over 50 community group members participated in the KnitOne, WarmOne initiative to support vulnerable residents with hundreds of items donated to Uniting, Summer Foundation and Wellways. • Men's Health event – An Evening with Tom Boyd. Video viewed over 850 times. • The Sunflower Effect Project (an idea originated by a local resident) encouraged Maroondah residents to plant sunflower seeds in their front garden or in a pot to bring some hope and brightness into their street. It was supported by local community houses, with over 110,000 seed packets being handed out. • The Maroondah Moments campaign encouraged residents to take photos of people, places, things or activities that make them happy. <p>Mental Health Month - October 2020</p> <ul style="list-style-type: none"> • Over 690 participants registered for the 'From surviving to thriving' online presentation on resilience building strategies. The video of the presentation was viewed over 2000 times. • Mental Health First Aid training provided for 24 people. • Introduction to Mindfulness session - two sessions of 30 people per session.

Our consultation



What we did

Extensive engagement was undertaken between March and October. Staged restrictions applied to Melbourne throughout much of this time, which limited the types and amount of engagement that could be undertaken. However, Council was still able to engage with Council Advisory Committees and network partnerships, individuals, organisations, businesses, and business groups. The draft COVID-19 Recovery Plan was also put on Public Exhibition in Dec/Jan 20/21, and the feedback has been analysed and added to the plan as appropriate.

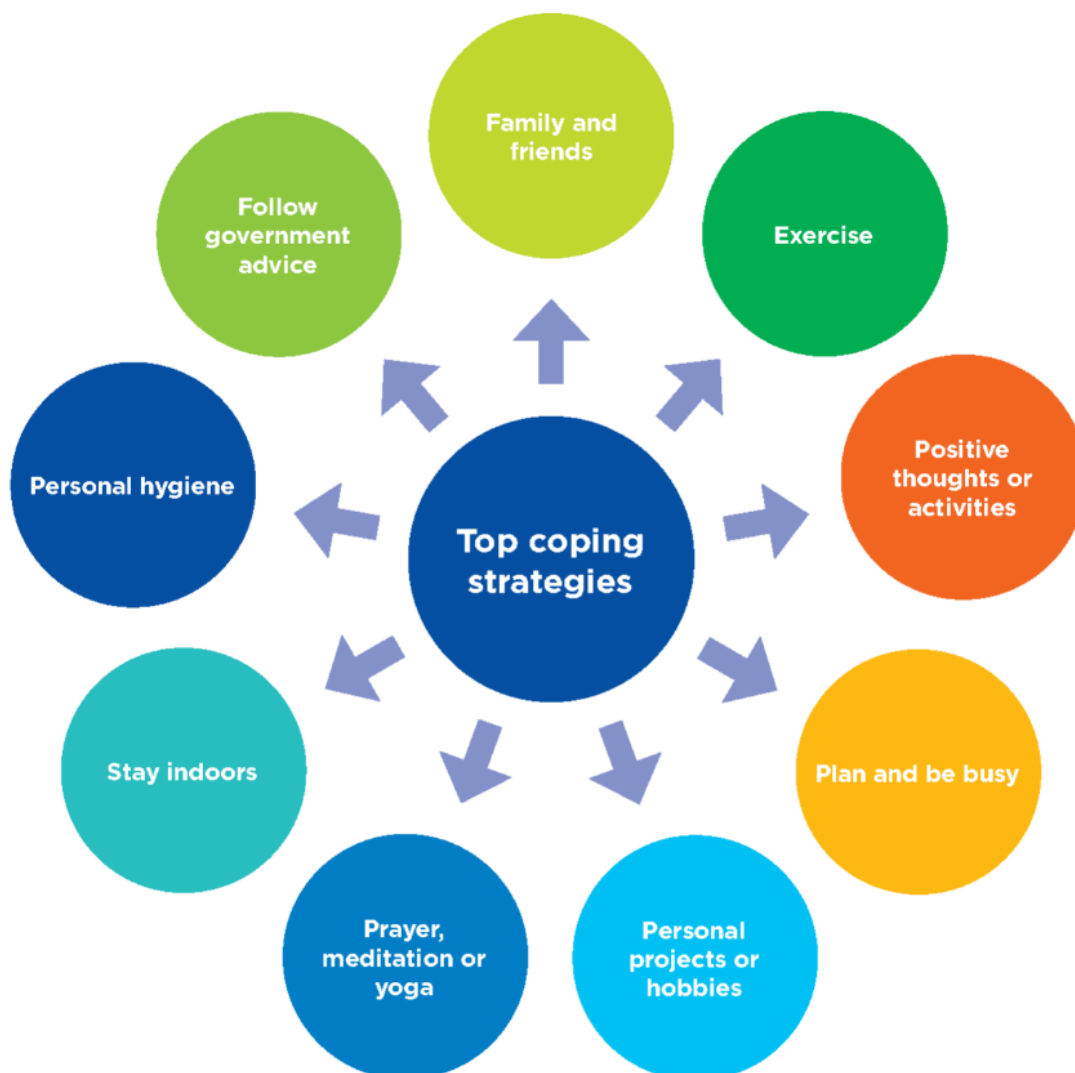
Engagement methods	Outcomes
Stakeholders (March to May 2020)	1190+
Phone calls to community services and organisations	50+ contacted
Phone calls to education institutions	17 contacted
Phone calls to Maroondah businesses	300+ contacted
Survey via Melbourne East Regional Economic Development Group (MEREDG)	823 responses
Community members (July to October 2020)	2814
Online Maroondah COVID-19 community survey on Council's online engagement platform, Your Say Maroondah	2382 responses
Paper copy survey <ul style="list-style-type: none"> Distributed to vulnerable people, including Aged and Disability Services clients and residents receiving support from Eastern Volunteers (700+ distributed) Mailed on request 	90 responses
Translated surveys for culturally and linguistically diverse communities (nine languages) – online and electronic	208 responses
Online focus group with Karen community members in partnership with Migrant Information Centre (14 of which also completed a survey - deducted from total)	29 participants
Outreach telephone surveys to vulnerable residents who had not completed the online survey	88 conducted
Adapted surveys with primary school aged children via schools	20 responses
In-person surveys with vulnerable residents at community meals programs	11 conducted

What we found

Key results are summarised below. A report detailing the full findings is available on Council's website.

Impacts	
On the community:	
 <p>Main positive impacts</p> <ul style="list-style-type: none"> • Feeling part of the community • Family, parenting or carer responsibilities • Work/employment status • Overall health and wellbeing • Recreation, hobbies and interests. 	 <p>Main negative impacts</p> <ul style="list-style-type: none"> • Recreation, hobbies and interests • Mental health • Overall health and wellbeing • Family, parenting or carer responsibilities • Feeling part of the community • Feelings of safety • Availability of food and groceries • Work/employment status • Access to support • Ability to afford food <p><i>*Bold = over 1000 responses</i></p>
On businesses:	
<p>95% of businesses reported that they have been, or will be, affected by COVID-19.</p> <p>60% of businesses reported that they will be unviable after 6 months if negatively impacted.</p>	<p>Main impacts:</p> <ul style="list-style-type: none"> • Revenue loss • Customer loss • Increase in costs • Reduced staff • Supply chain impacts.

Top coping strategies








Note: Many respondents reported that they did not use any strategies to cope.

Where support is most needed in Maroondah

From the community

					
Mental health and wellbeing support	Support for older people and people with a disability	Community connectedness	Support for people who are vulnerable or living alone	Financial support	Safety, health and wellbeing

From businesses

					
Financial support	Financial guidance	Information	Assistance with adapting, including going online	Assistance with personal protective equipment	Mental health and wellbeing support

Behaviours and activities

	<ul style="list-style-type: none"> • Feeling anxious, worried or experiencing other mental health concerns • Spending time with family • Helping others • Drinking alcohol • Talking to neighbours • Exercising • Eating healthy food • Spending time looking after myself • Volunteering • Gambling. 	<ul style="list-style-type: none"> • Spending time with friends • Spending time with family • Exercise/sports/games • Spending time looking after myself • Volunteering • Talking to neighbours • Helping others • Eating healthy food • Drinking alcohol • Gambling. <p><i>*Bold = over 1000 responses</i></p>	
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Draft Maroondah COVID-19 Recovery Plan Summary of community feedback

The draft *Maroondah COVID-19 Recovery Plan* was made available for community feedback from 11 December 2020 to 22 January 2021.

There were a total of 69 feedback responses, including:

- 18 responses on Council's online engagement platform, Your Say Maroondah.
- 5 email responses.
- 10 young people aged 16-22 responded to the youth-specific feedback survey.
- 7 young people aged 16-21 participated in an in-person focus group with the Maroondah Youth Wellbeing Advocates.
- 29 children aged 4-12 participated in an in-person engagement activity at Council's Vacation Care Program.

Council employees also offered feedback both before and during the Public Exhibition period.

In addition:

- Over 11,500 people were reached on Council's Facebook and Instagram channels, as well as over 1400 Twitter impressions.
- There were over 300 downloads of the draft plan from Council's online engagement platform, Your Say Maroondah.

Feedback received was wide-ranging, with the majority falling under the following themes:

- 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, noting that some of the suggestions are, or will be, covered in other Council strategies and plans, including:

- *Liveability, Wellbeing and Resilience Strategy 2021-2031* (in development)
- *Physical Activity Strategy* (to be reviewed)
- *Vegetation Strategy 2020-2030*
- *Children and Families Strategy*
- *Youth Strategy 2021-2022*

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. These suggestions were all considered and incorporated where appropriate.



Over 50 community groups/members participated in Council's Knit One Warm One initiative to support vulnerable residents with hundreds of items donated to Uniting, Summer Foundation and Wellways

Our approach to community-led recovery

Community development

The community development model of disaster recovery acknowledges the strengths of affected communities and works with individuals and communities to self-determine and manage what 'recovery' looks like for them and their community.

The guiding principles of recovery underpin any decision, approach or strategy required to ensure community engagement in the process of recovery. A community development approach from all sectors is integral to this process.

During the emergency response, relief and recovery journey, there will be a need to embrace multiple forms of community development.

- The *Psychosocial Framework*¹³ and *Social determinants of Health*¹⁴ models are a useful lens to apply to ensure all members of a community have access to resources and their basic needs are met (noting that there has been a cumulative impact of vulnerabilities such as race, gender, homelessness and unemployment etc through the pandemic).
- An asset-based community development approach¹⁵ can help to ensure a sustainable approach that is embraced by the community; and builds on existing strengths to build resilience.

- Positive Psychology goes a step further in the development of the factors that enable human flourishing. It includes a broad range of evidence-based concepts and interventions that support the wellbeing and optimal functioning of individuals, groups, organisations and communities. This approach has been adopted by many parts of the Maroondah community, including our 27 public schools, and has led to the development of Communities of Wellbeing Inc. - a local not-for-profit organisation using these principles to build capability and connectedness to enhance human flourishing.

Efforts to recover wellbeing within Maroondah will be based on key elements of the psychosocial framework:

Individualised support for people, businesses and families

- Provision of accurate, timely and accessible information.
- Facilitating access to food relief and material aid, financial assistance, emotional and practical support.
- Building wellbeing literacy - providing people with the knowledge, skills, resources and capabilities to manage their own wellbeing and support the wellbeing of others.
- Fostering social connections.

Council is well placed to work in partnership with local agencies to identify gaps, assess service system capacity, address needs, and advocate on behalf of the community based on core health and wellbeing needs.



Figure 1. Psychosocial Framework

Neighbourhoods

The COVID-19 pandemic has changed the way that people live, connect and communicate with one another. The associated public health restrictions have limited movement, prevented face-to-face contact and presented a range of challenges for many organisations that are central to our community life.

With most community members largely confined to their households and within a walkable catchment for much of 2020, there is a new opportunity to consider how social inclusion, mental health, volunteerism and resilience outcomes can be pursued at a local neighbourhood level.

20-minute neighbourhoods

One of the positive outcomes of COVID-19 restrictions is that many Maroondah residents have taken the time to truly discover their local neighbourhood. The lockdown has led to a new-found appreciation of our neighbours, local parks and walking tracks and shopping precincts.

This revitalised connection has the potential to enable a greater understanding of the concept of living within a 20-minute neighbourhood. The principle of 20-minute neighbourhoods is all about 'living locally' giving people the ability to meet most of their daily needs within a 20-minute walk from home, with access to safe cycling and local transport options.

Working in partnership, the Victorian Government has identified the following hallmarks of a 20-minute neighbourhood. They must:

- be safe, accessible and well connected for pedestrians and cyclists to optimise active transport
- offer high-quality public realm and open spaces
- provide services and destinations that support local living
- facilitate access to quality public transport that connects people to jobs and higher-order services
- deliver housing/population at densities that make local services and transport viable
- facilitate thriving local economies.

Creating a network of 20-minute neighbourhoods where everyone can live, work, and play is highlighted in the Maroondah 2040 Vision. This requires the identification of local activity centres with the capacity to support community members to live locally, and the planning of such centres in partnership with the community. This process has the potential to inform future investment strategies and coordinated delivery of neighbourhood level improvements across the municipality.

Within each of these neighbourhoods in Maroondah, there are existing key social assets. These 'social assets' present in the form of schools, small businesses, community houses, arts and cultural groups, sporting clubs, community interest groups, churches, culturally and linguistically diverse groups, emergency relief agencies, community and allied health organisations.

Community partnership and collaboration is fundamental to the 20-minute concept, and each of these community organisations can play a key role in community recovery.

Community

Social networks and connections have important benefits for reducing the impact of a disaster on people's health. There is often significant community strength and connection shown in the aftermath of emergencies. Participation of community members in events, activities and decision-making processes is important.

Given the extent and breadth of the impact of COVID-19, it is acknowledged that social health and wellbeing outcomes will be most effectively achieved through mobilising the strengths, partnerships and resources already available within Maroondah and the wider Eastern Metropolitan Region.

There are many individuals, groups and organisations in Maroondah which are already pivotal to the broader social, health and wellbeing of the community. These groups understand the local community needs and are well placed to provide ongoing sustainable community recovery in response to the COVID-19 pandemic.

Community engagement

The nationally agreed *Community Engagement Framework for Disaster Resilience*⁶ incorporates a Community Engagement Model that details principles and approaches of community engagement in the emergency management context (Figure 2).

It outlines five elements of engagement - information, participation, consultation, collaboration and empowerment. Any given engagement activity may incorporate one, several, or all elements, depending on the required outcome of the activity

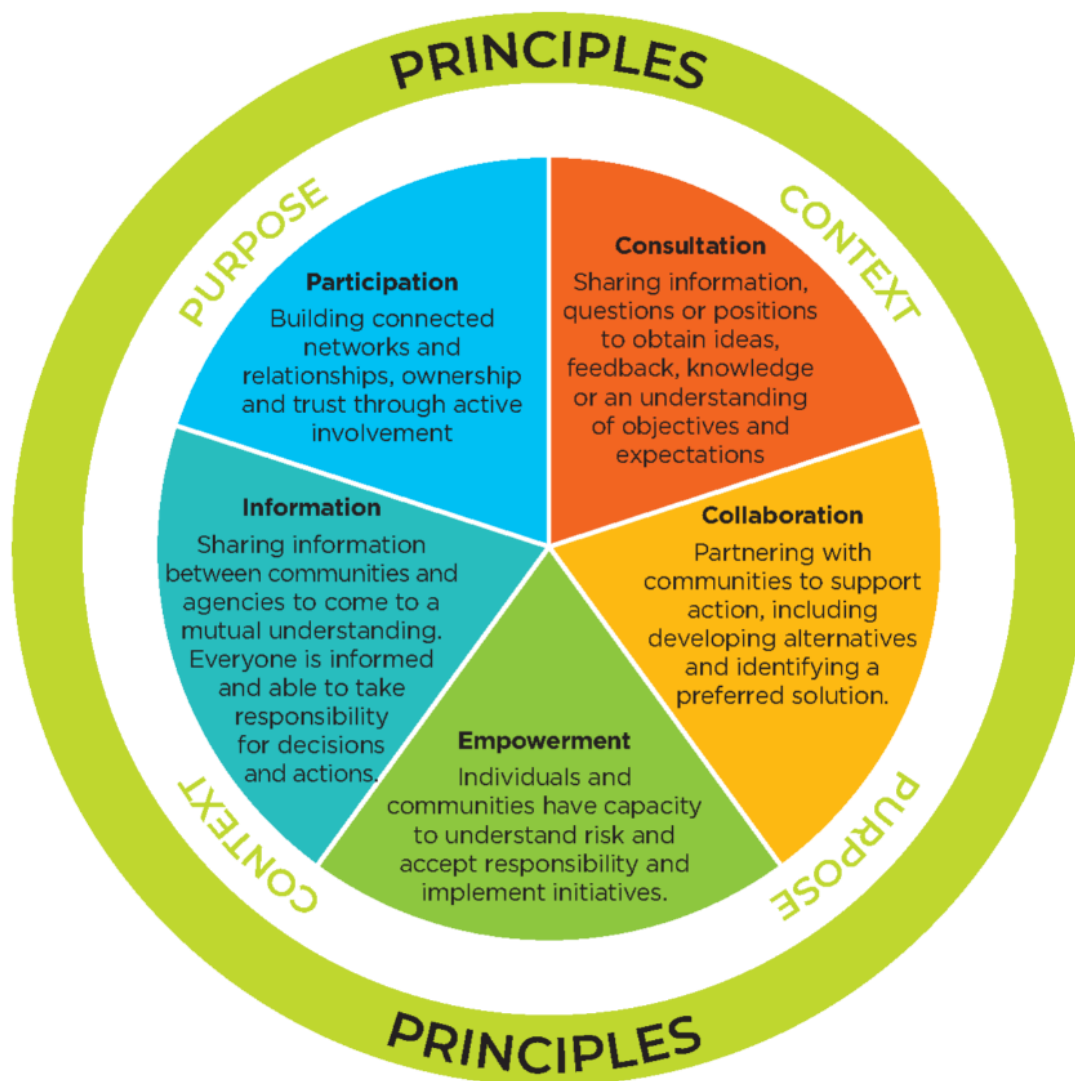


Figure 2. Community Engagement Model for Emergency Management

In line with this model, Council has developed a three-stage *COVID-19 Community Engagement Strategy*:

Council will continue to facilitate effective community engagement and communication of important information to help ensure emergency relief and recovery activities are responsive to community needs.

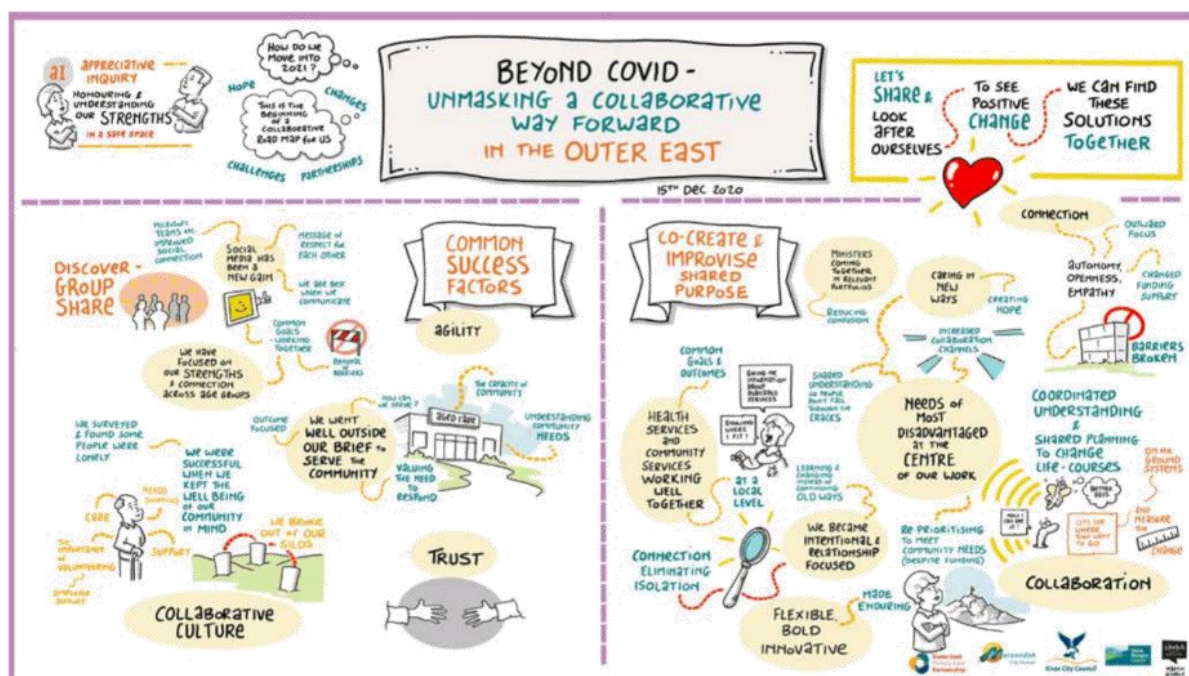
Agencies and partners

Effective recovery requires collaboration between individuals, communities, all levels of government, non-government organisations and businesses.

Council's strong partnerships between a wide range of local and regional agencies, organisations and individuals will continue to be vital in helping the Maroondah community recover from the impacts of the pandemic.

Council will encourage all local businesses, service providers, schools, community groups and individuals to partner together and contribute to community recovery.

In playing our role, Council has committed to aligning our resources and service delivery activities to the outcomes and priority areas in this recovery plan.



Source: Digital Illustration by SketchGroup. From the Outer East Primary Care Partnership workshop - Beyond Covid: Unmasking a collaborative way forward in the Outer East held on 15 December 2020, with over 20 Eastern Metropolitan organisations represented.

A recovery strategy for the future

Using a strong evidence base, Council has developed the following strategic recovery framework which outlines the focus for our work with and for the community of Maroondah into 2021 and beyond.

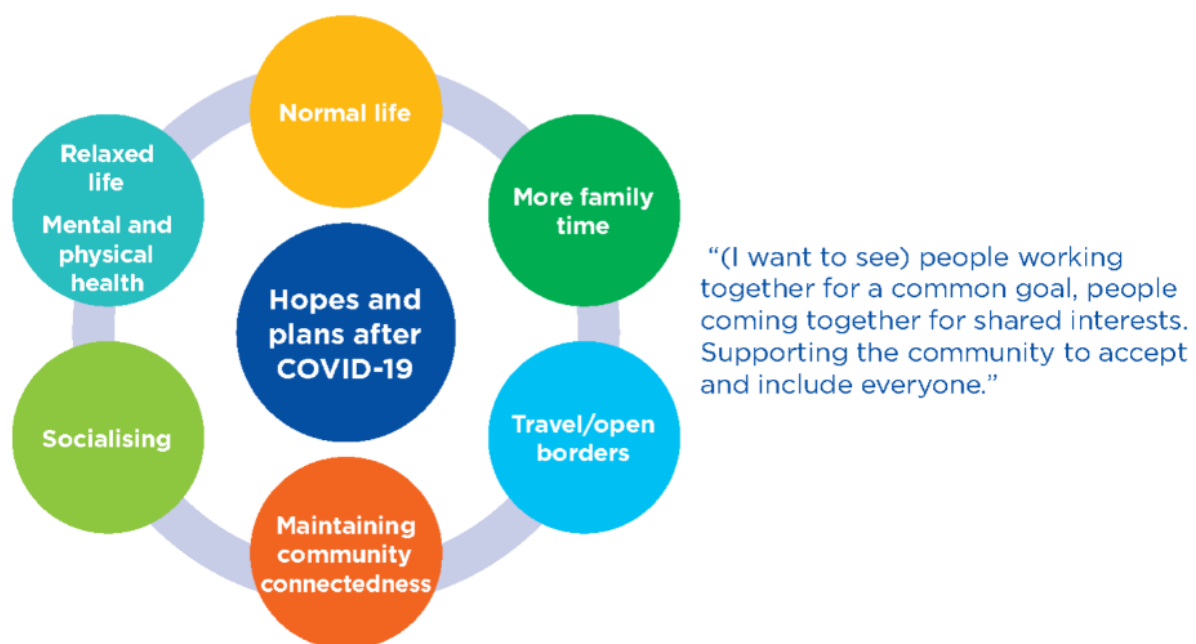
Our Vision

Shortly before the onset of the COVID-19 pandemic, Council refreshed the Maroondah 2040 Community Vision. The below Community Vision statement outlines the community's hopes for Maroondah in 2040:

In 2040, Maroondah will be a vibrant and diverse city with a healthy and active community, living in green leafy neighbourhoods which are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment.

Months into the pandemic, Council asked the community about their hopes and plans after COVID-19.

While a significant number of respondents stated that they hoped for a life returning to normal, the overall responses show a strong alignment with the existing 2040 Vision, with a stronger emphasis on the importance of family, friends and community connectedness



Recovery Capitals Framework

Council officers have had the opportunity to work with leading recovery experts from the University of Melbourne and Australian Red Cross to pilot a recovery planning framework, Recovery Capitals Framework (ReCap)¹⁷.

The concept of 'capitals' illustrates the ways that many factors interact and influence recovery from disasters, and how resources and strengths already existing in our community, can be identified and drawn upon to support community wellbeing.

Capitals are defined as "resources used to generate more or new resources for the purpose of sustaining and securing the wellbeing of all life forms on the planet"¹⁸. It helps us to identify the aspects of community life that are strong, and that when mobilised and developed can strengthen individual and community wellbeing.

Using the framework enables priorities to be established under social, economic, cultural, human, political, natural and built environments; however all the capital areas are interconnected, and have a profound impact on health and wellbeing.



Figure 3. Based on Community Capitals Framework¹⁹, as adapted by the Recovery Capitals (ReCap) project (www.recoverycapitals.org.au) Diagram adaptation of ReCap design.

The Priority Actions for each Recovery Capital on the following pages, describe how Council will work towards these outcomes. Much of the evidence in the following pages has been drawn from the Guide to Post-Disaster Recovery Capitals (ReCap) - referred to in this plan as the ReCap Guide (as found on <https://recoverycapitals.org.au/>).

Maroondah COVID-19 Recovery Plan



Human Capital - caring for our people

A key focus of this recovery plan is ensuring that individuals, including businesses or otherwise, are firstly able to access basic needs. Recovery support needs to build on people's existing skills and capabilities, including the ability to access resources and knowledge. However, supporting the provision of food relief, material aid, financial assistance, practical information on restrictions, or emotional support continues to provide a foundation for further participation in public life²⁰.

In contemporary emergency management arrangements, this is the provision of emergency relief. Given the protracted nature of the pandemic, the focus is shifting from "emergency relief provision" to supporting individual needs.

Melbourne's extended lockdown has highlighted existing inequality and has disproportionately affected the health and income of our most vulnerable residents. It has also placed financial stress on households that have not previously experienced sudden unemployment. In addition, people from lower socio-economic areas are more likely to be financially strained²¹ making them particularly vulnerable in a recession.

Recent research has found that levels of psychological distress have been elevated and worsened since the outbreak. While undertaken in the first lockdown, a study by Black Dog Institute revealed that more than three-quarters of people claim their mental health has worsened since the outbreak of COVID-19²² with loneliness and increased job and financial volatility

contributing factors. This was reflected in the Maroondah community survey where over half of the respondents reported feeling more anxious or worried, and mental health was identified as the area where support is most needed in Maroondah. Gender diverse/LGBTIQ+ people who also experience family and partner violence have higher rates of anxiety and depression than other community members.

Vulnerability to disasters can be exacerbated by existing social and financial disadvantage; policies; and messaging and practices overlooking people's capabilities needs and circumstances (such as age, gender, race, cultural background, health, disability, education, and housing status²³).

Survey respondents identified that support for seniors; people with a disability; those experiencing family violence; and people who are financially disadvantaged or living alone should be a priority.

Aside from the immediate health impacts of those who may contract the virus, fear of catching it has also meant reduced access to many health services. General practitioners, emergency departments and allied health are seeing significant reductions in patronage leaving people vulnerable to worsening of existing health conditions, and delays in the diagnosis and treatment of new conditions.

Routine physical activity has been impacted as has the associated social and mental health benefits of sport, physical and cultural activity.

Maroondah's Culturally and Linguistically Diverse communities

Maroondah has an increasingly multicultural community, and Council undertook targeted consultation to ensure that people from many culturally and linguistically diverse (CALD) communities were able to share how the COVID-19 pandemic has impacted them and what supports they need.

Overall, key areas of impact for Maroondah's CALD communities include recreation, hobbies and interests, travel, outdoor activities and sports, education, mental health, and overall health and wellbeing.

Top support needs for CALD community members included mental health, community connectedness, financial support, regular updates and information, shopping and education.

Maroondah's CALD communities hopes and plans for life after COVID-19 include returning to 'normal' life, travel and opening of borders, more family time, community connectedness, the ability to socialise, and employment.

Gender impacts of COVID:

Women have also been disproportionately impacted by COVID-19 and have experienced:

- Higher rates of job losses²⁴
- Limited access to the JobKeeper welfare scheme (almost 40% of Victorian women whose income was impacted by COVID-19 were ineligible for JobKeeper)²⁵
- A disproportionate burden of unpaid care for children and other family members²⁶
- An increase the frequency and severity of family violence^{27, 28}
- Women also comprise the majority of essential service workers, including health and social assistance, aged, disability and mental health care, early childhood education, teaching, cleaning and retail services. This has placed women on the frontline of the COVID-19 response.

Priority outcomes

Public health and wellbeing

- Community members feel sufficiently safe following the pandemic to engage in social activities and interactions with other members of the community.
- Community members have the knowledge, skills, and resources for dealing with health issues related to the pandemic experience.

Community relief and individual support

- The needs of vulnerable individuals and groups are addressed, particularly in gaining access to food and material aid, health services and information.
- All households, families, and individuals have the information needed to make decisions and are enabled to influence their own recovery.
- People can access individualised information and support, including advocacy to navigate pathways to services and agencies to meet their specific needs.

Mental health and wellbeing

- Community members can access appropriate services to deal with health needs.
- The community is not experiencing excessive stress and hardship arising from the pandemic.

Physical health

- Community has safe access to leisure facilities and activities, organised and informal sport and recreation.
- Existing health clients receive continuity of their medical care.

Maroondah COVID-19 Recovery Plan

Priority actions

Public health and wellbeing

- Promote physical distancing, hygiene measures, COVID-safe behaviour as people return to public life.
- Work in partnership with EACH and Eastern Health to support the establishment of a Community Vaccination Clinic for the distribution of the COVID-19 vaccine.
- Support the Victorian Government-funded High Risk Accommodation Response Program to help high risk accommodation premises to be prepared for and respond to future outbreaks.
- Coordinate the distribution of reusable face masks funded by the Victorian Government to support vulnerable Victorians.

Community relief and individual support

- Support community relief agencies through the Maroondah Emergency Relief Network to meet increased demand from vulnerable individuals and households, including adjusting service models based on restriction levels.
- Continue to provide the MaroondahConnect support service to actively assist people to connect to practical and psychosocial supports and services relevant to their individual needs.
- Deliver a COVID-19 Special Community Grants Funding Program to support emergency relief agencies and community wellbeing initiatives.
- Support translation services for CALD groups and continue to work in partnership with the Migrant Information Centre and community leaders to ensure distribution of key information, and understand local challenges.

Mental health and wellbeing

- Implement a series of mental health and other wellbeing promotion activities for the Maroondah community.
- Consolidate relationships with local providers to maintain up to date resource information about scope, capacity and referral pathways for services and supports to ensure community members are provided with timely and accurate information, including provision of information in relevant translated languages.
- Continue to work with regional partners on initiatives in the Together for Equality and Respect Strategy - to prevent violence against women in Maroondah.
- Assist Communities of Wellbeing Inc to build and upskill a network of community health and wellbeing leaders across Maroondah.

Physical health

- Support reconnection and physical health with community members through the CALD Senior's Activity Program
- Provide support and guidance for sporting clubs and associations to facilitate return to sport in a COVID-safe manner.
- Provide and/or promote opportunities for community members to re-engage into sport and informal recreation and physical health activities.
- Retain and engage both existing and new members of Maroondah Leisure facilities.
- Facilitate ongoing development and increased community use of the Maroondah Leisure app.
- Support volunteers in Aged and Disability Services to re-engage with volunteering.
- Implement Council's Equally Active Strategy.



Maroondah COVID-19 Recovery Plan



Social Capital - connecting our community

"After COVID-19 I hope that everyone is kinder and more understanding of each other. That if we work together we can overcome adversity."

The existing strength of social connections and participation within communities will strongly influence recovery outcomes²⁹. We have seen many heart-warming instances of neighbours coming together to respond to the needs of different community members. There is an existing resilience within our community, with many programs, services, systems, organisations, assets and relationships already in place that build community strength.

Community groups play an important role in recovery decision-making and collective action³⁰.

We also know that social connections are integral to the flow of information, which is critical during recovery as it enables decision-making and access to resources³¹. This includes connections between family, friends, neighbours, service providers, media and government. Information delivered through strong relationships and effective methods can further strengthen social capital³².

Due to the restrictions on the movement of people and physical distancing, social wellbeing has been significantly affected, particularly for older and health-compromised residents who had to withdraw from almost all social contact.

Results from the community survey showed that community connectedness was one of the areas where support is most needed in Maroondah, and one of the community's top hopes for life after the pandemic. Reports of increasing loneliness and social isolation compound existing vulnerabilities for some people which has flow on effects to other aspects of health and wellbeing.

Volunteer-led organisations have been particularly impacted by the COVID-19 pandemic, yet they remain a key asset to drive the community recovery process. Volunteer-led organisations take the form of sporting clubs, churches, community houses, interest groups and community support agencies. Through these volunteer-led organisations, a broad range of social support is provided to the community and community members are provided with social networks to support one another. Council has a role facilitating these recovery outcomes by working in partnership with community organisations.

In Maroondah there is strong support for an understanding of wellbeing that is rooted in the science of positive psychology. This approach has been embedded in a number of community initiatives over recent years including:

- The Maroondah Positive Education Network - a partnership between 27 government schools, council and the University of Melbourne to use positive education (a blend of positive psychology and best practice teaching) as a uniting framework to raise the wellbeing of students, staff and parents in Maroondah.
- Communities of Wellbeing Inc. - a local not-for-profit organisation established together to work actively measure and improve wellbeing in Maroondah by 'building capability and connectedness to enhance human flourishing'.
- Flourishing Together: Building wellbeing in Maroondah - a community-wide forum of over 100 people helping to design the community's future through the lens of wellbeing.

Priority outcomes

Social connection

- Community members have social networks to support each other.
- Cultural and racial diversity is respected.
- Community organisations are supported to continue to provide a broad range of social support services.

Volunteering and volunteer-based organisations

- Facilitate support for volunteer-led organisations in their response to the COVID-19 pandemic and empower them to play a lead role in enhancing social inclusion.

Priority actions

Social connection

- Continue to deliver the *Be Kind Maroondah* program to facilitate community connections, reduce isolation, enhance mental wellbeing and connect with vulnerable residents.
- Facilitate local social support groups through the establishment of *Know Your Neighbour*, an initiative to reduce social isolation for older adults.
- Facilitate a letter writing project, connecting local young school children with older residents.
- Identify new localities for 20-minute neighbourhood planning.
- Deliver a series of community and cultural events and provide support and guidance for community groups to return to activities in a COVID-safe manner.
- Provide opportunities for community members to engage or re-engage into organised activities.
- Deliver *Let's get neighbourly, Maroondah!* project to connect people with others in their local neighbourhood

Volunteering and volunteer-based organisations

- Deliver and support capacity building programs for volunteer-based community organisations to assist their response to the COVID-19 pandemic and prevent volunteer fatigue.
- Support volunteers, who were advised to isolate, due to staged restrictions, to re-engage in Council's delivered meals and social support services.



Built Capital - sustaining our community facilities

Maroondah City Council has been significantly impacted by the forced closure of the majority of our community and cultural facilities and buildings. This has resulted in a flow-on impact to the community as these facilities provide opportunities for our community to meet, connect and improve their wellbeing.

For a community to function well, it requires operational public buildings and assets. The community is reliant on this infrastructure to establish a sense of normality, recover and reconnect with friends and interest groups.

Council has been advocating for external funding to facilitate the acceleration of community projects and to boost the local economy. Council was recently successful with a \$2m grant from the Victorian Government's Community Sports Infrastructure Stimulus Program, for the Dorset Recreation Reserve redevelopment project in Croydon. Council has also brought forward its own funding, to facilitate the completion of this \$7m redevelopment of Dorset Recreation Reserve within the next 12 months.

An increase in pedestrian traffic, visitors to parks and gardens and bike riding, has provided more opportunities to both update and upgrade Council foot and bike paths.

“After COVID-19 my hopes are that people help and look out for each other more. That people enjoy the time they have with each other, value their community, and care more for each other.”

Priority outcomes

Social connection

- Enhance community confidence to return to organised activities in community and cultural facilities.
- Provide safe and accessible parks, gardens, foot and bike paths for community use.
- Provide safe and accessible community infrastructure to promote centre activation and community connection through enhanced outdoor dining opportunities.

Priority actions

Returning to accessible and safe community facilities

- Ensure Council owned and managed facilities are provided with highly visible COVID-safe communication materials, posters, decals etc.
- Regular and enhanced maintenance of parks, gardens, foot and bike paths.
- Support accessibility and inclusion for community groups to continue to use Council facilities in a COVID-safe environment.
- Develop a fee subsidy program for arts and cultural groups and creative practitioners to increase access to facilities.
- Implement women's safety walks to inform planning for land use structure plans and enhancements to Council's open space areas

Infrastructure

- Continue to advocate for external funding to facilitate the acceleration of community projects, and to boost the local economy.
- Deliver funded infrastructure projects including Dorset Recreation Reserve.
- Support businesses to expand outdoor dining opportunities safely using car parking spaces and footpath areas.



Council's bushland team implemented COVID-safe plans to continue to maintain parks and reserves

Maroondah COVID-19 Recovery Plan



Political Capital - supporting community leadership and advocacy

Community participation, agency, and knowledge are highly valuable in disaster resilience. Recovery outcomes are best when support from external groups and agencies complements local decision-making and existing community capacity³³.

Through strong and adaptable community leaders, access to external resources can increase. Community leaders encourage innovation, support community mental health, and foster cooperation within and between communities³⁴.

There is already an existing resilience within communities and programs, services, systems, organisations, assets and relationships already in place that build community strength. The staged restrictions and physical distancing requirements have had a significant impact on agency, business and Council capacity to deliver services.

Organisations and groups are integral parts of communities. Enhancing organisational capacity and capability is a critical step towards creating more resilient communities.

Recovery communication should:

- Recognise that communication with community should be two-way, and that input, and feedback should be sought and considered over an extended time.
- Provide a basis for important social processes between individuals, groups and communities.
- Ensure that information is accessible to audiences in diverse situations, addresses a variety of communication needs, and is provided through a range of media and channels.
- Facilitate accurate and consistent information from Council and partner agencies to the community.
- Repeat key messages because information is more likely to reach community members at different stages.

Priority outcomes

Communication

- Households, families, and individuals have the information needed to make decisions.

Community led decision-making

- Recovery priorities are guided by local decision-makers and community participation in decision-making is supported.
- Vulnerable, hard to reach and marginalised communities are actively and effectively engaged and consulted with on matters that affect them.
- The needs of the Maroondah community are advocated for at all levels of government.

Priority actions

Communication

- Provide information on services and support that is accessible, repeated, includes translations and is provided in different formats.
- Liaise with key partners such as Migrant Information Centre and CALD community leaders to understand needs and provide support.

Community led decision-making

- Engage with community and businesses at regular intervals, to ensure services continue to meet current needs and can adapt to new and emerging ones.
- Strengthen long-term community-led recovery by applying a recovery lens to Council's long-term community planning.

Sector coordination and partnerships

Victoria's emergency management system identifies a key role for local government in acting as conduit between state government agencies, not-for-profit organisations, service providers and local communities.

This sector coordination and partnership role is particularly critical in dealing with the immediate impacts of COVID-19 for emergency relief but will also be important throughout the medium-to-long term recovery process. Facilitating a coordinated approach to addressing priority outcomes and implementing priority actions in partnership with local agencies and community groups will be critical.

Maroondah COVID-19 Recovery Plan



Financial Capital - rebuilding livelihoods and business activation

“After COVID-19 I want to see support for small businesses that are providing community connection such as ours - being unable to operate for the better part of the year, support is needed to ensure we are able to reopen and again provide an outlet for people in our community.”

The staged restrictions introduced as part of the management of the pandemic have had a significant impact on the community through the closure of industries and places of employment. Financial strain is contributing to reduced wellbeing and mental health.

Many people, particularly women³⁵ have found themselves unemployed or underemployed as a result of the pandemic.

Young people have also been disproportionately affected by this, with youth unemployment reaching a 23-year high this year along with record underemployment³⁶. Council will continue to work with the local youth sector on a range of initiatives that support the development, wellbeing and employability of young people in Maroondah.

Supporting local businesses and suppliers during the recovery process will have a hugely positive impact upon economic recovery and the wellbeing of the local community. Businesses are also likely to be impacted by psychosocial aspects (mental health, stress, anxiety) of the pandemic.

Council has strong relationships with existing local businesses, stakeholders, governments and industry partners and Council has been supporting businesses through a diverse range of assistance programs delivered directly or in partnership with others. This includes expert business advice, COVID-19-specific assistance to establish if a business can trade by assisting them in understanding restrictions, developing plans and accessing support services. There have been a number of business support initiatives funded by the Victorian Government, but administered by Council, for example the provision of digital thermometers and the outdoor dining expansion project.

Priority outcomes

Business support

- Advocate and encourage community and business participation in the digital economy.
- Embrace a place-based approach to the revitalisation, activation and promotion of neighbourhood activity centres that enhance opportunities for local business, access to services and places for social interaction.
- Advance business development and support for small and medium business enterprises through facilitating partnerships, collaboration, peer support, mentoring, training, and knowledge sharing.

Job creation and pathways

- Businesses and not-for-profits can access or attract appropriately skilled workers.
- The workforce has transferable skills.
- Work in partnership to promote the diversification and mobilisation of Maroondah's economy to enable local employment opportunities for people of all ages, abilities and backgrounds.

Council's Business and Activity Centre Development team has a strong working relationship with local employers and industry. The Bayswater Business Precinct initiative endeavours to work more strategically and effectively with business in that area. This cluster provides an established network to work closely with academic and industry stakeholders to build the partnerships necessary to strengthen career pathways advice through industry alignment and collaboration.

The team also has fostered effective working relationships with local Traders' Associations, QIC (Eastland) and traders in a number of Maroondah's neighbourhood and local shopping centres.

Priority actions

Business support

Outdoor dining project

- Provide safe and accessible community infrastructure to promote centre activation through enhanced outdoor dining opportunities.

Better Approvals Project implementation

- Continue to support new small businesses with a case management approach, by streamlining Council's application, permits and approval processes.

Fee relief

- Provide registration, renewal and permit licence fee relief for the 20/21 year to support food and health businesses impacted by the directions to close.

Shopping centre strategic review

- Review Maroondah's 31 shopping centres to identify improvement works that align with Council's Neighbourhood Activity Centre Development and 20-minute neighbourhood principles for thriving and sustainable centres.

Business Triage Program

- Deliver expert business advice relating to business operations and legal matters, plus health and wellbeing advice during the pandemic.

Trader Association liaison and engagement

- Continue to engage and support Maroondah's shopping centres and representative trader associations.

Business promotion

- Use Council's BizHub website and its business directory to promote local businesses to other businesses and the community.

Maroondah COVID-19 Recovery Plan

Business support continued**Shopping centre improvement works**

- Implement place activation in selected activity centres; including parklets, pop-up parks through the Victorian Governments Neighbourhood Activity Centre Renewal Fund:
 - Croydon South.
 - Ringwood East.

Culturally and linguistically diverse (CALD) business community engagement

- Design and support the installation of material to assist in communicating physical distancing requirements for CALD traders and visitors to centres.

Digital communications to businesses

- Develop a suite of communications as part of ongoing engagement with businesses including advice, resources, news and events.

Job creation and pathways**Working for Victoria Initiative**

- Participate in the \$500 million Working for Victoria online jobseeker program to help our community and contribute to Victoria's ability to respond to coronavirus (COVID-19).

Bayswater Business Precinct

- Continue to work in partnership with Knox and Yarra Ranges Councils to develop a long-term vision for the renewal and sustainability of the precinct through the digital connection and transformation of businesses in the area as well as identifying pathways for education, skills development and employment creation within the precinct.
- Establish a digital platform that provides an opportunity for the 5,000 businesses in the precinct to connect with one another for the provision and exchange of goods and services and employment opportunities.

Youth unemployment

- Partner with key stakeholders to help connect young people and their families to reliable information and opportunities around education, training, career planning and employment, and help them to be 'work ready' - with a particular focus on young people that are facing barriers to employment.
- Support the Youth Jobs Expo by Outer Eastern Local Learning and Employment Network and Central Ringwood Community Centre.

Volunteering as an employment pathway

- Work with key partners, particularly Eastern Volunteer Resource Centre to promote volunteer opportunities and to support recently unemployed community members to find meaningful volunteering positions that support up-skilling, transferable or future job opportunities.



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Cultural Capital - revitalising cultural participation and creative industries

Cultural vitality is recognised as a key ingredient in sustainable cities and healthy communities and is highly valued in Maroondah. The COVID-19 pandemic has had an immediate and severe impact across all levels of the arts and creative ecosystem. Impacts range from reduced opportunities for arts and cultural participation within the community, to a severe and extended impact on the viability of creative industries.

The recovery of all levels of our local creative network from community choirs to professional practitioners, is integral to a return to quality of life for the whole community. Support across all of these levels will support the community's right to experience the arts as a part of everyday life through to opportunities to enjoy outstanding cultural experiences. Recent research³⁷ has estimated people need at least two hours per week of arts engagement for good mental wellbeing, with arts engagement ranging from active involvement like participating, performing and creating art to receptive involvement such as attending, listening and viewing art.

Research also shows that after a period of trauma, participatory community-building cultural activity led by skilled artists and creative facilitators can have a profound positive impact on community recovery. Cultural recovery priorities within Maroondah are based on an understanding of the impacts and needs of all levels of the local creative network and community.

“My hopes after COVID-19 are to continue mindfulness, being thankful about small things, being grateful for family and good health, playing lots of games, appreciating nature, sticking to my values, and caring for neighbours.”

Priority outcomes

- Promote and develop social connectedness, community wellbeing and mental health.
- Support the sustainability of local creatives and cultural activity.
- Foster connections between local arts and non-arts networks with shared aims for recovery.
- Provide opportunities for skills development of local artists.
- Strengthen local arts and cultural groups and organisations.

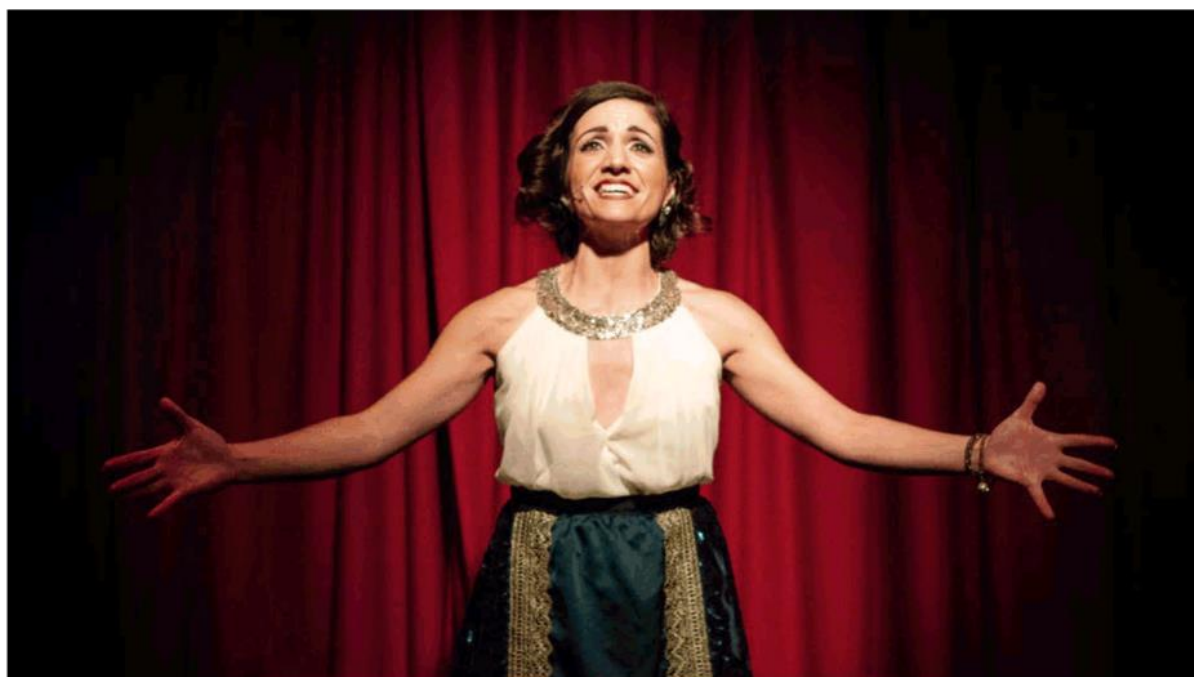
Priority actions

Arts and cultural recovery

- Ensure accessible arts experiences for all and assist those who are experiencing isolation or anxiety to re-engage and share their experiences through creative expression including writing, storytelling, songwriting, visual and performing arts.
- Consult and engage with arts, community and creative industry stakeholders to further identify priorities for arts and cultural recovery from 2021.
- Work in partnership with community, arts and cultural groups to build community confidence to return to civic life including events, public spaces, community programs and activities.
- Partner with Traditional Owner groups and Mullum Mullum Indigenous Gathering Place for storytelling and other cultural activities which support the development and delivery of the Tarralla Creek Health and Wellbeing Program through connection to nature.

Support creative industries

- Provide subsidised use of cultural facilities for local arts and cultural groups and creative practitioners including rehearsal, presentation, and exhibition spaces at Karralyka, Maroondah Federation Estate, Wyreena Community Arts Centre, and halls across Maroondah.
- Support cultural tourism initiatives that have the potential to boost visitation to our key activity centres and provide opportunities for our artists and creative industries.



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Natural Capital - enhancing our connection with nature

“(After COVID-19 I want) it to be safe to take my family out and about, to use parks and playgrounds and to eat out and see wider family.”

Connection to the natural environment is an important part of people’s sense of place³⁸. The *Beyond Bushfires* study found that people who reported feeling connected to the natural environment had better outcomes on a wide range of psychosocial measures following disasters³⁹. The wide-ranging benefits of nature are reducing stress, fatigue, anxiety and depression as well as boosting immune systems, physical activity and social behaviours^{40,41}.

Recent consultation on the progress of Maroondah 2040⁴² showed our community deeply values the unique leafy natural environment of Maroondah. There is a strong desire to protect and enhance green open space, native vegetation and bushland reserves to ensure that the semi-rural feel is retained.

This was also reflected in the feedback regarding the draft version of this plan. The *Maroondah Vegetation Strategy (2020-2030)*⁴² also realises the benefits of our natural environment on reducing anxiety and stress, engaging in outdoor physical activity and helping people connect with nature.

Council is committed to the enhancement and the preservation of the natural environment within the City of Maroondah, and this commitment is demonstrated by specific allocations within its annual capital works budget, and the dedication of the staff that work closely with the community.

Council has also focused on significant partnerships with other authorities (i.e. Melbourne Water, Yarra Valley Water, and the Department of Environment, Land Water and Planning), to achieve enormous benefits for the community. The Re-imagining Tarralla Creek project is an example of this, whereby Council has allocated approximately \$1.3m over the next 12 months to undertake a range of complementary improvements to the open space areas adjacent to the Tarralla Creek Wetland, which will undergo a major enhancement by Melbourne Water.

Priority outcomes

- Protection and enhancement of green open space, native vegetation and reserves.
- Improving community wellbeing through facilitation of opportunities for connection to local parks, gardens and outdoor spaces.

Priority actions

Protection and enhancement of green open space

- Continue with implementation and delivery of Re-imagining Tarralla Creek (and associated waterway projects). This work includes a precinct-based approach for enhanced natural environment/waterways and infrastructure that provides opportunities for community to safely connect to nature and to one another through social, environmental, cultural, educational, and recreational experiences.
- Provide additional works to improve habitat corridor function and passive recreation access and use for the length of Tarralla Creek including the provision of information signage to guide users of the area.
- Identify the top 10 walk/ride routes most needing addition of vegetation, (mainly shade trees and adding nature interest) and aligning priorities with street tree planting program.

Improving community wellbeing.

- Launch the Nature Play page on Council's website.
- Promote participation in the City Nature Challenge and other activities that connect people and nature such as:
 - planting at Eastfield Park
 - supporting bushland volunteers
 - providing guided bushland walks.



file image

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13 14 50

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