

Maroondah Planning Scheme Review 2024

Volume 1

Final report

Document Control

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Approval

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1. Executive summary

1.1 Why is the planning scheme being reviewed?

Council as the planning authority for the Maroondah planning scheme is required to review its planning scheme every four years under section 12B of the *Planning and Environment Act 1987* (the Act).

Council last undertook a review of the planning scheme in 2013. The findings of this review were translated into the planning scheme via amendment C91 which was gazetted on 11 July 2014.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework. The restructure was intended to be policy neutral and was approved by under section 20A as amendment C144maro.

This review will be forwarded to the Minister for Planning as required under section 12B of the Act once complete. Two planning scheme amendments will be prepared to implement the findings of the review. Details of the amendments are contained within the report, and in the form of marked up ordinance and maps contained in Volume 4 of the review.

The next planning scheme review is scheduled to be completed in 2026.

1.2 Form of the review

The planning scheme review comprises four volumes:

- **Volume 1** (this document) is the final report and summarises the findings of Volumes 2 and 3 as well as providing commentary on issues which require detailed analysis.
- **Volume 2** contains detailed assessment changes to policy and planning guidance which indicate that modification of the scheme is required.
- **Volume 3** contains a detailed assessment of the scheme.
- **Volume 4** contains marked up sections of the ordinance and maps showing proposed changes to the application of zones and overlays.

1.3 Characteristics of the municipal area

The City of Maroondah is located in Melbourne's outer eastern suburbs. It covers a land area of 61.4 square kilometres approximately 22 kilometres from the Central Business District. As a result of this location some areas of the municipality are outside Melbourne's Urban Growth Boundary. Many areas are well treed. The tree cover, particularly along ridgelines, means that the landscape often contributes significantly to the character of neighbourhoods.

The municipality is largely residential. Residents are serviced by a network of activity centres. The largest of these are in Ringwood, Croydon, Ringwood East and Heathmont. It also accommodates substantial areas of industrial land use in Bayswater North, Kilsyth South and Heatherdale. Significant peripheral sales businesses are also located along Maroondah Highway and Canterbury Road.

At the 2021 Census Maroondah was home to approximately 116,000 people. They were housed in 44,160 dwellings, with an average household size of 2.53 people. Just over half of Maroondah's population (59,000) are employed. The municipality itself is home to nearly 49,000 jobs.

As Maroondah's population has grown there has been increased need for additional dwellings. In the past these were provided by single and double storey multi dwelling developments. The majority provided one or two additional dwellings on a lot. More recently developments in the Ringwood and Croydon Activity Centres have proposed apartment buildings providing significantly more dwellings in multi-level apartment buildings.

Council receives in the order of 1380 applications for planning permit each year. On average:

- 30% are VicSmart applications, most of which are for the removal or lopping of a single tree.
- 24% are for the construction of additional dwellings.
- 13% are either withdrawn before a decision is made, or do not require approval.

Neighbourhood character, tree removal and vegetation loss are the issues which most frequently cause dispute for planning permit applications that go through public notice.

From a strategic perspective, primary issues are planning for the future housing and employment needs of residents whilst maintaining the treed character of the municipality.

1.4 Overall health check

Overall, the Maroondah Planning Scheme is operating effectively. The need to obtain a balance between accommodating housing growth and the maintenance of neighbourhood character and associated vegetation cover is a key factor for the municipality and is addressed in the scheme.

A lower proportion of planning decisions made in Maroondah are appealed to VCAT than for greater Melbourne as a whole. Its success rate is also significantly higher than the metropolitan average. It is noted that neighbourhood character is a consistent theme in VCAT decisions, and preparation of an updated Neighbourhood Character Strategy and its implementation is a key priority for Council moving forward.

Numerous small, policy neutral changes have been identified to bring the Maroondah Planning Scheme in line with the Ministerial Direction on the Form and content of planning schemes. It is proposed that these be dealt with in one planning scheme amendment.

A second amendment is proposed to introduce the remaining changes which are to include:

- Introduction of additional policy guidance to reflect adopted strategic documents.
- Updates to ensure that guidance on achieving the balance between growth and neighbourhood character is current, well expressed and provides clarity on where housing change in particular is to be directed.
- More strategic context on the environment and environmental risks.

1.5 Top priorities for Council

This review has identified the following top five priorities for Council over the next three years:

1.5.1 Update controls for the Croydon Major Activity Centre

The Croydon Structure Plan was adopted by Council in 2006. A review of the Structure Plan is currently underway, with preparation of a final plan for Council endorsement anticipated in early 2024. Implementation of the new Structure Plan through a planning scheme amendment is a priority in a number of Council strategies, as identified through the planning scheme review.

1.5.2 Prepare a Neighbourhood Character Strategy and implement it

Council commissioned a review of its Neighbourhood Character Study, which dates from 2005, in 2018. The need to analyse the Maroondah Neighbourhood Character Study Review Recommendations Report and develop a Neighbourhood Character Strategy is also identified in a number of locations throughout this Review as a priority action. Development and implementation of the Strategy will necessarily include consideration of:

- The existing and preferred future character of residential areas, including consideration of where the two may differ.
- The need to balance space for vegetation with the need for additional housing.
- The benefit of providing additional housing in areas close to facilities and services.
- The application of the residential zones and local variations to the Clause 55 (ResCode) Standards.

1.5.3 Finalise and implement the Liveable Neighbourhoods Strategy

Council has conducted significant background work on the implementation of the 20-minute neighbourhood concept. Current work includes development of a Liveable Neighbourhoods Strategy. The first stage of any zone or overlay changes to apply the concept should be conducted concurrently with implementation of the Neighbourhood Character Strategy to minimise uncertainty associated with multiple changes to planning provisions over affected residential areas.

1.5.4 Implement the Vegetation Strategy

Implementation of the Vegetation Strategy 2020-2030 will take place in stages, however the initial stage identified for action is to largely replace the existing Vegetation Protection Overlay with an Environmental Significance Overlay. It is anticipated that this project will improve the protection of significant vegetation within the municipality.

1.5.5 Updating information and controls on land subject to inundation

Council has reviewed its flood mapping and is moving to update the flood extents declared under the building regulations. Next steps will be to work with Melbourne Water to ensure that all mapping consistently accounts for climate change. Following this an amendment is to be prepared to update flood controls in the planning scheme.

2. Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review. A complete list of recommendations is contained in the Appendix to this Volume. Recurring themes in the Review, which are reflected in grouping of the recommendations are as follows:

- Setting the vision
- Planning for local places
- Planning for heritage
- Planning for the environment and environmental risks
- Planning for the residential framework
- Planning for transport
- Process and administrative improvements

2.1 Planning scheme amendments

The review has identified a number of amendments that should be made to the Maroondah Planning Scheme. These vary in nature from minor administrative changes through to updates to planning policy and altered zone and overlay provisions. Volume 4 includes both a marked-up ordinance and maps showing the changes identified. These include procedural changes such as:

- Updating local Schedules to align with the Ministerial Direction on the Form and Content of Planning Schemes.
- Altering text to remove ambiguities.
- Altering zone and overlay mapping to align with the Ministerial Direction on the Form and Content of Planning Schemes (for example, applying the Transport 2 Zone to arterial roads).
- Correcting zoning anomalies.

Additional changes, some of which are not policy-neutral, include:

- Updating local policy to reflect adopted Council policies and strategies, or to fill gaps in policy.
- Rezoning land which has previously been sold by a public authority but remains in a public land zone.
- Applying the Specific Controls Overlay to land anticipated to be required for a future Healesville Arterial.
- Removal of redundant Overlay controls.

The marked-up ordinance in Volume 4 identifies which changes are policy neutral and which are not (and therefore require public exhibition). The changes marked include contain reference to an action number in red text in **[brackets like this]**. A detailed listing of all recommendations is included in the index to this Volume, and serves as an index to assist in locating discussion on each action.

2.2 Further strategic work

The list of recommendations in the Appendix includes the strategic planning work that has been identified through this planning scheme review. The volume of work exceeds that which can be conducted before the next scheme review. As a result, the recommendations have been prioritised as detailed in Section 19.

Only work that can be completed in the next three years should be included in Clause 72.04 of the planning scheme. A recommended Clause 72.04 is included in the marked-up ordinance at Volume 4.

This should be considered by Council to ensure that the work is reasonable to complete over the next three years and, if not, the priority projects that should be included in Clause 72.04.

2.3 Process improvements

The focus of this review has been on the content of the planning scheme. However, analysis of the planning scheme and consultation with Council staff and referral authorities has identified some process improvements which should be implemented. These include changes to how information is made available to the public and the collection of planning application data.

2.4 Advocacy

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the Act. They are matters that Council may wish to discuss with the State Government to highlight the issue and advocate for change. Advocacy recommendations relate to:

- Correction of the location of the Urban Growth Boundary (UGB) in two locations, and subsequent modifications to the zone of properties which are currently located partly within and partly outside the UGB.
- Productive use of land owned by the Head, Transport for Victoria, in the short-medium term.

2.5 Adoption of review

This review has been prepared by Maroondah City Council as required by section 12B(1) of the Act. In accordance with section 12B it:

- Identifies opportunities to enhance the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.
- Evaluates the planning scheme to ensure that it:
 - Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.
 - Sets out the policy objectives for the use and development of land.
 - Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Recommendations:

It is recommended that the report be formally considered at a Council meeting in order that Council can:

1. Accept the Review and resolve to forward it to the Minister for Planning as evidence Maroondah City Council, as the planning authority for Maroondah Planning Scheme, has met its obligations to review the planning scheme in accordance with section 12B of the Planning and Environment Act 1987.
2. Request that the Minister for Planning prepare, adopt and approve a prescribed Planning Scheme Amendment pursuant to section 20A of the Act for the changes identified in Volume 1, Section 18 and Volume 4 of the review as being procedural in nature.
3. Seek Authorisation from the Minister for Planning to prepare a Planning Scheme Amendment to incorporate the remaining changes outlined in Volume 4. This will include, but not be limited to:
 - a) Rewording of the Municipal Planning Strategy to provide greater clarity.
 - b) Rezoning of land other than to correct evident errors or make changes required by the Ministerial Direction on the form and content of planning schemes.
 - c) Removal of redundant Overlay controls.
 - d) Altering local schedules to zones and overlays to include or update their purposes and other content.
 - e) Include new policy to implement:
 - Maroondah 2040 Refresh - Our Future Together community vision
 - Council Plan 2021-2025
 - Maroondah Liveability Wellbeing and Resilience Strategy 2021-2031
 - Maroondah Housing Strategy: 2022 Refresh
 - Maroondah Vegetation Strategy 2020-2030
 - Climate Change Risk and Adaptation Strategy, 2018/19 - 2021/22
 - f) Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.
4. Formally resolve to request that the Minister for Planning:
 - Adjust the Urban Growth Boundary (UGB) to align with the boundary between:
 - 342 Wonga Road Warranwood and 15 Delaneys Road Warranwood.
 - 281-283 Colchester Road Kilsyth South and 12B Ormond Place Kilsyth South.
 - Subsequently use their powers pursuant to section 20A of the Act to prepare and approve an amendment to the Maroondah Planning Scheme to locate the property at:
 - a) 15 Delaneys Road Warranwood wholly within the Low Density Residential Zone, or any alternative zone which applies to the bulk of the property at the time.
 - b) 342 Wonga Road Warranwood wholly within the Green Wedge A Zone Schedule 1, or any alternative zone which applies to the bulk of the property at the time.
 - c) 281-283 Colchester Road Kilsyth South wholly within the General Residential Zone Schedule 1, or any alternative zone which applies to the bulk of the property at the time.

3. Introduction

3.1 Purpose

Council as the planning authority for the Maroondah Planning Scheme is required to review its planning scheme every four years under section 12B of the Act.

The scope of a planning scheme review is established under section 12B and planning scheme reviews should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction on the Form and Content of Planning Schemes.
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a review of the planning scheme in 2013. The findings of this review were translated into the planning scheme via amendment C91 which was gazetted on 11 July 2014.

Recently the planning scheme was restructured to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework. This was done via amendment C144maro, a policy neutral amendment undertaken by the State government.

This review will be forwarded to the Minister for Planning as required under section 12B of the Act once complete. Two planning scheme amendments will be prepared to implement the findings of the review. These will, in combination, seek the changes detailed in Volume 4 of the review.

3.2 Methodology

This planning scheme review was undertaken by Council staff. It has had regard to a methodology, procedure and templates developed by the then DELWP in partnership with Redink Planning. The methodology also includes marking up the planning scheme ordinance with the recommended changes to enable the review to be progressed as a planning scheme amendment.

An iterative process has been utilised in conducting the review however, as its timing was dependent on the progress of drafting the planning policy framework which formed amendment C144maro.

Table 1: Stages of this review

Stage	Tasks	Timing
Inception stage	Development of a project scope and brief Initial internal feedback Inception meeting	September 2020 - February 2021
Analysis stage	Review of previous planning scheme review Review of VCAT decisions and Panel recommendations Review of Planning Permit Activity Reporting System (PPARS) and census data. Review of new strategic plans (regional and local) Audit planning scheme and identify changes required. Document concurrent planning scheme amendments. Ongoing consultation with internal staff. Further consultation with referral authorities if required. Consultation with DELWP / DTP Planning Services	September 2020 - June 2023
Consultation stage	Seek input from the Wurundjeri Land Council Consultation with internal staff Targeted consultation with service authorities and Department of Transport and Planning Briefing to Councillors and the Executive Team	July 2022 - November 2023
Reporting stage	Finalise planning scheme review report. Finalise ordinance.	November - December 2023
Finalisation stage	Endorse review and send to Planning Minister as required by section 12B of the Planning and Environment Act 1987. Proceed with planning scheme amendments to implement the review.	February 2024

3.3 Guidance

This planning scheme review has been prepared in consideration to the following directions and guidance provided by the Department of Transport and Planning.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes and advice:

- A Practitioners' Guide to Victorian Planning Schemes.
- PPN46 – Strategic Assessment Guidelines
- PPN32 – Review of planning schemes

3.4 Changes in the planning policy context

This review has considered how changes to the planning policy context affect planning in Maroondah. Volume 2 contains detailed assessments, including identification of:

- How the Maroondah Planning Scheme should be amended to respond to the changes.
- Where further strategic work is required.

A summary of changes and the documents assessed is outlined below.

In addition, in September 2023 the state government released the Victoria in Future 2023 forecasts for population and housing growth in Victoria through to 2036. The forecasts for Maroondah differ from those contained in the previous (2019) forecast, as well as figures prepared by .id (Informed Decisions) and used in the Maroondah Housing Strategy: 2022 Refresh. The updated figures have been used in the review.

3.4.1 VC and GC amendments

The Victorian Planning Scheme is constantly being reviewed and updated. Several Victorian (VC) and Group of Council (GC) amendments are approved each year. Since the last planning scheme review in 2013 multiple VC and GC amendments have introduced new policy into the Maroondah Planning Scheme and are directly relevant to this review. Volume 2 contains details of each amendment that has been approved, the impact it has on planning in Maroondah, and actions which are required as a result.

3.4.2 Regional policy documents

The following regional policy documents are relevant to the review:

- Melbourne Industrial and Commercial Land Use Plan, 2020
- Melbourne East Regional Plan, 2020
- Port Phillip and Westernport Regional Catchment Strategy, as submitted to the state government for approval in late October 2021

3.4.3 New Planning Practice Notes

The State also provides advice to planners in the form of updates to the Practitioners Guide and new Planning Practice Notes (PPNs). With the exception of *Planning Practice Note 07: Vegetation Protection in Urban Areas*, all of the current PPNs have either been updated or introduced since the planning scheme was last reviewed in 2013. Volume 2 identifies that they have varying impacts on the Maroondah Planning Scheme and on this review. The following are of particular relevance:

PPN01 - Applying the Heritage Overlay

PPN12 - Applying the flood provisions in planning schemes

PPN30 - Potentially contaminated land

PPN31 - Preparing a Green Wedge Management Plan

PPN42 - Applying the Rural Zones

PPN64 - Local planning for bushfire protection

3.4.4 Local policies and strategies

The following council documents were reviewed:

- Maroondah 2040 Refresh - Our Future Together community vision
- Council Plan 2021-2025
- Maroondah Liveability Wellbeing and Resilience Strategy 2021-2031
- Maroondah Housing Strategy: 2022 Refresh
- Maroondah Open Space Strategy 2016
- Heritage Action Plan
- Maroondah Urban Design Framework, November 2006
- Flood Management Plan for Maroondah City Council and Melbourne Water, May 2016
- Maroondah Vegetation Strategy 2020-2030
- Maroondah Minimum Standards for Canopy Tree Provision
- Climate Change Risk and Adaptation Strategy, 2018/19 - 2021/22

3.5 State and regional policy announcements

On 25 September 2023 the state government announced significant changes to planning schemes proposed to support the delivery of housing in Victoria. A number of these policies have been implemented through amendments to the Victoria Planning Provisions since that date and are referred to in Volume 3. Others have not yet been implemented. These include:

- Increasing housing choice in activity centres by seeking that Melbourne's ten Metropolitan Activity Centres (of which Ringwood is one) accommodate an additional 60,000 dwellings over the next decade.
- Making it easier to build a small second home by exempting some dwellings that are less than 60sqm from the need for a planning permit.

4. What's driving change

4.1 Population, growth and economy

4.1.1 Population

In 2021 Maroondah had a population of just over 115,000 residents. The median age of residents was 39 years, with 23.2% of the population aged 60 years and over, and 21.7% aged between 0 and 17 years¹. It is expected that between 2021 and 2036 the population will grow by 15% to 133,560 with:

- Significant growth in the
 - 70 years and older age group (5,220 residents)
 - 15-29 year old age group (4,780 residents)
 - 40-54 year old age group (3,910 residents)
- A 2.4% reduction in the number of children aged 5 to 9 years.

4.1.2 Households

There were 45,160² households in Maroondah in 2021. This is forecast to increase to 53,140 households by 2036. The number of people per household is expected to decrease over this period.

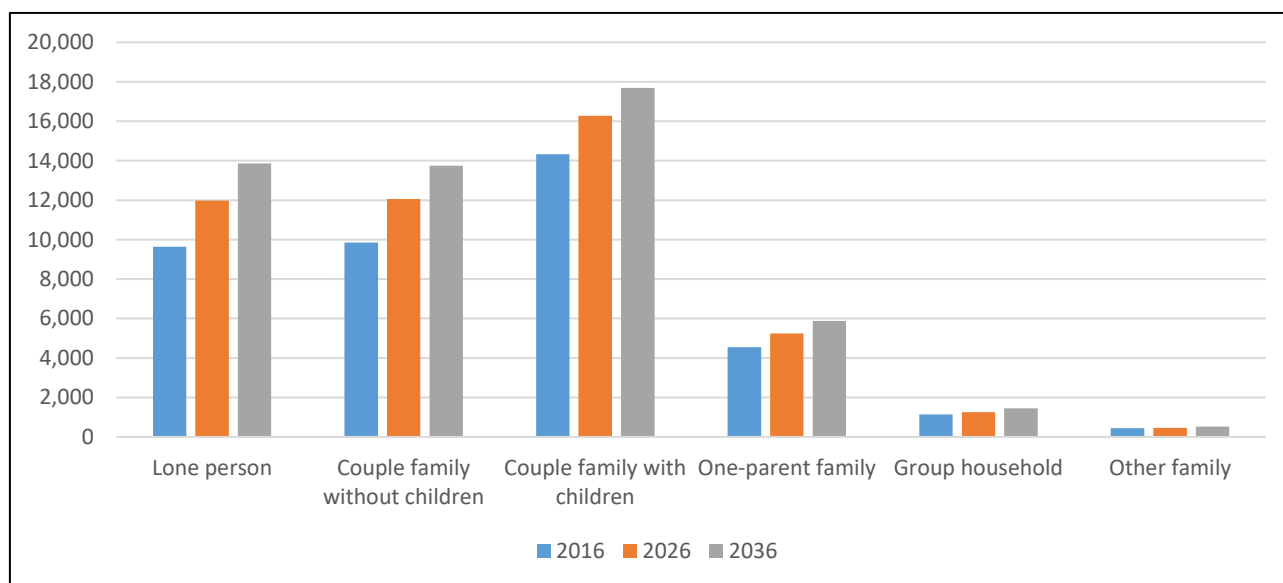


Figure 1: Historic and Forecast Household types in Maroondah (2016-2036) (Source: Victoria in Future 2023, Australian Census of Population and Housing 2016)

As can be seen in Figure 1, couples with children are the predominant type of household in Maroondah. However, there are more households comprised of one or two adults than households with children. These smaller household types are expected to contribute to the majority of extra households in Maroondah by 2036.

¹ 2021 Census of Population and Housing, [2021 Maroondah, Census All persons QuickStats | Australian Bureau of Statistics \(abs.gov.au\)](https://www.abs.gov.au)

² Victoria in Future 2023

In total, an additional 8,630 dwellings will be needed between 2021 and 2036 to accommodate these extra households. This equates to 575 dwellings a year. The dwellings will need to be in a range of styles, sizes and locations to meet the needs of our residents. Council’s housing capacity estimate indicates that there is currently sufficient capacity to meet demand for well in excess of 15 years.

4.1.3 Jobs in Maroondah

Over 9,000 businesses operate within Maroondah. They provide employment for over 44,000 people. The largest employment sectors are health care, retail trade and manufacturing, followed by construction. Figure 2 shows the sectors which employ more than 2000 people within Maroondah and the proportion of overall jobs they represent. Maroondah has a higher proportion of jobs in the health, retail, manufacturing and construction sectors than elsewhere in the Eastern Region, Victoria, and Australia.

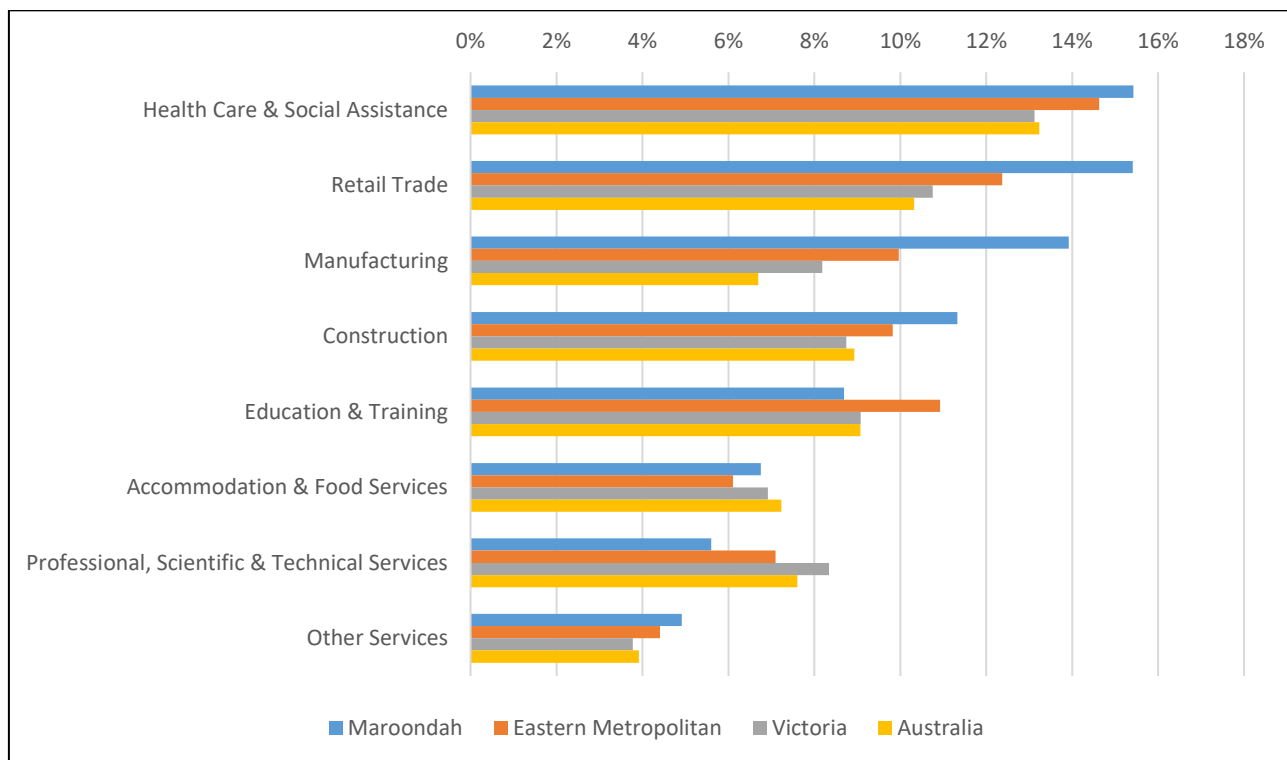


Figure 2: Top employment sectors in Maroondah as a proportion of all jobs (Source: Remplan)

The Bayswater North Employment Precinct is a regional economic hub where many national and international firms have established their headquarters. The precinct, which includes land in the Cities of Maroondah and Knox and the Shire of Yarra Ranges, provides 10,500 manufacturing jobs.

Maroondah has major retail centres in Ringwood and Croydon. These are supported by Neighbourhood Activity centres in Heathmont and Ringwood East and a network of smaller shopping centres throughout the municipality. Together they provide 6,809 retail jobs. An additional 2,898 jobs are provided in Food and Beverage Services.

4.1.4 How our residents are employed

More of our residents are employed as professionals than in any other capacity, however there is a significant difference in the type of employment engaged in by men and women. Most women are employed as professionals or in clerical or administrative work, while most men are either employed in trades and associated services or as managers and professionals.

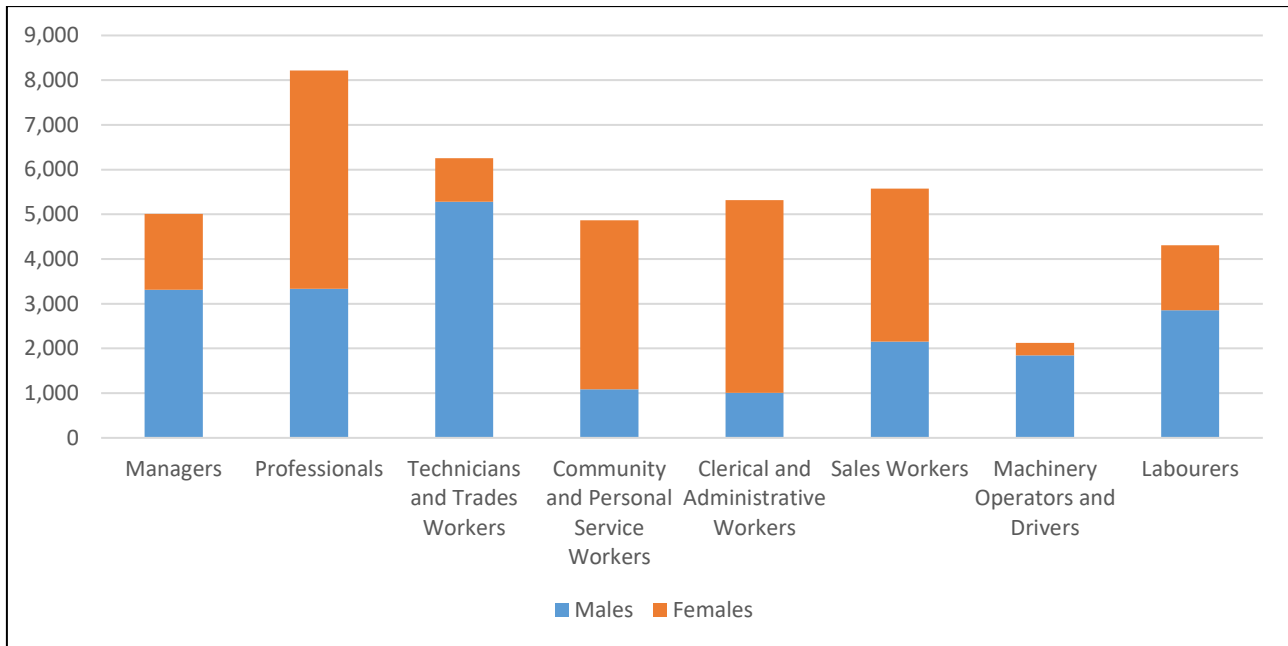


Figure 3: Employment of Maroondah residents by sector, 2016 (Source: iD Consulting, July 2022)

4.1.5 Climate change and other environmental risks

Council has been responding to climate change for many years and has made significant progress in avoiding and reducing greenhouse gas emissions (i.e. climate change mitigation) through implementation of its Carbon Neutral Strategy & Action Plan adopted by Council in 2015³. It has recognised however that some changes to our climate are already 'locked in'. Key impacts of climate change for Maroondah are:

- Heat (increased frequency, duration and severity of heatwaves).
- Drought (decreased average rainfall and more severe, prolonged drought conditions).
- Flood and Storm (less regular but more intense rainfall and storm events).
- Bushfire (significant increase in bushfire danger days).

The planning scheme can assist in both mitigating these impacts and in reducing the impact of them on development.

³ City of Maroondah Climate Change Risk and Adaptation Strategy, page 7.

5. Previous review

5.1 Maroondah Planning Scheme Review 2013

The Maroondah Planning Scheme was last reviewed by Council in 2013. The review was adopted by Council at its meeting on 13 August 2013. The resultant Amendment C91 was gazetted on 11 July 2014.

The review outlined that:

The Maroondah Planning Scheme has not undergone a significant change since its introduction in December 1999. The State Government have introduced many practice and advisory notes to assist with the effectiveness and efficiency of planning schemes.

As a result it was considered appropriate to split the Planning Scheme Review into two parts: Part 1 is to review the structure, layout and policy format; and Part 2 is to review the policy direction. Part 2 of the Planning Scheme Review will commence in September 2013.

This report details the Maroondah Planning Scheme Review in relation to Part 1. The aim is: To undertake a Review of the Maroondah Planning Scheme that is policy neutral focusing on structure, format and layout; and to identify changes in accordance with DTPLI Practice Notes and best practice.

It identified the following issues and potential actions:

Table 2: Issues and actions arising from the 2013 Planning Scheme Review

Issue	Actions
1. Clarity of objectives and strategies within the MSS.	Update the MSS in accordance with DTPLI's Practice Note 4 'Writing a Municipal Strategic Statement' and to ensure the objectives and strategies are clear and relevant.
2. Out of date reference to State and Local documents.	Update relevant reference documents and remove reference documents that are no longer relevant.
3. Too many policies, objectives and strategies saying the same thing.	Update the Local Policies and their objectives and strategies in accordance with DTPLI's Practice Note 8 'Writing a Local Policy' to provide clarity.
4. Clarity of maps contained within the MSS.	Update the maps into an electronic version that is in colour.
5. The Framework Plan is extremely useful.	Keep the Framework Plan in the MSS.
6. Out of date wording and layout of policies and overlay controls.	Update the Planning Scheme to ensure it is current and is consistent with best practice.
7. Overlays that are no longer relevant.	Delete the Overlays that are no longer relevant.
8. Tree controls.	To be reviewed as future strategic work.
9. Difficult to report on what has gone to VCAT and which decisions have been upheld or overturned.	Develop a new database to report on VCAT decisions and report on these findings with Part 2 of the Planning Scheme Review.

5.1.1 Progress since last review

Since the last review, Council has undertaken the following work in response to the recommendations from the last review.

- Amendment C91 has been gazetted, implementing the findings for Issues 1-7.
- Council has adopted the Maroondah Vegetation Strategy 2020-2030 and commenced work on its implementation. This includes a review of the Vegetation Protection Overlay. This aligns with Issue 8 of the previous review.
- Part 2 of the review was not conducted and the database referred to in Issue 9 has not been implemented.

5.2 Planning Policy Framework translation - C144maro

Prior to gazettal of Amendment C144maro a range of further strategic work was included within Clauses 21.03-21.10 of the Maroondah Planning Scheme. A decision was made not to translate this work into Clause 74.02 as part of the amendment. For completeness a detailed review of the actions previously contained in the scheme is included in Volume 3. This review indicates that the following future strategic work remains current:

- E05 Conduct a review of the effectiveness and application of the Significant Landscape Overlay and Design and Development Overlay Schedules 1, 2 and 7.
- E07 Review and update existing Urban Design policy and design guidance within the Maroondah Planning Scheme to include an emphasis on high quality urban design, environmental sustainability, water sensitivity, and community wellbeing.
- H07 Conduct a review of places of natural or cultural heritage value within the municipality.
- H08 Continue work with the heritage advisor to review and prepared updated planning scheme heritage policies.
- H13 Nominate heritage assets of State or National significance for inclusion in the Victorian Heritage Register or the National Heritage List.
- L03 Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.
- L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.
- L08 Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate.
- L11 Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.
- P31 Amend the Schedule to Clause 72.08 to include reference to the 2022 Housing Strategy Refresh in place of the 2016 Housing Strategy, and to refer to the Vegetation Strategy 2020-2030, and supporting documents to Amendments C104 and C110.
- R04 Investigate planning provisions that provide incentives for supplying social or affordable housing, particularly on strategic redevelopment sites and areas with convenient access to services and facilities.

- R05 Investigate the potential to encourage greater community benefit, such as community infrastructure, the provision of social or affordable housing or best practice environmentally sustainable design, through the planning scheme.
- R06 Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.
- V01 Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.

It is noted that this list exceeds Council's capacity for future strategic work between now and the next planning scheme review.

6. Planning permit activity

This section contains an analysis of planning permit activity that has taken place during the last five years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and data obtained from Council's planning application register and files.

6.1 Number and nature of permits assessed

Table 3 shows the number of permit applications processed between the 2018/19 financial year and the 2022/23 financial year. The number of applications remained relatively consistent to 2021/22, with a slight drop in 2021/21 being recouped in 2021/22. It is anticipated that this is as a result of the COVID-19 pandemic. Similarly, a drop in decisions made during the 2020/21 year was reversed during 2021/22.

It is noteworthy that:

- Planning applications received dropped by approximately 24% for 2022/23 compared with the average for the four years prior. By comparison, the number of applications lodged for metropolitan Melbourne as a whole dropped by 14% for the year compared to the previous average. This would indicate that a downturn in the building industry is having more impact within Maroondah than elsewhere.
- Until 2022/23, an increasing number of applications were being withdrawn, lapsed, or lodged where no permit is required. These accounted for 16% of all applications in 2021/22.

Table 3: PPARs report for permits issued between the 2018/19 financial year and the 2021/22 financial year

Total applications	2018/2019	2019/2020	2020/2021	2021/2022	2022/23
Received	1,347	1,350	1,316	1,385	1,028
Decided	1,409	1,359	1,294	1,360	1,088
Permits Issued	1,145	1,096	1,047	1,076	817
Applications withdrawn / not required / lapsed	153	180	187	217	143

Over the last five years the categories of permits which generate the most activity have been 'other vegetation removal', 'multi-dwelling' and 'subdivision of land'. This is an indication that the majority of development which is occurring is residential. It also indicates the ongoing relevance of the Significant Landscape and Vegetation Protection Overlays, which protect both native and exotic vegetation.

Figure 4 indicates the steady decline of planning applications for multi dwelling development over the period. The result is that the number of multi dwelling development applications halved between 2017/18 and 2022/23. An increase in the size of applications however means that the number of dwellings approved has been more variable.

Key differences between Maroondah and the metropolitan area as a whole were that:

- The reduction in application numbers occurred across the period, rather than being primarily between 2017/18 and 2019/20, indicating a delayed reaction to a slowing of development across the metropolitan area more broadly.
- The average size of developments in Maroondah is increasing. An average of 3.4 dwellings was approved for each new permit for single- or multiple-dwellings in 2020/21-2022/23, compared with an average of 2.5 in 2017/18-2019/20. This is indicated in Figure 5.

- As a result, Maroondah experienced a much less pronounced drop in dwellings being approved in 2022/23 compared with 2017/18 than Melbourne as a whole (14% rather than 66% for metropolitan Melbourne). This is depicted in Figure 6.

Council's 2022 Housing Report indicates that these statistics coincide with the approval of larger multi dwelling developments in and around the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre, indicating that planning policies and controls which seek to direct the most significant change to these locations, are having an impact.

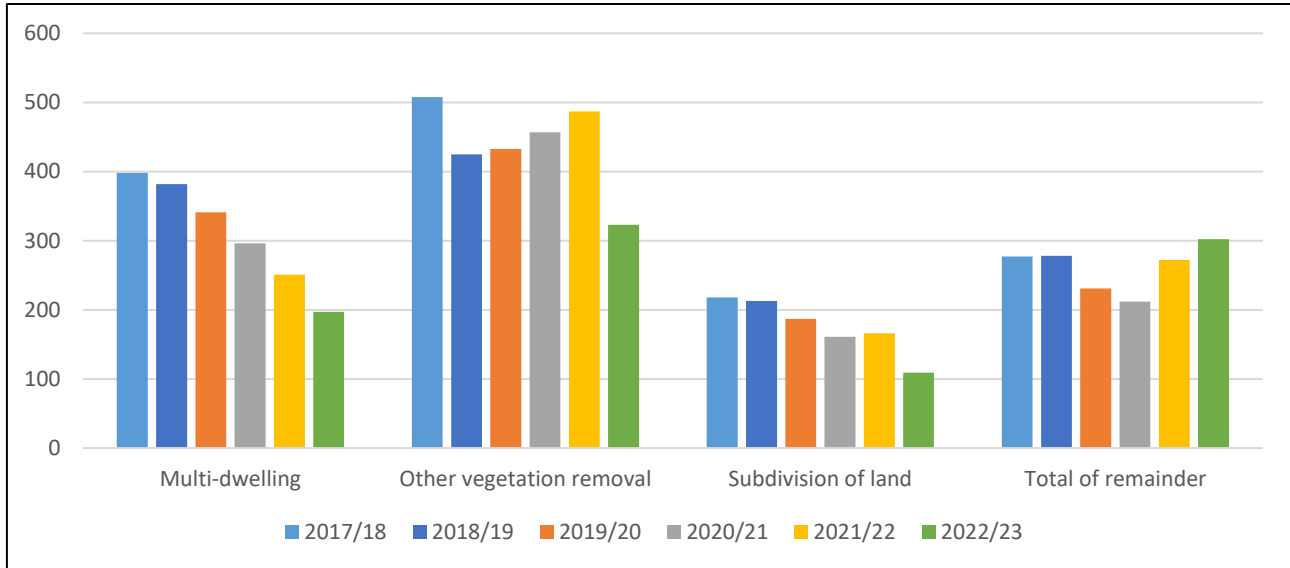


Figure 4: Permit activity in Maroondah between 2017/18 and 2022/23

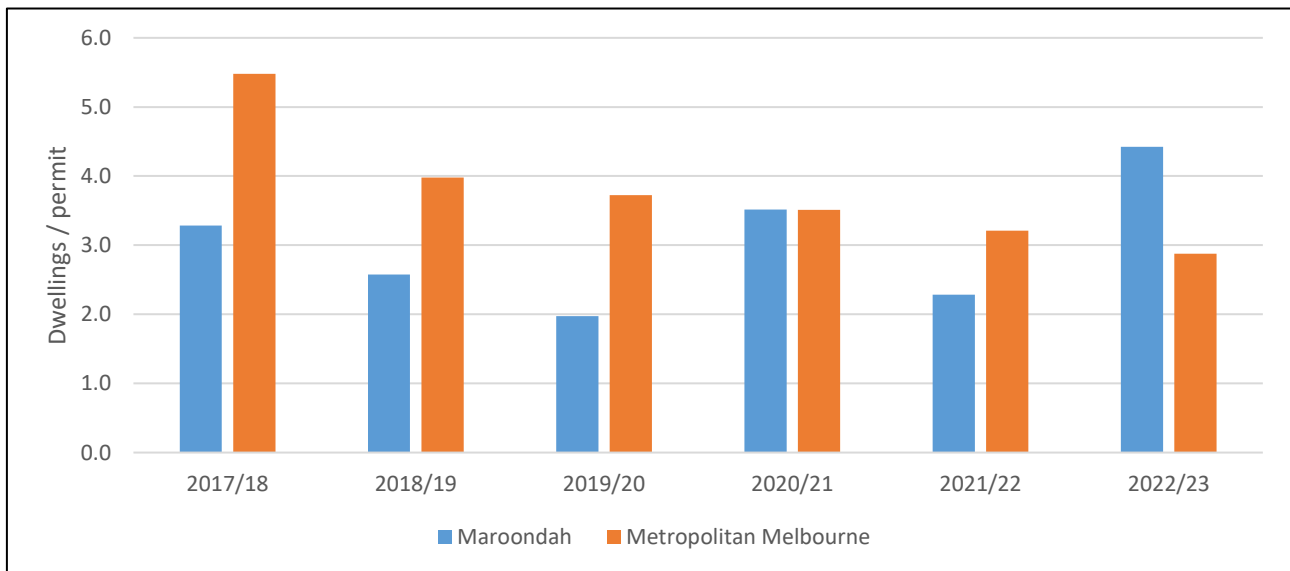


Figure 5: Average number of dwellings for each new permit for single/multiple dwellings

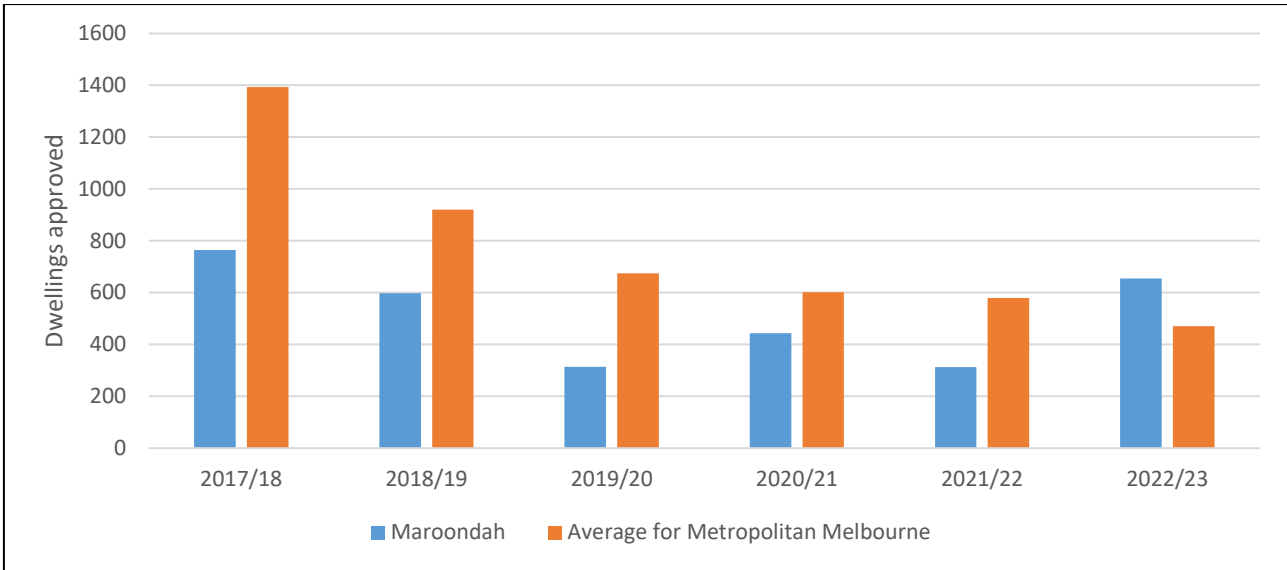


Figure 6: Dwellings approved in Maroondah compared with Melbourne’s average

Council routinely receives approximately twice as many VicSmart applications each year as the average metropolitan council. Council’s records indicate that many of these relate to the removal of a single tree from a lot. With the exception of 2018/19, Council consistently decides on more than 90% of VicSmart applications within 10 days. This demonstrates the benefit to the community and Council for the “click and flick” VicSmart applications.

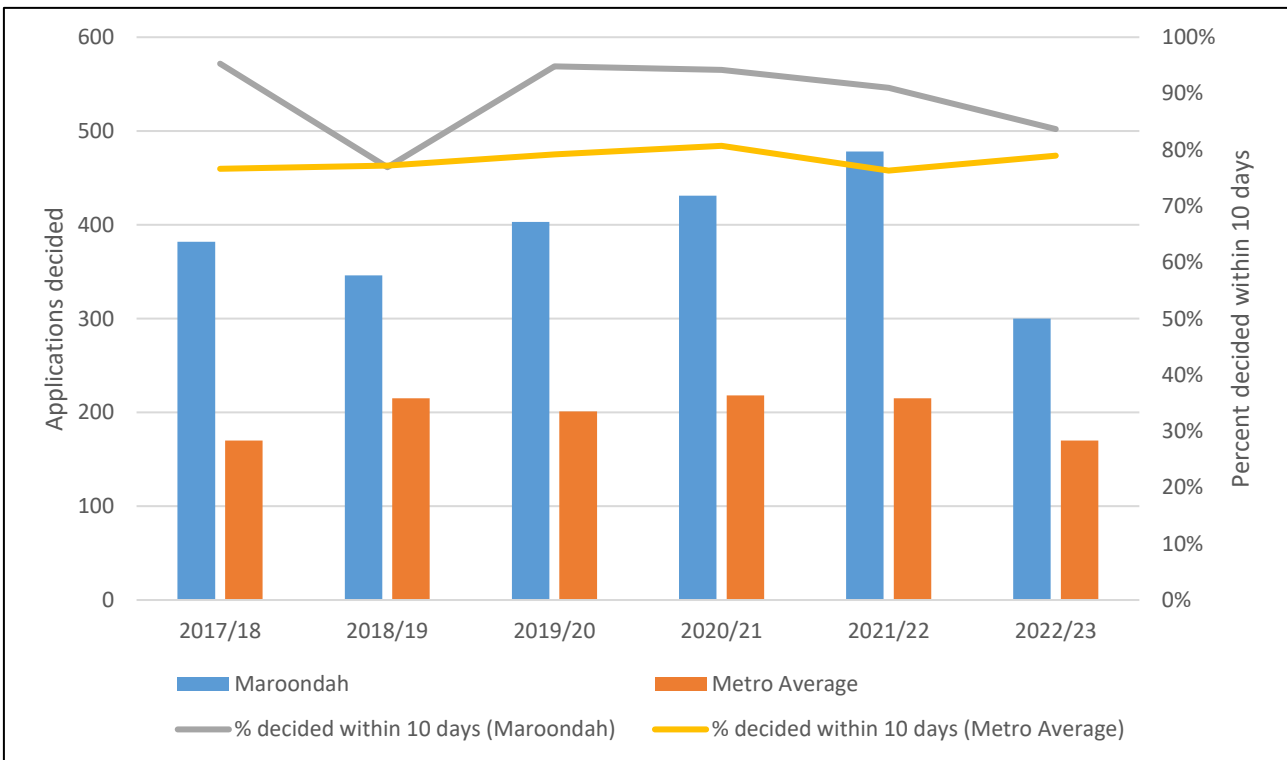


Figure 7: VicSmart application numbers and timeframes

6.2 Service performance

The median number of days taken between receipt of an application and a decision on an application was 36 in 2022/23. This is slightly higher than the longer term median of 31 days. Council consistently determines more than 79% of applications within the 60-day statutory period. The median timeframe for outer urban councils in 2022/23 was 98 days to a decision, with 57% of applications determined in the 60-day period. This indicates that Council's internal processes are operating well.

6.3 Decision making

6.3.1 Decisions by Council

All decisions on planning applications are made under delegation. A standard to use as a guidance for decisions is that less than 3% of decisions should go up to a council decision. Maroondah is well below this, indicating a well-functioning statutory planning unit within Council and with appropriate delegation.

6.3.2 Geographic spread of applications

The City of Maroondah includes all or part of fifteen suburbs. They are not evenly represented with respect to the number and type of planning applications received. For the 2019-2022 calendar years proportionally more applications were received in Croydon relative to the area of the suburb than any other location. Many of these applications were for multi dwelling development, a combination of application types (often including multi dwelling development and subdivision or vegetation removal), or land subdivision. There were proportionally less applications in Kilsyth South, except for applications for a change of land use. This is consistent the pattern of land use in these suburbs. Ringwood also attracted more planning applications than its suburb size would indicate, with a large number of combined applications, multi dwellings, and particularly applications for a change in land use.

Table 4 details the number of applications received for each suburb, this as a proportion of the total, and the proportion of the municipality within the suburb.

Table 4: Geographical spread of planning applications lodged 2019-2022

Location	Number of applications	% of total applications	% of municipal area
Bayswater North	392	7.2%	10.7%
Croydon	1563	28.8%	22.9%
Croydon Hills	86	1.6%	3.8%
Croydon North	326	6.0%	6.5%
Croydon South	279	5.1%	4.2%
Heathmont	493	9.1%	7.2%
Kilsyth	107	2.0%	1.8%
Kilsyth South	51	0.9%	5.5%
Park Orchards	5	0.1%	0.1%
Ringwood	1045	19.3%	16.5%

Location	Number of applications	% of total applications	% of municipal area
Ringwood East	498	9.2%	7.7%
Ringwood North	361	6.7%	7.6%
Vermont	11	0.2%	0.3%
Warranwood	207	3.8%	4.9%
Wonga Park	0	0.0%	0.2%

Analysis of planning applications approved for new multi dwelling development in 2022 indicates that 108 permits were issued for a total of 320 additional dwellings.

As shown in Table 5, most developments approved in 2022 were within the municipality's Incremental Change areas. In these areas more than 70% of permits were for 'dual occupancies', which resulted in one additional dwelling on a lot. A total of 102 permits allowed the construction of 174 additional dwellings in the Incremental Change Areas.

By comparison, two larger developments were approved in Significant Change areas. These resulted in an additional 142 dwellings being approved. A total of four additional dwellings were approved in the Minimal Change Areas.

Table 5: Permits and dwellings approved in 2022 by change area and application type⁴

		Minimal Change	Incremental Change	Significant change
1 additional dwelling/lot	Permits	4	72	-
	Dwellings / Lots	4	72	-
2-3 additional dwellings/lots	Permits	0	23	-
	Dwellings / Lots	0	51	-
4-10 additional dwellings/lots	Permits	0	6	-
	Dwellings / Lots	0	38	-
>10 additional dwellings/lots	Permits	0	1	2
	Dwellings / Lots	0	13	142
Total	Permits	4	102	2
	Dwellings / Lots	4	174	142
% of additional dwellings created		1%	54%	44%

⁴ Data is for new permits issued. Amendments to previously approved permits have been omitted for reporting purposes.

These results are consistent with the levels of change anticipated for each area and with the Maroondah Housing Strategy, which seeks to increase change in and around activity centres and protect the leafy character of neighbourhoods elsewhere.

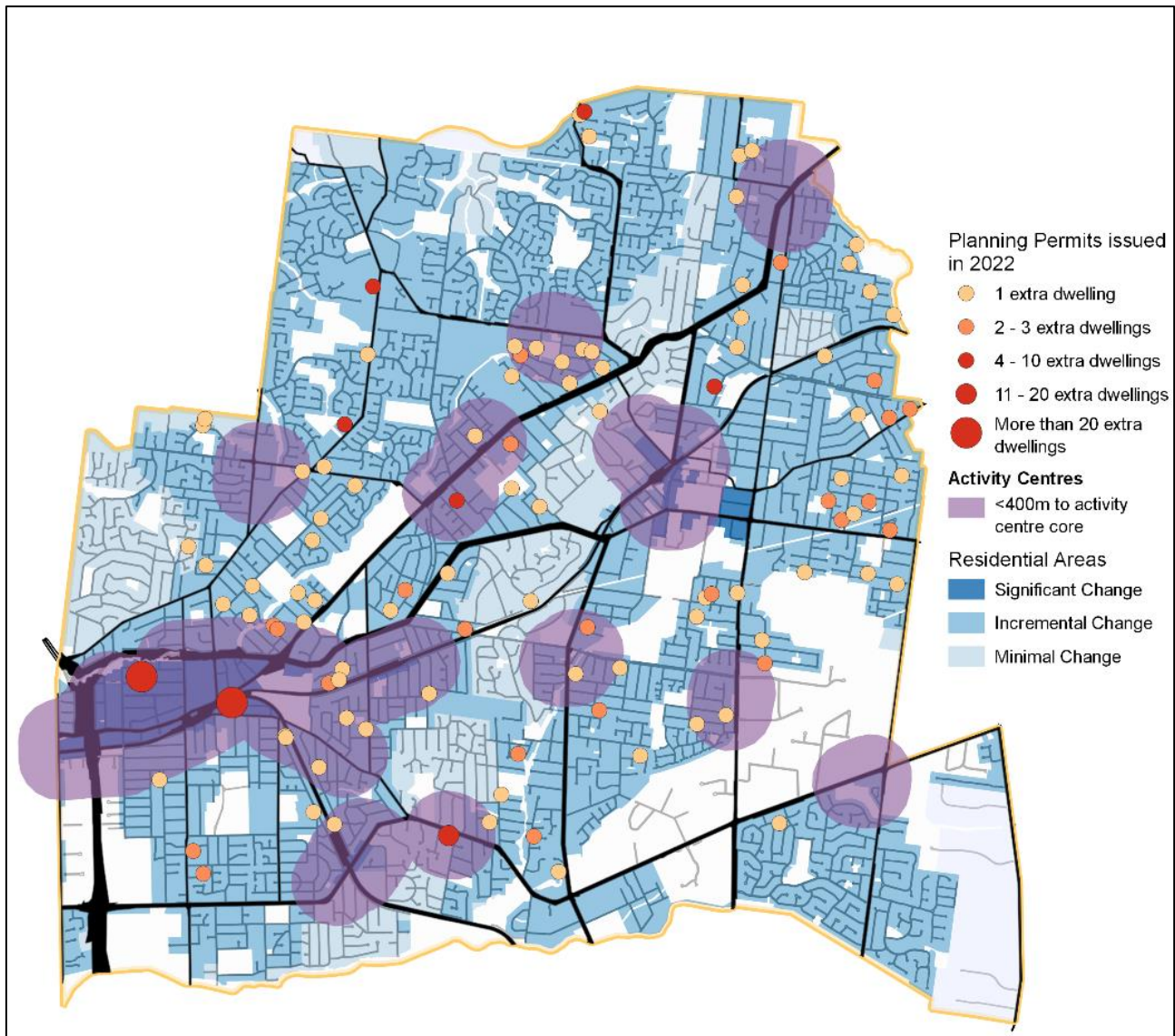


Figure 8: Geographic spread of planning permits issued for new multi dwelling development in 2022

Around 22% of land designated for incremental growth is within 400m of an activity centre. In 2021 and 2022 34% of new dwellings in incremental areas were in these areas. This indicates that measures aimed at encouraging more redevelopment close to centres than further from them are operating effectively.

7. Planning scheme performance

7.1 Planning Panel Victoria recommendations

Since the last Planning Scheme Review was completed on 26 August 2013, Council has received nine reports from Planning Panels Victoria on eleven Council-specific planning scheme amendments. These are detailed in Volume 2. The Panel Report for Amendments C96 and C97 (implementation of the Ringwood East and Heathmont Structure Plans) observes that:

- There is need for a local policy or statutory guidance to deliver increased housing and activity within the Neighbourhood Activity Centres to advance the 20-minute neighbourhood concept and support local communities.
- To implement state policy and Maroondah's housing strategy Council should consider zones other than the General Residential Zone and Neighbourhood Residential Zone for land within 400m of the Ringwood East and Heathmont railway stations.

7.2 VCAT decisions

For the 2017/18 to 2020/21 financial years on average 52 appeals were lodged in relation to Maroondah planning applications. This represented 4.3% of Council's planning decisions. In 2021/22 and 2022/23 this dropped to 35 appeals (3.0% of decisions). By comparison, across metropolitan Melbourne on average 5.2% of decisions were appealed between 2017/18 and 2020/21, and 2.9% for 2021/22 and 2022/23.

The overwhelming majority of appeals related to Council's refusal of a planning application, followed by conditions imposed on permits. Of the 42 applications with appeals lodged in 2022/23, 79% were for either multi dwelling development or vacant land subdivision within residential zones. In this context, neighbourhood character is a recurring theme in appeal decisions within the City of Maroondah. A review of a sample of decisions received reveals a need to prepare a neighbourhood character strategy, including:

- An overarching strategy with respect to neighbourhood character, or policies for distinct areas.
- Clear statements of desired future character, which should be included in the planning scheme.
- Updates to Zone and Overlay provisions as required to implement the strategy.

7.3 Community satisfaction

The Local Government Community Satisfaction Survey is conducted annually by the Department of Jobs, Precincts and Regions on behalf of all Victorian Councils.

The survey tests community satisfaction levels across core performance measures including customer service, advocacy and overall performance, as well as 21 responsibility areas including recreational facilities, waste management and roads.

Maroondah consistently rates 2-3 points higher than metropolitan Melbourne as a whole for satisfaction on town planning policy, as shown in Table 6.

Table 6: Customer service satisfaction for town planning policy

	2019	2020	2021	2022
Maroondah	58	57	59	57
Metropolitan Melbourne	55	54	56	55
Victoria	56	55	55	54

7.4 Consultation with stakeholders

Councillors and executive team consultation

A council briefing session was held on 20 November 2023. Councillors were provided with an overview of the project and highlighted some of the key strategic recommendations that had been identified.

7.4.1 Council planners and internal staff consultation

Consultation included emailing surveys to Council statutory planning staff and other internal stakeholders to seek their feedback. Responses received from the statutory planning team indicated a desire for greater Scheme clarity and guidance in relation to:

- The provision of two crossovers on lots with a frontage of less than 20m
- Advertising signs
- Subdivision prior to development
- Whether Design and Development Overlay height provisions are mandatory
- Design guidance for side-by-side development.

A number of meetings were then held with the team and other internal stakeholders to seek their feedback on the performance of the Scheme, suggestions for improvement and feedback on modifications proposed. The following additional issues were discussed:

- The benefit of including an exemption for the removal of *Pittosporum undulatum* (Sweet Pittosporum) or *Acacia longifolia subspecies longifolia* (Sallow Wattle) on all sites within the Significant Landscape Overlay Schedules 3 and 4 and those affected by Clause 52.17. Ultimately it was determined not to include this change as part of the Planning Scheme Review.
- The wording of exemptions from vegetation removal requirements, including those for vegetation that is not a tree, and for dead trees.
- Ongoing concern where trees that are protected by the Significant Landscape Overlay (SLO) can be removed without a permit if a building is built within 3 metres of it. Staff report that -occasional instances include the construction of a deck or verandah close to a tree, followed by removal of the tree.
- Alignment of the Transport Zone 3 with Council's road hierarchy, and a need to adjust zoning to reflect Council's Road Management Plan 2021-2025, Roads Register and traffic counts.
- The current status of flood modelling work and associated public engagement and planned implementation.

- Recurring community uncertainty in relation to the ‘battle-axe lot provisions’ of the Design and Development Overlay Schedules 1, 2 and 7, and a need to reword the provisions to provide clarity.
- Maintenance and future planning for Council owned land, including discussion in relation to the potential to expand use of the Public Conservation and Resource Zone and the need for further strategic work prior to applying the Public Park and Recreation Zone to a number of Council reserves.

7.4.2 Referral agencies

Referral agencies were consulted on a number of issues in a targeted manner, as detailed in Volume 2. This included seeking advice from:

- VicRoads on:
 - the application of the Public Acquisition Overlay (PAO3),
 - referrals within the Development Plan Overlay Schedule 6,
 - zoning of land within and abutting arterial roads, and
 - the status of, and planning provisions for, land set aside for the Northern and Healesville arterial.
- Melbourne Water in relation to the current application of the Public Use Zone (PUZ1) to parts of some private properties, and referrals within the Development Plan Overlay Schedule 6.
- Yarra Valley Water, Multinet Gas and AusNet services on referrals within the Development Plan Overlay Schedule 6.
- The Department of Transport and Planning on application of the Development Plan Overlay Schedule 2, the Upper Yarra Valley and Dandenong Ranges Strategy Plan, and planning provisions for land set aside for the Healesville arterial.

7.4.3 Registered Aboriginal Parties

The Victorian Aboriginal Heritage Act (2006) recognises Traditional Owners as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties (RAPs) are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

The project team acknowledges that Indigenous people and values go beyond RAPs, but for the purposes of the project and available timeframes, only the formally recognised RAP was engaged.

The Wurundjeri Land Council is the RAP for land within the Yarra River valley, including the City of Maroondah. Council initially sought advice from the Wurundjeri on 16 September 2022 as to their preferred method for providing feedback on the scheme. A meeting was held on 2 May 2023 to discuss the current wording of the Scheme and an agreement that modification was required to Council’s Municipal Strategic Statement.

8. Audit and assessment of the current scheme

An audit of each local provision and schedule in the planning scheme has been undertaken. This audit has compared the drafting and application of each provision against the Ministerial Direction on the Form and Content of Planning Schemes, a Practitioners' Guide to Victorian Planning Schemes (April 2023) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the State, regional and local planning provisions.

Detailed assessment is contained in Volume 3. A summary of improvements that could be made are listed below. Some of these can occur as part of a procedural amendment arising from this planning scheme review, whilst others will be included in a separate amendment that would undergo public notification. All of the changes are included in the marked-up ordinance and mapping changes in Volume 4.

8.1 Purpose and vision

Clause	Action Code	Change	Type of planning scheme amendment		
			20A ⁵	20(4) ⁶	Std ⁷
02.01	V15	Redraft content to meet the Ministerial Direction and improve readability			✓
02.02	V02	Expand content			✓
02.03	V03, V05-V11, V13-V14, V16-V21	Redraft content to implement adopted Council strategies and state policy			✓
02.04	V04, V12, V22	Redraft content			✓

8.2 Policy framework

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
12.05-2L	E11	Amend heading to refer to 'Ridgeline protection areas' rather than 'Ridgelines'.	✓		

⁵ Section 20A of the Act provides that certain 'Prescribed Amendments' may be prepared and approved by the Minister for Planning. These are procedural in nature and include correction of anomalies, typographical errors and inclusion of arterial roads within the Transport Zone 2.

⁶ Section 20(4) of the Act outlines that the Minister for Planning may exempt themselves from the public exhibition of an amendment. Amendments identified as being suited to this form of amendment are neutral in nature, such as the proposal to include a map of the Eastlink Environs within Clause 18.01-1L, rather than as a separate document.

⁷ Planning scheme amendments which undergo the 'standard' path include changes which warrant public exhibition and may result in a panel hearing.

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
15.01-2L-01	E12	Extend environmentally sustainable development requirements to new residential buildings.			✓
17.02-1L	L12	Update to include reference to land use and encourage rather than direct office development to locate in Ringwood and Croydon			✓
17.03-1L	L13	Amend to discourage office use and development, unless ancillary to industry in the Industrial 1 and Industrial 3 Zones.			✓
17.03-3L	P10	Update reference to Framework Map			✓
18.01-1L	P11	Update to include a map of the policy area within the clause rather than as a separate document.		✓	
19.02-1L	L14	Amend the title from 'Maroondah Hospital Medical Precinct' to 'Medical Precinct' and apply the policy to the whole municipality.			✓

8.3 Zones

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
32.02	P12	Number the Schedule to the Low Density Residential Zone and update mapping to show affected land as LRDZ1 rather than LDRZ	✓		
32.07	P13	Remove Clause 32.07 (Residential Growth Zone) from the ordinance	✓		
32.08	P14, P15	Conduct formatting changes to Schedule 3 to the General Residential Zone	✓		
32.09	R09 - R12	Insert neighbourhood character objectives into Schedules 1-4 of the Neighbourhood Residential Zone (NRZ)			✓
	R03	Insert variations to the ResCode standards into Schedule 5 to the NRZ			✓
	P16	Delete superfluous text in Schedule 6 to the NRZ	✓		
35.05	P17	Number the Schedule to the Green Wedge A Zone and update mapping to show it as GWAZ1 rather than GWAZ	✓		
35.07	L15, L16	Remove the Farming Zone from the planning scheme ordinance			✓
36.02	P18	Alter the signage controls within the Public Park and Recreation Zone			✓
37.08	P19	Amend Schedule 1 to the Activity Centre Zone to use a consistent and accessible colour scheme across maps, correct formatting and make minor wording changes.	✓		

8.4 Overlays

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
42.02	P20, E13	Alter the Vegetation Protection Overlay Schedule wording to remove ambiguity and alter exemptions for dead vegetation.			✓
42.03	P20, E14-E19	Alter Schedules 1-4 to the Significant Landscape Overlay to correct errors, remove ambiguity and make minor changes to permit exemptions for tree removal.			✓
43.01	H12	Correct typographical errors and apply a consistent naming format to incorporated documents referred to in the Schedule to the Heritage Overlay.	✓		
43.02	R13	Amend Schedules 1 and 2 to the Design and Development Overlay (DDO) to remove ambiguity	✓		
	L17	Amend Schedule 4 to the DDO to improve clarity and align with the Ministerial Direction	✓		
	L18	Amend Schedule 5 to the DDO to improve clarity and align with the Ministerial Direction	✓		
	L19	Amend Schedule 6 to the DDO to improve clarity and relocate some application requirements to the decision guidelines.			✓
	R13-R15	Amend Schedule 7 to the DDO to remove ambiguity and reduce the number of objectives.			✓
	L21, L22	Amend Schedule 8 to the DDO to improve clarity and relocate some application requirements to the decision guidelines.			✓
	L23, L24	Amend Schedule 9 to the DDO to improve clarity and reduce the number of objectives			✓
	L25, L26	Amend Schedule 10 to the DDO to improve clarity.	✓		
43.04	L27, R16-R18	Remove Schedules 2-5 to the Development Plan Overlay (DPO) from the ordinance and scheme mapping.			✓
	L29	Amend Schedule 6 to the DPO to address formatting errors and delete two decision guidelines.			✓
43.05	R19	Alter Schedule 1 to the Neighbourhood Character Overlay (NCO) to simplify the format, improve clarity, and delete reference to the background document.	✓		
	R20	Alter Schedule 2 to the NCO to delete reference to the background document.	✓		
	P04	Alter Schedule 3 to the NCO to correct formatting, typographical errors and simplify text.	✓		
44.05	P21, P22	Number the Schedule to the Special Building Overlay and update mapping to show affected land as SBO1 rather than SBO	✓		
44.06	P02	Insert a Schedule to the Bushfire Management Overlay.			✓
45.01	P23	Amend the Schedule to the Public Acquisition Overlay to delete reference to the PAO3	✓		

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
45.06	L30	Amend Schedule 1 to the Development Contributions Plan Overlay (DCPO) to correct formatting and reflect the Development Contributions Plan's advice that non-residential contributions are based on gross floor space for clarity.	✓		
	L31, L32	Amend Schedules 2 and 3 to the DCPO to correct formatting and reflect the Development Contributions Plan's advice that residential contributions are per dwelling and that non-residential contributions are based on gross floor space for clarity.	✓		
45.12	T01	Amend the Schedule to the Specific Controls Overlay to refer to the SCO1, with the Healesville Arterial Reservation Incorporated Document, December 2023 as an Incorporated Document.			✓

8.5 Particular provisions

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
52.28	P24	Amend the Schedule for Gaming to provide clarity and correct formatting errors		✓	
53.01	P25	Amend the Schedule for Public Open Space Contribution and Subdivision to remove ambiguity	✓		

8.6 General provisions

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
66.04	P26, P27	Amend the schedule to delete reference to Schedule 2 to Clause 43.04 and insert requirements for Schedule 6 to Clause 43.04			✓
66.06	P28	Amend the Schedule to remove typographical errors	✓		

8.7 Operational provisions

Clause	Action Code	Change	Type of planning scheme amendment		
			20A	20(4)	Std
72.03	P29	Amend the Schedule to include map references in alphabetical order and to delete map 1DPO.	✓	✓	
72.04	H15, H17, P30	Amend the Schedule to rename the Statements of Significance to accord with the Heritage Overlay, correct formatting errors and insert the Healesville Arterial Reservation Incorporated Document.			✓
72.08	H18-H20, R21, P31	Amend the Schedule to Clause 72.08 to include reference to the Maroondah Housing Strategy: 2022 Refresh in place of the 2016 Housing Strategy, and to refer to the Vegetation Strategy 2020-2030, and supporting documents to Amendments C104 and C110.			✓
74.01	V24	Amend the Schedule to provide greater clarity in relation to how the application of zones and overlays implements the PPF.			✓
74.02	V25	Amend the Schedule to Clause 74.02 to include identified Further Strategic Work.			✓

8.8 Mapping

Action Code and change	Type of planning scheme amendment			
	20A	20(4)	Std	
Apply the Transport Zone 1 to land occupied by railways				
T39	Rezone that portion of the Eastfield Road road reservation which is occupied by the Lilydale rail line from Neighbourhood Residential Zone Schedule 3 to Transport Zone 1.			✓
T43	Rezone land occupied by the Lilydale rail line at Lincoln Road from General Residential Zone Schedule 1, Neighbourhood Residential Zone Schedule 3 and Transport Zone 2 to Transport Zone 1.			✓
Apply the Transport Zone 2 to land occupied by arterial roads				
T02	Rezone the southern portion of the Road in LP52597 (Canterbury Road Service Road, Heathmont within Heathmont Neighbourhood Activity Centre) from Commercial 1 Zone to Transport Zone 2.	✓		
T03	Rezone the Road in LP87883 (Canterbury Road Service Road, Heathmont within the Heathmont East Activity Centre) from Commercial 1 Zone to Transport Zone 2.	✓		
T04	Rezone the Road in PS317893 and land in TP82541 (Croydon Road, West of No. 320-340 Wonga Road, Warranwood) from Green Wedge A Zone to Transport Zone 2.	✓		
T05	Rezone the east side of Dorset Road, shown as Road on PS612199, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	✓		
T06	Rezone the east side of Dorset Road, shown as Road on PS636538, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	✓		

Action Code and change	Type of planning scheme amendment		
	20A	20(4)	Std
T07 Rezone Lot 1 on TP135710 (Dorset Road adjacent to No. 327) from Neighbourhood Residential Zone to Transport Zone 2.	✓		
T08 Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon between Leigh Road and Parry Street to accord with the common boundary between the road and No's 372-382 Dorset Road.	✓		
T09 Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon in the vicinity of Dumosa Avenue to accord with the common boundary between the road and No's 416-432 Dorset Road.	✓		
T10 Realign the eastern boundary of the Transport Zone 2 on Dorset Road Croydon between Lindel Court and Barclay Avenue to accord with the common boundary between the road and No's 421-429 Dorset Road.	✓		
T13 Rezone the land in TP517160 and TP60146 (Hull Road, adjacent to No's 46 and 48) from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	✓		
T14 Rezone the southbound arm of Lincoln Road, extending from Maroondah Highway to Arthur Place, from General Residential Zone Schedule 1 to Transport Zone 2.	✓		
T15 Rezone that part of TP423864 that is within the Public Use Zone (PUZ1) to Transport Zone 2.	✓		
T16 Rezone that portion of the Road on PS735856 that is within the Activity Centre Zone Schedule 1 to Transport Zone 2.	✓		
T20 Rezone that portion of Maroondah Highway adjacent to No.'s 323-329 from the General Residential Zone Schedule 1 to Transport Zone 2.	✓		
T21 Rezone the portion of land in TP243341 (Maroondah Highway, adjacent to No. 371) from General Residential Zone Schedule 1 to Transport Zone 2.	✓		
T22 Rezone the land shown as Road on PS613948 (Maroondah Highway adjacent to No. 416-422) from General Residential Zone Schedule 1 to Transport Zone 2.	✓		
T23 Rezone the land in TP120017 from Commercial 1 Zone to Transport Zone 2.	✓		
T24 Rezone the land shown as Road on PS835031H (Mt Dandenong Road adjacent to No. 174) from General Residential Zone Schedule 1 to Transport Zone 2.	✓		
T25 Rezone the Mt Dandenong Road Service Road adjacent to 176-102 Mt Dandenong Road (the Velma Grove Shopping Strip) from Commercial 1 Zone to Transport Zone 2.	✓		
T27 Rezone Old Lilydale Road between Mt Dandenong Road and Everard Street from General Residential Zone Schedule 1 to Transport Zone 2.	✓		
T28 Rezone that portion of the Ringwood Bypass that is within the Urban Floodway Zone to Transport Zone 2.	✓		
T29 Rezone that section of Wantirna Road located on the north-east side of its intersection with Canterbury Road from General Residential Zone Schedule 1 to Transport Zone 2.	✓		
T30 Rezone the land in TP518232 (Wicklow Avenue, adjacent to No. 23), save for the splay extending into Veema Avenue, from Neighbourhood Residential Zone Schedule 2 to Transport Zone 2.	✓		
T32 Rezone the land in TP144549 (Wonga Road, adjacent to No. 319) from General Residential Zone Schedule 1 to Transport Zone 2.	✓		

Action Code and change	Type of planning scheme amendment		
	20A	20(4)	Std
Remove the Transport 2 Zone from privately owned land and land owned and managed by Council for purposes other than arterial road and replace it with the underlying zones.			
T11	Rezone that portion of 440 Dorset Road Croydon that is within the Transport Zone 2 to the Neighbourhood Residential Zone Schedule 3 to accord with the remainder of the land.		✓
T12	Rezone the portion of 618A Dorset Road, Croydon that is located in the Transport Zone 2 to Industrial 2 Zone to accord with the remainder of the property.		✓
T17	Rezone that portion of 104 Maroondah Highway Ringwood which is in the Transport Zone 2 to Activity Centre Zone Schedule 1.		✓
T18	Rezone the land at 270-274 Maroondah Highway, Ringwood from Transport Zone 2 to General Residential Zone Schedule 1.		✓
T19	Rezone that portion of the land at 5 Mt Dandenong Road, Ringwood East that is within the Transport Zone 2 to General Residential Zone Schedule 1.		✓
T26	Rezone Oban Road west of Warrandyte Road to General Residential Zone, whilst maintaining the intersection with Warrandyte Road in the Transport Zone 2.		✓
T31	Rezone that portion of 41-43 Wicklow Avenue Croydon that is within the Transport Zone 2 to Neighbourhood Residential Zone Schedule 3 to correspond with the remainder of that property.		✓
T36	Rezone that part of the land at 315-317 and 333 Colchester Road that is currently located within the Transport Zone 3 to General Residential Zone Schedule 1 to accord with the remainder of each property.		✓
Apply the Transport 3 Zone to land occupied by roads managed by Council that carry more than 7,000 vehicles per day			
T34	Rezone Bellara Drive from General Residential Zone Schedule 1 to Transport Zone 3.		✓
T38	Rezone Eastfield Road, excluding that portion which is occupied by the Lilydale rail line, from General Residential Zone Schedules 1 and 3, Neighbourhood Residential Zone Schedules 2 and 3 and Transport Zone 1 to Transport Zone 3.		✓
T41	Rezone Road R1 in PS313447 (Heatherdale Road, north of Canterbury Road) from Industrial 3 Zone to Transport Zone 3.		✓
T42	Rezone Lincoln Road, save for the southbound arm extending from Maroondah Highway to Arthur Place, from Commercial 1 Zone, General Residential Zone Schedule 1, Neighbourhood Residential Zone Schedule 3 and Transport Zone 1 to Transport Zone 3.		✓
T45	Rezone Lot 1 on TP 207622Y (Oban Road, adjacent to No. 23) from Commercial 2 Zone to Transport Zone 3.		✓
T46	Rezone those portions of the Ringwood Street that are within the General Residential Zone Schedule 1 and Activity Centre Zone Schedule 1 to Transport Zone 3.		✓
T47	Rezone that section of Road on Plan of Subdivision PS305572 that is located in the General Residential Zone Schedule 1 to Transport Zone 3.		✓

Action Code and change	Type of planning scheme amendment		
	20A	20(4)	Std
Remove the Transport 3 Zone from selected roadways carrying less than 7,000 vehicles per day and replace it with the underlying zones.			
T35	Rezone Brysons Road from Transport Zone 3 to Low Density Residential Zone, General Residential Zone Schedule 1 and Neighbourhood Residential Zone Schedule 3 to accord with surrounding land.		✓
T37	Rezone Dampier Grove between Maroondah Highway and Grant Crescent from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.		✓
T40	Rezone Heatherdale Road between Canterbury Road and Abbey Walk from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.		✓
T44	Rezone land to the north and south of the railway line and east of Dorset Road from Transport Zone 2 to Neighbourhood Residential Zone Schedule 3.		✓
Alter Overlay mapping			
E22	Apply the Significant Landscape Overlay Schedule 1 to land in Warranwood between Eden Valley Road, Gibson Road and the municipal boundary.		✓
H14	Remove Heritage Overlay HO111 from the property at 298 Mt Dandenong Road Croydon and amend the Schedule to Clause 43.01 to delete reference to it.		✓
H16	Remove the Heritage Overlay HO125 from 5-9 Toorak Avenue, Croydon and apply it to 69 Wicklow Avenue, Croydon.		✓
P03	Update mapping to show land within the Bushfire Management Overlay as BMO1 rather than BMO.		✓
T48	Remove the Public Acquisition Overlay from the land at TWR 1/271 Bayswater Road, Bayswater North.	✓	
E21	Remove the Environmental Audit Overlay from 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R).	✓	
Rezone land from Public Zones to the underlying zones			
T01	Apply the Specific Controls Overlay to land owned by Transport for Victoria in Bayswater North and Kilsyth South that would be developed into a future Healesville Arterial.		✓
P32	Rezone the sections of 108 and 110 Bellara Drive, Croydon that are within the Public Use Zone 1 to General Residential Zone Schedule 1.	✓	
P34	Rezone the portion of 62 Colchester Road Kilsyth that is located in the Public Park and Recreation Zone to General Residential Zone Schedule 1 to match the remainder of the property.		✓
P35	Rezone that portion of 342-346 Dorset Road that is within the Public Park and Recreation Zone to Industrial 1 Zone to accord with the remainder of that property.		✓
P37	Rezone the portion of 53 Hewish Road Croydon that is within the Public Park and Recreation Zone to Industrial 1 Zone to match the remainder of the property.		✓
P38	Rezone the portion of 32 Jull Parade Ringwood North that is within the Public Use Zone 1 to General Residential Zone Schedule 1 to match the remainder of the property.		✓
P39	Rezone the portion of Little John Road which is located in the Public Use Zone 1 to General Residential Zone Schedule 1.	✓	

Action Code and change	Type of planning scheme amendment		
	20A	20(4)	Std
P40 Rezone those sections of 55A Bedford Road, Ringwood that are within the Public Park and Recreation Zone, save for the portion along the northern boundary that is fenced outside the school grounds, to Public Use Zone 2.			✓
P41 Rezone that portion of 431 Maroondah Highway Croydon North that is within the Public Park and Recreation Zone to Public Use Zone 2.			✓
P42 Rezone the portion of 20 Tintern Avenue Ringwood East which is located in the Public Park and Recreation Zone to General Residential Zone Schedule 1.	✓		
P43 Rezone those sections of Waterloo Street, Cuthbert Street and Sunset Drive that are within the Public Park and Recreation Zone to Neighbourhood Residential Zone Schedule 3.	✓		
P44 Rezone those sections of No's 4, 10, 12, 14 and 14A Alfrick Road and the Alfrick Road reserve that are within the Public Use Zone to General Residential Zone Schedule 2.			✓
P46 Rezone that section of 33-41 Maroondah Highway Ringwood (land in Vol. 05246 Fol. 059) from that is within the Public Use Zone to Activity Centre Zone Schedule 1.			✓
Rezone land to the Public Park and Recreation Zone			
P33 Rezone the eastern portion of 15 Chamberlain Drive, Kilsyth South from General Residential Zone Schedule 1 to Public Park and Recreation Zone.	✓		
P36 Rezone that portion of 348-350 Dorset Road that is within the Industrial 1 Zone to Public Park and Recreation Zone to accord with the remainder of that property.	✓		

9. Current strategic work

Council is currently undertaking a range of strategic planning work, as detailed below.

9.1 Heritage Study Implementation

Council has exhibited Amendment C148maro, which proposes to implement a number of recommendations of the City of Maroondah Heritage Study Review, Post-World War II by:

- Applying the Heritage Overlay to 36 individual places, three precincts and one serial group listing on a permanent basis.
- Removing one individual place from the Heritage Overlay.
- Introducing heritage design guidelines for two individual places, one precinct and one group listing as incorporated documents.
- Introducing two background documents.

A planning panel was held in late November and early December 2023.

The Heritage Study Review identifies that land in Alto Avenue Croydon and the Wicklow Hills Estate has local heritage significance and warrants heritage listing. This area is currently within the Neighbourhood Character Overlay Schedule 1. It was excluded from Amendment C148maro following instructions from the Department of Transport and Planning that a Heritage Overlay and Neighbourhood Character Overlay could not apply simultaneously to an area.

Council will seek to progress with the heritage listing of the area as a separate amendment so that adequate community consultation can take place regarding the most appropriate approach to protect not only the heritage but also to protect the special neighbourhood character of this area.

9.2 Croydon Structure Plan

The Croydon Structure Plan was adopted by Council in 2006. Amendment C56 introduced it into the Maroondah Planning Scheme on 12 September 2013. The Plan is now in excess of 17 years old. The Maroondah Housing Strategy: 2022 Refresh and the Maroondah Housing Strategy 2016 before it recognise the need to review the Plan.

Council has prepared a draft Croydon Structure Plan and public feedback was sought in August and September 2023. It is anticipated that the Plan will be finalised and presented to Council for adoption in early 2024. A planning scheme amendment would then be required to implement it. Due to the anticipated timing of this strategic work the Scheme audit conducted has sought only minor amendments to the provisions for the Croydon Major Activity Centre.

L04 Finalise the Croydon Structure Plan 2023 following completion of public consultation.

L05 Prepare a planning scheme amendment to implement the Croydon Structure Plan 2023.

9.3 Vegetation Strategy implementation

The Maroondah Vegetation Strategy 2020-2030 was adopted by Council in March 2020. Work has commenced on implementation of the Strategy. This includes the task of reviewing recommendations for the application of an Environmental Significance Overlay, and of the existing Vegetation Protection Overlay. It is anticipated that a planning scheme amendment to implement changes to these controls will be prepared during 2024. This action is the first stage of implementing Action E01. This action identified is identified as a priority in a number of locations in Volumes 2 and 3 of this review and seeks to:

E01 Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of identified biological significance.

9.4 Liveable Neighbourhoods

Maroondah, along with three other metropolitan councils, worked with the then Department of Environment, Land, Water and Planning on the 20-Minute Neighbourhoods Municipal Strategic Planning Project in 2022. The project sought to address identified barriers in implementing 20-minute neighbourhoods and to develop robust frameworks for defining types of Neighbourhood Activity Centres, prioritisation, and strategic planning.

Council continued to work with the Department of Transport and Planning to explore the integration of the 20-Minute Neighbourhoods approach across Council and the identification, planning, and prioritisation of NACs across the Maroondah municipality. Council's objectives for this project included:

- Preparation of a municipal-wide neighbourhood activity centre strategy and action plan, based on our existing knowledge and research into 20-Minute Neighbourhoods, that tests the piloted work to date and prioritises actions for Council, the community, and key stakeholders.
- Identification of potential planning provisions that can embed 20-minute neighbourhoods into the Maroondah Planning Scheme.
- Establishment of a community of practice at Council to develop and embed a working culture that aligns with the neighbourhood activity centre strategy.

Outcomes included development of a Neighbourhood Activity Centre Strategy and Action Plan and convening of the Maroondah 20-Minute Neighbourhoods Council Community of Practice. Current work on the project includes development of a Liveable Neighbourhoods Strategy.

Next steps will include community engagement in relation to detailed planning for one pilot activity centre, as well as implementation in conjunction with the Neighbourhood Character Strategy development and subsequent planning scheme changes. This is summarised in Actions L03 and L07:

L03 Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.

L07 Prepare and implement an activity centre strategy to guide future development of commercial land in Council's local activity centres.

9.5 Transport Strategy

Council is currently drafting the Maroondah Transport Strategy 2023-2033. The Strategy will set medium-term strategic directions, areas of focus and priority actions for the future of transport within the City. It will focus on improving accessibility, sustainability and connectivity for our community.

The Strategy will bring together the transport and movement actions from Structure Plans, Transport Position Statements, Maroondah Transport Action Plan 2021, Maroondah 2040, Maroondah Parking Framework and the COVID-19 Recovery Plan. Whilst it is expected to include a range of actions for works and services, advocacy and traffic management, key aspects from a land use and development perspective include:

- The importance of sustainable transport options in supporting local neighbourhoods.
- Capitalising on potential transport corridors through Maroondah.
- Facilitating the introduction of shared transport.

A draft Strategy is being prepared for community engagement in late 2023. It is anticipated that once this document is complete updates to local policy will be required as part of its implementation. Related actions include:

T49 **Develop a Transport Strategy for the municipality and implement relevant actions through the planning scheme.**

L33 **Engage with Transport for Victoria to encourage more active uses of the land owned by the authority in Bayswater North and Kilsyth South in the short-medium term.**

9.6 Neighbourhood Character Study

Council commissioned a review of its Neighbourhood Character Study, which dates from 2005, in 2018. The Maroondah Neighbourhood Character Study Review Recommendations Report recommends changes to residential zones across the municipality.

The need to analyse the Review and develop a Neighbourhood Character Strategy remains as future strategic work. Whilst the Review had regard to local provisions around the Neighbourhood Activity Centres, it does not consider the work that has since been conducted on the 20-minute neighbourhood project, and this will be included in development of the Strategy. Actions directly arising from this current work are:

R01 **Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.**

R02 **Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.**

10. Key issues identified

The following themes have emerged as key matters for consideration during preparation of the planning scheme review.

- Setting the vision
- Planning for local places
- Planning for heritage
- Planning for the environment and environmental risks
- Planning for the residential framework
- Planning for transport
- Process and administrative improvements

Sections 11-17 explore them further.

11. Setting the vision

An assessment of regional policies and strategies, adopted Council policies, and the neutral translation of the local policy content of the Maroondah Planning Scheme reveals that there are gaps in the existing policy vision outlined in the Scheme. It is appropriate to amend the Context, Vision and Strategic Directions of the Scheme to:

- Include a clearer and more readable format.
- Provide more context on how planning is to implement the community vision.
- Outline how change is to be directed, including the residential development framework, provision of space for employment and supporting the network of activity centres and local neighbourhoods.
- Provide greater clarity around the role of vegetation in both biodiversity and neighbourhood character.
- Outline risks associated with climate change and bushfire.

There is also need to conduct further strategic work to set the vision in relation to:

- The use and development of Council owned land, specifically through the preparation of a new Open Space Strategy for the municipality ([Action V01](#)).
- Local centres, to provide further context to the implementation of a liveable neighbourhoods policy ([Action L03](#))
- A refreshed vision for the Ringwood Metropolitan Activity Centre, in light of recent State government announcements on housing provision within the Metropolitan Activity Centres across Melbourne.
- A renewed vision for the Ringwood East and Heathmont Neighbourhood Activity Centres ([Actions L01 and L02](#)).

11.1 Planning provisions for Council-owned land

A recurring theme in the detailed assessment of the Scheme contained in Volume 2 is the need to prepare an Open Space Strategy for the City. It is anticipated that this document would be in the form outlined in former Planning Practice Note 70. Preparation of the Strategy would, in addition to allowing better planning for open space provision in the municipality, allow Council to consider which zone should be applied to each of the land parcels it owns or manages.

11.1.1 Zone controls

A review of the planning controls affecting Council owned land has indicated that of the properties owned by the municipality:

- Many open space reserves are located, or partially located, within Residential or Industrial Zones. It is likely to be appropriate that these be rezoned to Public Park and Recreation Zone (PPRZ).
- Similarly, many conservation and tree reserves are located, or partially located, within the PRPZ, Residential or Industrial Zones and consideration should be given to applying the Public Conservation and Resource Zone to them.
- A variety of approaches have been taken where a property includes both parkland and other Council-related land uses (e.g. a kindergarten or function centre).

In order to determine the most appropriate controls further strategic work is required to:

- Develop a rationale for the application of the Public Conservation and Resource Zone on land.
- Determine Council's future needs in relation to public open space, and where individual properties fit within those needs. It is anticipated that this would include the development of an Open Space Strategy.

11.1.2 Signage provisions

The review has also highlighted the need to simplify the controls relating to signage on parkland. This is in part due to the varied zoning of Council owned land and in part due to the current wording of the Schedule to the Public Park and Recreation Zone.

The Public Park and Recreation Zone and Public Conservation and Resource Zone both state that advertising controls are found in Category 4 to Clause 52.05, unless a schedule to the zone states otherwise.

At present the schedule to the Public Park and Recreation Zone states that Category 3 applies to 15 Reserves within the municipality. The 104 reserves which are located within Residential Zones also currently sit within Category 3. Those in the Industrial 1 Zone are affected by Category 2. No permit is required for a "sign identifying the functions or property of a government department, public authority or municipal council, but not a promotion sign displayed at the direction of any of these bodies." However, the signage categories differ significantly in terms of the types of signage which can be displayed. Signs that are permissible in Category 3 but prohibited within Category 4 include:

- Electronic signs (this would include scoreboards)
- Pole signs
- Promotional signs of up to 3sqm (this would include sponsor signage)

It is apparent that the Schedule to the PPRZ contains a number of errors with respect to the name and address of reserves. A number of reserves are partly within the PPRZ and partly in other zones, and in some instances the active sporting ground which is understood to be the focus of inclusion in the table, represents only part of a larger reserve.

Permission for the display of signage (including signage which does not require a planning permit) on Council owned land is managed by Council's Sport and Recreation Unit. Advice received from the Unit is that the current diversity of planning controls in relation to signage causes confusion for sporting clubs wishing to place signage at the facility that they occupy.

In order to provide clarity and consistency it is proposed that all land in the Public Park and Recreation Zone be subject to the Category 3 signage provisions.

Recommendations:

- P18** Amend the Schedule to Clause 36.02 (Public Park and Recreation Zone) to include all land within the Zone in Category 3 of the signage controls in Clause 52.05.

12. Planning for local places

12.1 Defining local places

Maroondah is served by a network of activity and employment centres. These range from places with a metropolitan catchment, such as the Ringwood Metropolitan Activity Centre and the Bayswater Business District, through to small local shopping strips. In considering planning for places this review has identified the need to:

- Amend planning policy to reflect the network of places, rather than emphasise the Ringwood, Croydon Ringwood East and Heathmont Activity Centres at the expense of other locations.
- Conduct future strategic work to support industrial development and employment in the municipality.
- Support the network of places by:
 - Updating the vision for the Ringwood East and Heathmont Neighbourhood Activity Centres.
 - Embedding the liveable neighbourhoods concept into the Scheme.

12.2 Planning for the Ringwood East and Heathmont Neighbourhood Activity Centres

Amendments C96 and C97 introduced Design and Development Overlays to the Ringwood East and Heathmont Neighbourhood Activity Centres respectively. The amendments were approved on 11 October 2018.

The Panel report for Amendments C96 and C97 recommended that the amendments be abandoned due to concerns that they were overly conservative and did not encourage adequate growth in the Centres. It advised that:

With respect to any future Amendment seeking to implement either Structure Plan, the Panel finds the Design and Development Overlay appropriate for applying additional built form provisions. However, since Amendment VC110, the General Residential Zone and the Neighbourhood Residential Zone are no longer appropriate for either of the activity centres. Council should consider a planning scheme zone for the activity centres that aligns with relevant State and local planning policy and help implement the Structure Plan outcomes.

Notwithstanding the Panel's advice, Council at its meeting on 17 July 2017 resolved to submit an altered version of the Amendments to the Minister for Planning for approval. The Minister further altered the amendments prior to their gazettal, introducing a preferred height of 14m to each Centre. In the interim:

- The surrounding residential zones have remained unchanged, with:
 - The NRZ2, NRZ3 and General Residential Zone (GRZ) Schedule 1 allowing development of up to 9m (two storeys) to the south-east of the Heathmont Neighbourhood Activity Centre (in the NRZ2 and 3) and up to 11m (three storeys) to its north-west.
 - The GRZ1 allowing construction up to 11m (three storeys) in height around the Ringwood East Neighbourhood Activity Centre.
- The Maroondah Housing Strategy 2016 and Maroondah Housing Strategy: 2022 Refresh both emphasise the importance of activity centres in contributing to housing growth.

- Council has commissioned a review of its Neighbourhood Character Study. The recommendations of the Maroondah Neighbourhood Character Study Review Recommendations Report were adopted in principle by Council on 31 August 2020. The findings of the review will form the basis of a Neighbourhood Character Strategy, to be developed during 2024. It is noted that the Recommendations Report includes use of the Residential Growth Zone in sections of the hinterland to each Centre.
- More than five years have passed since the Amendments were gazetted. In recognition of this the Maroondah Housing Strategy: 2022 refresh contains an action to “Update the Croydon, Heathmont and Ringwood East Structure Plans and prepare planning scheme amendments to apply them”. Given the significance of these centres to the municipality it is appropriate that this action also be noted in the Scheme review. The timing of these updates, which would follow residential zone changes arising from the Neighbourhood Character Strategy, means that they may be limited to the commercial area only. A decision on scope will be made at the commencement of the process in each case.

Recommendations:

- L01 Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it.**
- L02 Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it.**

12.3 Planning for Ringwood

In September 2023 the state government announced that Melbourne’s Metropolitan Activity Centres, of which Ringwood is one of ten, are to accommodate an additional 60,000 dwellings over the next decade. It is understood that this will result in a need to review and update the Ringwood Metropolitan Activity Centre Structure Plan, although a capacity analysis developed for the existing Structure Plan estimates that the Centre has the capacity to accommodate 10,590-14890 dwellings. It is anticipated that any update to the vision for Ringwood will delay the planned review of the Ringwood East and Heathmont Structure Plans unless additional resourcing is obtained.

Recommendation:

- L35 Work with the Department of Transport and Planning and the Victorian Planning Authority to further implement, and update if necessary, the Ringwood Metropolitan Activity Centre Structure Plan.**

12.4 Planning for the Maroondah Hospital

The Maroondah Hospital will celebrate its 50th anniversary in 2026. As a major metropolitan teaching hospital its services include emergency medicine, general and specialist medicine, general and specialist surgery, specialist breast cancer treatment, mental health treatment, crucial care services, ambulatory and allied health services.

Since opening, the communities serviced by the Maroondah Hospital have grown substantially. While there have been various extensions to the hospital, it is no longer fit for purpose as a major metropolitan hospital that services demand for healthcare services in the region. In 2022 the state government announced major funding for the redevelopment of the Maroondah Hospital, along with a change of name to the Queen Elizabeth II Hospital. The Victorian Health Building Authority advises that planning is underway for the hospital, and that:

The Queen Elizabeth II Hospital is a complete redevelopment and expansion of the existing Maroondah Hospital. The renaming is in honour of the late Her Majesty Queen Elizabeth II.

The hospital will help meet increased demand from growing outer east communities. This includes through delivering:

- *a new emergency department*
- *a dedicated kid's emergency department*
- *a new mental health hub*
- *operating theatres*
- *day procedure facilities*
- *specialist care spaces*
- *expanded medical imaging unit*
- *two six-storey inpatient towers*
- *more than 200 extra beds.*

Once complete, the hospital will be able to treat an extra 9,000 in-patients each year. The redevelopment and expansion will also provide more modern and comfortable spaces for patients and staff.⁸

Council is aware that whilst this redevelopment may be conducted at the current hospital site, site constraints and the need to continue to service the community during construction may mean that construction of a new hospital in an alternative location within Ringwood is appropriate. Whilst Clause 19.02-1L contains the objective to "Encourage the core services of Maroondah Hospital, specialist medical services and ancillary facilities to be centrally located within the Maroondah Hospital Medical Precinct", it is noted that the purpose of this objective is to contain the Hospital within a designated precinct (i.e. to prevent 'creep' into the surrounding residential area). It is considered that the existing policy does not prevent a relocation of the hospital if this is required.

Finally, in the event that the hospital is relocated, it is appropriate that the current hospital site be included on Council's Strategic Sites register, and that consideration be given to its most appropriate use and level of development. Given the existing infrastructure on site it is anticipated that this may include continued use for a range of medical purposes that complement the hospital proper.

Recommendations:

- L08** Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate.

12.5 Planning for employment precincts

The then Department of Environment, Land, Water and Planning published the Melbourne Industrial and Commercial Land Use Plan in 2020. The significance of the Bayswater Business Precinct, Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre within the Eastern Region are noted within the Plan. The report identifies that

Based on an average annual consumption rate of 11 hectares per annum, there is approximately 12 years supply of industrial land remaining in the region, with the only significant supplies in Knox (4 years supply), Maroondah (4.5 years supply) and Yarra Ranges (just under 3 years supply).

⁸ [Planning underway for new Queen Elizabeth II Hospital | VHBA](#), published 12 July 2023, retrieved 18 October 2023

It is noted that whilst the Plan identifies that there is 49.8 ha of vacant industrial land in the municipality, this has been calculated based upon the current zoning of the land. Land in the Industrial 1 and Industrial 3 Zones includes approximately 11.2 ha of Council Reserve and over 49.1 ha of land owned by the Head, Transport for Victoria. The latter is understood to be the proposed location of the future Healesville Arterial.

Based on projected growth, between 2016 and 2031 it is anticipated that Maroondah will require an additional 87,000 sqm of commercial floorspace. Approximately 61,000 sqm will need be required for office uses and the remaining 26,000 sqm will be required for retail. The Ringwood Metropolitan Activity Centre Masterplan background report indicates that identifies an increase in demand for commercial floorspace in that Centre between 2016 and 2036 of 51,600 sqm.

This has the following implications for the planning scheme and future Council work:

- Industrial land capacity in Maroondah, and therefore the region, is significantly lower than anticipated by the MICLUP. As a result:
 - Planning policies should ensure that industrial land, save that required for transport, is retained for employment-generating uses.
 - Council should seek to encourage use of land owned by Transport for Victoria within the Bayswater Business Precinct for industrial purposes in the short-medium term.
- In excess of 35,000 sqm of commercial floorspace will be required in Maroondah's smaller activity centres and other appropriate locations by 2031. Future strategic work is required to plan for this increase.

The Maroondah Planning Strategy identifies the importance of industrial and commercial land uses to the Maroondah economy. Related policies are included at Clauses 17.02-1L and 17.03-1L, with urban design guidance for industrial development at Clause 15.01-2L.

Additional policy is not required, however future strategic work is required to fulfill the existing strategic directions for economic development for both activity centres and industrial land. Clause 15.01-2L also includes guidance which should be assessed against current best practice as part of consideration of how the Maroondah Planning Scheme guides urban design.

Recommendations:

- L01 Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it.**
- L02 Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it.**
- L04 Finalise the Croydon Structure Plan 2023 following completion of public consultation.**
- L05 Prepare a planning scheme amendment to implement the Croydon Structure Plan 2023.**
- L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.**
- L07 Prepare and implement an activity centre strategy to guide future development of commercial land in Council's local activity centres.**
- L08 Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate.**
- L09 Work with the City of Knox and Shire of Yarra Ranges to prepare and implement a framework for the development within the Bayswater Business Precinct.**

13. Planning for heritage

Council continues to seek protection of heritage assets within Maroondah through the Planning Scheme. Since the last review multiple amendments have sought to alter heritage controls on a number of properties across the municipality. Most recently, Amendment C148maro was exhibited in May and June 2023, with an independent panel hearing submissions on the amendment in November and December 2023.

A review of the scheme indicates that there are a number of discrete modifications required to the Overlay and related controls. These include:

- The removal of the Heritage Overlay from the property at 296 Mt Dandenong Road, Croydon as the heritage asset on that property has been demolished. This is discussed in Section 10.2.2 of Volume 3.
- Modification to the planning controls for some properties in the Jubilee Park area as a result of the implications of gazettal of Amendment C116 on 20 November 2020. This is discussed below.
- Relocation of Heritage Overlay HO125 from 5-7 Toorak Avenue, Croydon to 69 Wicklow Avenue, Croydon. This is discussed below.

13.1 Jubilee Park planning provisions

Amendment C116 sought to apply the Neighbourhood Residential Zone Schedule 5 (NRZ5), Heritage Overlay (HO) and Neighbourhood Character Overlay Schedule 3 (NCO3) to various properties within the Jubilee Park area of Ringwood.

The independent panel which considered the amendment recommended application of the overlays, with some changes, but that the rezoning be abandoned. In adopting the amendment Council also resolved to abandon the rezoning request. As exhibited, the NRZ5 had included the ResCode variations outlined below, which largely reflect those of the General Residential Zone Schedule 1 (GRZ1) which previously applied to the land. The Panel was of the view that this should continue and recommended that any altered zone provisions retain the modified Standard B28 contained in the GRZ1.

The amendment was approved with changes. This included application of the NRZ5 to part of the area and relocation of the modified ResCode Standards to the NCO3. Zone and overlay provisions are depicted in Figure 9 below:

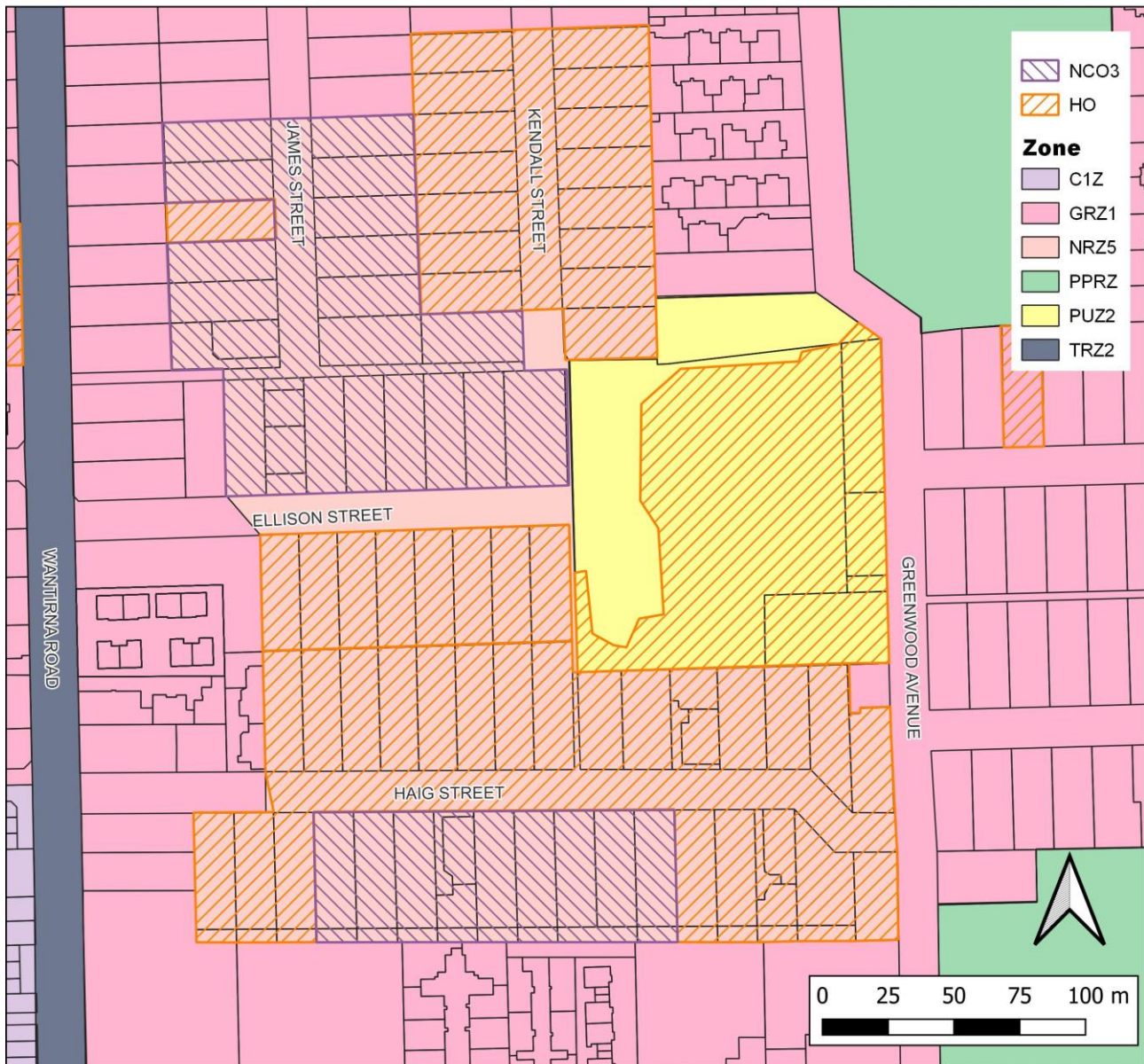


Figure 9: Application of the HO and NCO3 over land in the NRZ5

The letter of approval outlines that:

Under the powers delegated to me from the Minister for Planning, I have decided to approve Amendment C116maro with changes, to introduce and apply Schedule 5 to the Neighbourhood Residential Zone (NRZ) to land affected by the Heritage Overlay and Neighbourhood Character Overlay. Drafting changes to the Schedule 3 to the Neighbourhood Character Overlay (NCO3) have also been made in consultation with your council officers.

...

Schedule 5 to the NRZ has been applied to properties in James Street, Kendall Street, Ellison Street and Haig Street where the Heritage Overlay and Neighbourhood Character Overlay [sic]. The proposed variations to the standards of Clause 54 and 55 have been relocated to NCO3. This is to ensure that in circumstances where demolition is proposed, your council is able to consider whether the proposed replacement building meets the modified requirements.

In relocating the ResCode variations from the Zone to the NCO the amendment removed variations to the ResCode standards which previously applied to some properties. Details of the previous, proposed and current variations are as follows:

Table 7: ResCode Variations incorporated in C116

Standard	General Residential Zone Schedule 1 <i>(as previously applied, and retained on some lots)</i>	Change proposed by C116	Change applied on gazettal of C116	
			Neighbourhood Residential Zone Schedule 5 (NRZ5) and Neighbourhood Character Overlay Schedule 3	NRZ5 and Heritage Overlay
A3 and B6 (Street setback objective)	None specified	No change	No change	No change
A5 and B8 (Site coverage objective)	None specified	No change	No change	No change
A6 and B9 (Permeability objective)	None specified	No change	No change	No change
B13 (Landscaping objectives)	None specified	No change	No change	No change
A10 and B17 (Side and rear setback objective)	<p>Side setbacks 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.</p> <p>Rear setbacks 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.</p>	No change	<p>A new building not or within 200mm of a boundary should be set back from side boundaries:</p> <ul style="list-style-type: none"> 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. <p>A new building not or within 200mm of a boundary should be set back from rear boundaries:</p> <ul style="list-style-type: none"> 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. 	None specified (Previous Maroondah-specific Standards deleted)
A11 and B18 (Walls on boundaries objective)	None specified	No change	No change	No change
A17 (Private open space objective)	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.	No change	No change*	None specified (Previous Maroondah-specific Standards deleted)

Standard	General Residential Zone Schedule 1 <i>(as previously applied, and retained on some lots)</i>	Change proposed by C116	Change applied on gazettal of C116	
			Neighbourhood Residential Zone Schedule 5 (NRZ5) and Neighbourhood Character Overlay Schedule 3	NRZ5 and Heritage Overlay
B28 (Private open space objective)	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room. <i>(i.e. deletion of the balcony/rooftop options)</i>	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.* <i>(i.e. deletion of the reference to residential building)</i>	None specified (Previous Maroondah-specific Standards deleted)
A20 and B32 (Front fences objective)	Streets in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres	No change	A front fence within 3 metres of the street should not exceed 0.9 metres. <i>(i.e. no change, as no affected properties are in a street in the Transport Zone)</i>	None specified (Previous Maroondah-specific Standards deleted)

As detailed above, correspondence on Council's file indicates that relocation of the ResCode variations to the NCO schedule was conducted to enable a proper consideration of applications for demolition on land in the NCO. There is no discussion of the impact of the change on the 50 properties which are now located in the NRZ5 and Heritage Overlay (i.e. not within the NCO3).

Notably, removing the ResCode variations from the Zone Schedule has resulted in these properties being the only NRZ or GRZ properties within the City of Maroondah which do not have variations for the standards relating to Side and Rear Setbacks (A10, B17), Private Open Space (A17, B28) and Front Fence Height (A20, B32). The information before Council would indicate that this was an accidental by-product of the desire to ensure that these issues were considered under the NCO and to avoid duplication of controls on that land. Inclusion of the local variations in the Zone schedule would address the issue without introducing altered controls within the NCO3.

Standards A10 and B17 includes introductory text (shown in red on Table 7) which is not necessary. They should be modified to accord the GRZ1 text in Column 2, which includes headings for clarity and no lead-in text. This text and layout is also used in most of the GRZ and NRZ schedules in the Maroondah Scheme. In addition, as noted by the * in Table 7, the formatting of the Table to Clause 4.0 in the Scheme is ambiguous. As shown in Figure 10 below, it is unclear which text relates to Standard A17 and which to Standard B28. Table 7 provides commentary on what is understood to be the intent of the Scheme (ie. the text with grey background is Standard A17 and the text with white background is Standard B28).

Standard	Modified requirement
Side and rear setbacks A10 and B17	<p>A new building not or within 200mm of a boundary should be set back from side boundaries:</p> <ul style="list-style-type: none"> 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. <p>A new building not or within 200mm of a boundary should be set back from rear boundaries:</p> <ul style="list-style-type: none"> 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.
Private open space A17 and B28	<p>An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.</p> <p>An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or</p> <p>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</p> <p>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>
Front fence height A20 and B32	A front fence within 3 metres of the street should not exceed 0.9 metres.

Figure 10: Excerpt of Schedule 3 to the NCO

The layout requires clarification so that the text of the Standard to A17 and B28 are clearly delineated.

Recommendations:

- R03** Amend Schedule 5 to the Neighbourhood Residential Zone to include variations to ResCode Standards relating to Side and Rear Setbacks (A10, B17), Private Open Space (A17, B28) and Front Fence Height (A20, B32) that correspond with those in Schedule 1 to the General Residential Zone.
- P04** Alter Schedule 3 to Clause 43.05 (Neighbourhood Character Overlay) to correct formatting and typographical errors, including deletion of superfluous text.

13.2 Protecting the Anglican Church of St John the Divine

The Heritage Overlay (HO125) applies to the land at 5-7 Toorak Avenue, Croydon:

HO125	Anglican Church of St John the Divine 5-9 Toorak Avenue,	Yes	Yes	No	Yes	No	No	Yes	No
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Figure 11: Excerpt of the Schedule to Clause 43.01 (Heritage Overlay)

This property and the adjoining 69 Wicklow Avenue, Croydon are currently held in common ownership. No heritage overlay applies to 69 Wicklow Avenue. The Wicklow Avenue property contains a church (shown outlined in blue in Figure 12) whilst the Toorak Avenue property contains a kindergarten and dwelling (shown in red hatching in Figure 12). The church complex car park straddles the title boundary.

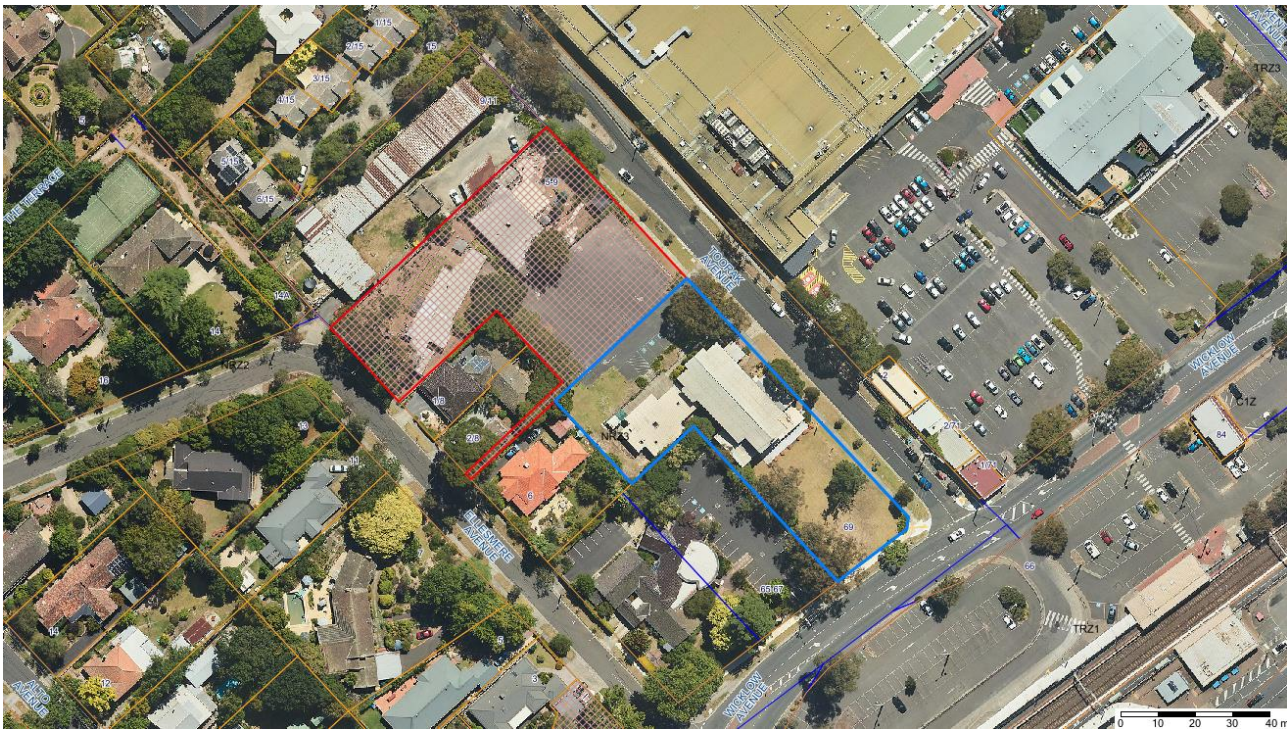


Figure 12: 5-7 Toorak Avenue and 69 Wicklow Avenue, showing Heritage Overlay extent

The Maroondah Heritage Study, Stage Two, which was completed in 2003 describes the property it identifies as “5-9 Toorak Avenue, Croydon (north-west corner of Wicklow Avenue)” as follows:

A brick Modernist Anglican church complex built in 1956 and designed by the respected church architect Keith Reid. It has a low-pitched gabled-roof over a high nave, proceeded by a narrower narthex of the same height. Ancillary spaces are independently expressed at sides.

Rafters are exposed. The front has triple entrances with a tall central window over, with a large cross superimposed, with a minimal belfry over. The relatively plain exterior belies the fine and interesting interior of three bays. A Lady chapel (1958) has a fine stained glass window (the Buck Memorial Window) by D.S. Pearse and a lamp (1976) gifts of the Mothers' Union. There is a George Fincham and Sons organ (1921, 1982). Stations of the Cross and a large crucifix are carved wood, a paschal candle with a fountain beneath it.

The Study indicates that the property is of significance as

A brick Modernist Anglican church complex built in 1956 to the design by the respected church architect Keith Reid. It has a particularly interesting interior including several art works. It is architecturally significant locally as an early work of Reid, and as an early Modernist building in Croydon and for the fine craftsmanship of the artworks it contains, including the windows, historically significant for its association with religious developments in Croydon and socially as known and valued by Anglicans in Croydon as part of their sense of identity, as their meeting place and a repository of Anglican memory in Croydon.

Amendment C42 was gazetted on 10 November 2011 and introduced the Heritage Overlay (HO125) over the Toorak Avenue property. Based upon the description of the property within the Overlay schedule, and the description and statement of significance outlined above, it would appear that application of the Overlay to the Toorak Avenue property rather than the complex as a whole was a drafting error made as a result of overlooking the fact that the complex is on two titles, each with separate addresses.

Council has received detailed heritage advice on the property which indicates that:

- There are three buildings on the properties that make up the church complex:
 - Church of St John the Divine

The church at 69 Wicklow Avenue was designed by architect Keith Reid and erected in 1956. A single-storey extension containing a Fellowship Hall was made to the rear of the west elevation in 1968. It was designed by architectural practice Keith Reid and John R Reid, successors to Keith Reid's sole practice. This low-slung extension has an almost flat roof and its walls are clad in prefabricated concrete tiles, giving it a distinctly different appearance to the cream brick Church with its gabled roof. It is only visible via the carpark at 5-9 Toorak Road.

The 1956 Church is clearly the significant element of this place, as is set out in the place citation. The 1968 extension to its west side is closely related to the Church, both physically and through the use of the same designer. It is not, however, of the same architectural quality as the Church itself and its materiality and roof form reflect a tight budget in contrast to the fine features of the Church. So, the 1968 extension can be considered a secondary, or "contributory" element of the place.
 - St John's Kindergarten

The Kindergarten is located at the north-east corner of 5-9 Toorak Avenue. It faces Toorak Avenue, but sits behind an enclosed front yard. It is a single-storey cream brick veneer building with a shed roof. It was designed by architect Francis R. Bell, with plans completed in October 1965.

The Kindergarten building is largely intact, though the recessed porch at the centre of the north-east elevation was enclosed in 2001 and a pergola was added to the south-east elevation in 2004.
 - A dwelling

The house at on the southern corner of the Toorak Avenue property is known as 10 Ellesmere Avenue. It is a late-twentieth century cream-brick house with a flat roof. There is no apparent architectural relationship with the Church. Building permit records have not been found to identify its build-date or designer. It is not clear what relationship this house has to St John's Church, as the former Vicarage was located at 6 Ellesmere Street.

- While the place name on the citation is ‘St John the Divine Anglican Church & St John’s Kindergarten’, the 2003 place citation focusses solely on the 1956 Church designed by Keith Reid. The place history ends with its construction in 1956, and does not mention the 1968 extension or St John’s Kindergarten.
- The heritage overlay does not cover the church building on the north-west corner of Wicklow Avenue, as intended by the 2003 Study. However the place name in the HO Schedule for HO125 is ‘Anglican Church of St John the Divine’. There is no mention of St John’s Kindergarten.
- The Kindergarten and the house at 10 Ellesmere Street are not related to the reasons for the Church’s heritage significance, and do not appear to have their own architectural significance. They are not significant elements of HO125.
- The HO polygon for HO125 should be moved so that it:
 - Covers the significant and contributory elements of this place – the Church and extension.
 - Excludes elements of no heritage significance – the Kindergarten, associated carpark, and the house at 10 Ellesmere Avenue.

It is most straightforward to map along the cadastral boundaries of 69 Wicklow Avenue (i.e. the area shown outlined in blue in Figure 12). This boundary will be about 15 metres from the rear of the Church, and to the street frontages facing Wicklow and Toorak Avenues.

- To improve clarity and assist with management of this heritage place in the future, it would also be helpful to update the 2003 place citation as follows:
 - Remove “St John’s Kindergarten” from the place name,
 - Provide information about the designer and date of the 1968 church extension, and
 - Note that the church extension is a contributory (but not significant) element of the place.

Recommendations:

- H15 Update the 2003 place citation for 5-9 Toorak Avenue Croydon in accordance with the recommendations of Landmark Heritage Pty Ltd:**
- Note the location of the property as 69 Wicklow Avenue, Croydon
 - Remove “St John’s Kindergarten” from the place name.
 - Provide information about the designer and date of the 1968 church extension.
 - Note that the church extension is a contributory (but not significant) element of the place.
 - To form a Statement of Significance for the property.
- H16 Remove the Heritage Overlay HO125 from 5-9 Toorak Avenue, Croydon and apply it to 69 Wicklow Avenue, Croydon.⁹**
- H17 Amend the Schedule to Clause 72.04 to include the Statement of Significance for 69 Wicklow Avenue Croydon.**

⁹ Shown on Volume 4, Appendix 2 Map 15

14. Planning for the environment and environmental risks

Council adopted the Climate Change Risk and Adaptation Strategy on 25 June 2018, and the Vegetation Strategy 2020-2030 on 16 March 2020. As detailed in Volumes 2 and 3 it is appropriate that planning policy be updated to provide more information and guidance on managing both the environment and environmental risks. Future strategic work also includes the implementation of the Vegetation Strategy, including through completing current work associated with translation of existing Vegetation Protection Overlay controls to an Environmental Significance Overlay. There are three additional areas which warrant additional discussion:

- Bushfire preparedness and recovery
- Potentially contaminated land
- Land subject to inundation

14.1 Bushfire preparedness and recovery

There have been multiple planning scheme amendments which altered or extended bushfire preparedness or recovery provisions across Victoria since the last planning scheme review. Collectively the amendments have had limited geographic impact on properties within the City of Maroondah. The key net difference is the application of the Bushfire Management Overlay (BMO) over sections of land in the north-west and south-east of the municipality, as shown hatched on Figure 13.

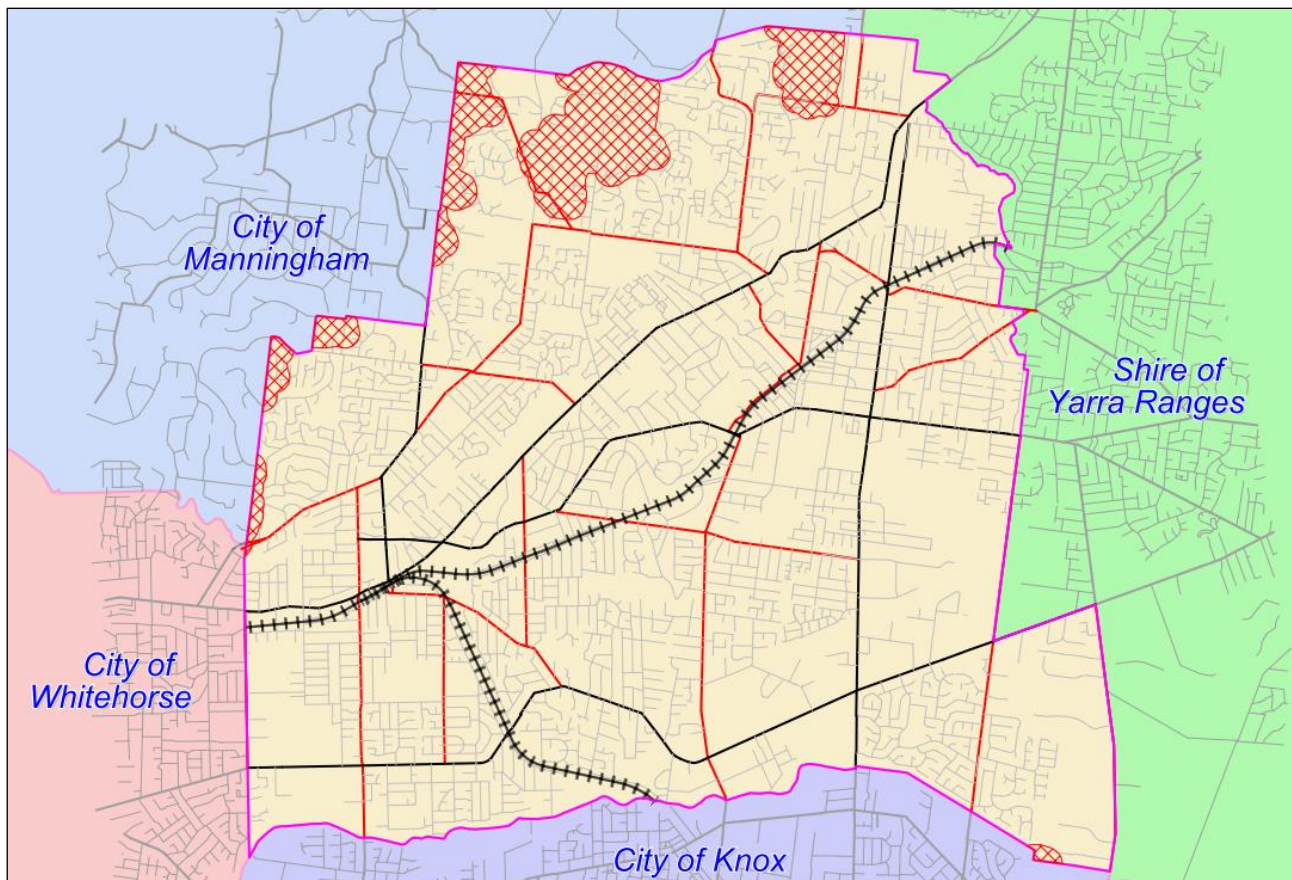


Figure 13: Application of the Bushfire Management Overlay in Maroondah

No dwellings were damaged or destroyed by bushfire in Maroondah between 1 January and 31 March 2009. As a result the exemptions provided in Clause 52.12-1 mean that within the BMO no permit is required for the removal of vegetation (except trees) within 50 metres of an existing building used for accommodation for most buildings constructed before 18 November 2011. This effectively exempts the removal of lower storey vegetation required by Clause 52.17 on the majority of the residential land in these areas. Given the potential impact of the removal of lower and mid storey vegetation on the habitat value of land future strategic work should include a review of the extent of the BMO to ensure that it is based upon up-to-date risk profiling.

In addition, when GC13 was gazetted a BMO Schedule was included to all planning schemes where the Overlay was to apply, except for the Maroondah Planning Scheme. The Schedules added were uniform in their provisions.

The subsequent removal of Clause 52.47 from the planning scheme resulted in modification to these schedules over time. Specifically, there has been a slight variation in Clause 4.0. The standard form of the Clause now includes the following application requirements:

- *Shows all of the required bushfire protection measures specified in this schedule,*
- *Includes written conditions that implement the required bushfire protection measures,*
- *Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and*
- *Details vehicle access.*

The lack of schedule in the Maroondah Planning Scheme appears to be an administrative error, and insertion of a schedule that follows the format of those inserted into like planning schemes is appropriate, as is altering the mapping to refer to the BMO1, rather than BMO.

Planning Practice Note 64 outlines an expectation that during a Planning Scheme Review the Planning Authority seek the views of the relevant fire authorities and public land managers on bushfire risk and management. Council has reviewed the Victorian Fire Risk Register. It would appear to indicate no clear link between the extent of the BMO within Maroondah and the identified fire risk:

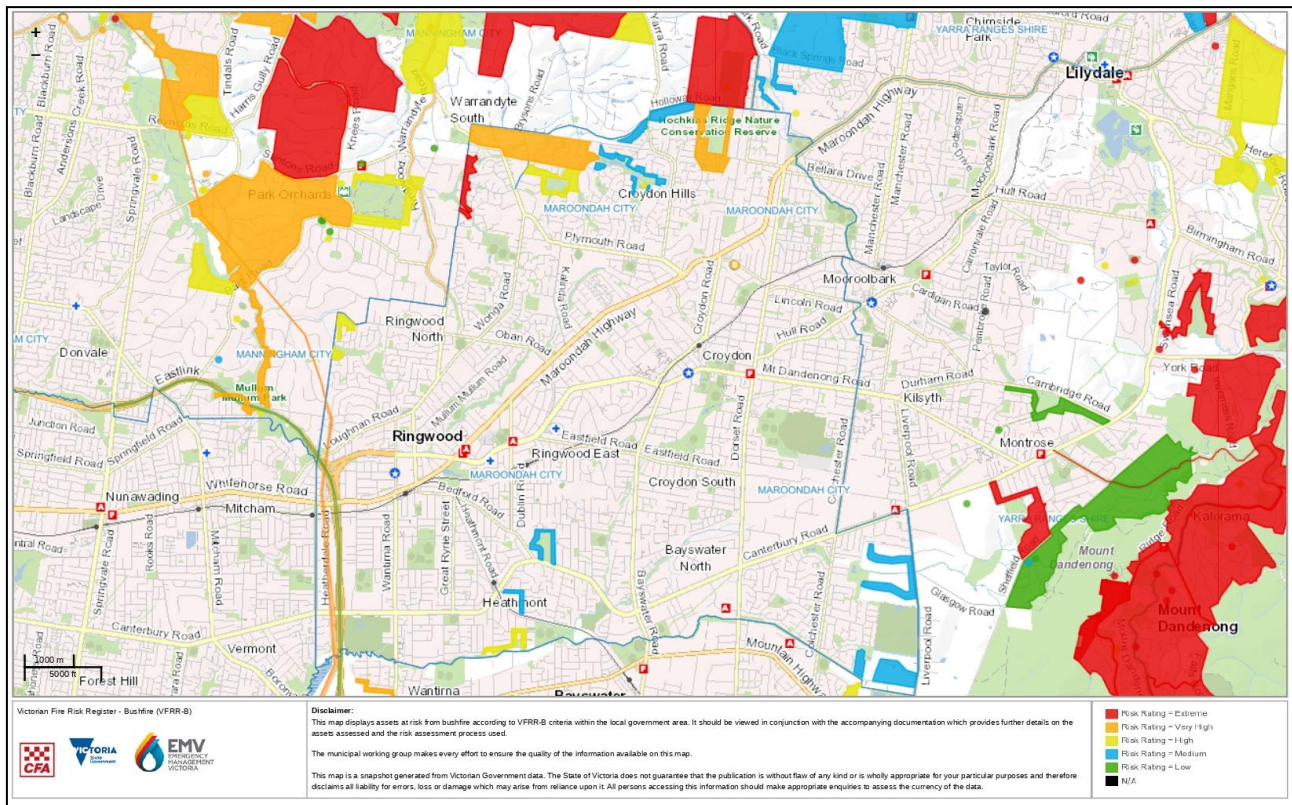


Figure 14: Victorian Fire Risk Register, 3 October 2023

It is considered that a current and detailed response to the Planning Practice Note and bushfire protection is warranted but falls beyond the scope of this review. It is also noted that reviews of the Fire Risk Register occur on regular, but relatively infrequent intervals.

Recommendations:

- E02** Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.
- P02** Insert Schedule 1 to Clause 44.06 (Bushfire Management Overlay) in a form that is generally consistent with Bushfire Management Overlay Schedules which were initially introduced by Amendment GC13.
- P03** Amend maps 1BMO, 2BMO, 4BMO and 6BMO to refer to BMO1 rather than BMO.¹⁰

¹⁰ Shown on Volume 4, Appendix 2, Maps 1-4, 6-8, 11, 12, 18, 24, 51 and 52

14.2 Potentially contaminated land

There are currently three properties within the City of Maroondah that are affected by the Environmental Audit Overlay. These have been identified as sites that are potentially contaminated and where sensitive land uses may be permitted. As detailed in Volume 3, an Environmental Audit has been issued for one of the properties, and as a result the Overlay may now be removed from the land in Vinter Avenue Croydon.

It is noted that specialist technical advice is required to determine if potentially contaminated land is in fact contaminated. However, a review of land use and zoning in the Municipality, along with the provisions of Planning Practice Note 30, indicate that there are other properties which have the potential to support sensitive land uses but may be potentially contaminated. Consideration should be given to their inclusion within the EAO. These include:

- Service stations located within residential zones, such as the properties at 87-91 Warrandyte Road Ringwood and 244 Mt Dandenong Road Croydon.
- Land known to have previously been used for industry or mining, such as the property at 20 Braeside Avenue, Ringwood East.
- Landfill sites and waste depots, such as Quambee Reserve and Ringwood Golf Course.
- Land used to treat, incinerate or dispose of waste.
- Residential land abutting potentially contaminating land uses which have the potential to contaminate surrounding land (for example, land adjacent to automotive repair workshops, Council works depots, or service stations).

It is proposed that a two-stage process be undertaken to address the potential human health and amenity impacts of potentially contaminated land in the municipality broadly:

- Development of a register of potentially contaminated sites based on known land use history.
- Consideration of the application of the EAO over those sites.

It is anticipated that the former will be conducted prior to the next planning scheme review. Implementation of the EAO is likely to take longer and be an action following the 2026 review. In addition, any rezoning of land that permits sensitive land uses will necessarily have regard to the potential for contamination.

Recommendation:

- E03** **Develop a mapped register of known potentially contaminated land in commercial and residential zones, including uses with high potential for contamination in Planning Practice Note 30.**

14.3 Land subject to inundation

Maroondah includes a number of areas that have previously been found to be subject to inundation. The Maroondah Planning Scheme includes land affected by the Urban Floodway Zone (UFZ) along the Dandenong and Mullum Mullum Creeks. The Special Building Overlay (SBO) also applies along some overland flow-paths associated with other Melbourne Water assets. The UFZ was introduced into the scheme in December 1999, and the SBO in August 2000. In the interim:

- The 2012 Victorian Auditor General's Office review of the 2011 Victorian Floods recommended that "planning schemes be re-mapped with refreshed flood mapping to reflect changed conditions and planning schemes accurately reflect already known flood data".
- Council prepared flood mapping for its assets in 2013 utilising then-current 1987 flood data

- Planning Practice Note 12 was published in June 2015 and outlines how the various flood provisions available are to be applied.
- In 2017-18 Council refined its flood mapping refined in conjunction with Melbourne Water.
- Public consultation was held in 2021-22 on Council's updated mapping, ahead of a planned designation of some areas as subject to inundation under the Victoria Building Regulations.
- The 1987 flood data has been replaced by 2019 data, and best practice now includes an allowance for climate change within the modelling.

Whilst it is anticipated that the mapping of inundation along Council drains is likely to result in changes to the SBO, a review of zoning across the municipality would appear to indicate some anomalies with the application of the UFZ which should be addressed at the same time. For example, zoning around Tarralla Creek appears to be aligned with land ownership rather than flood risk, with no flooding overlay applied to abutting land:

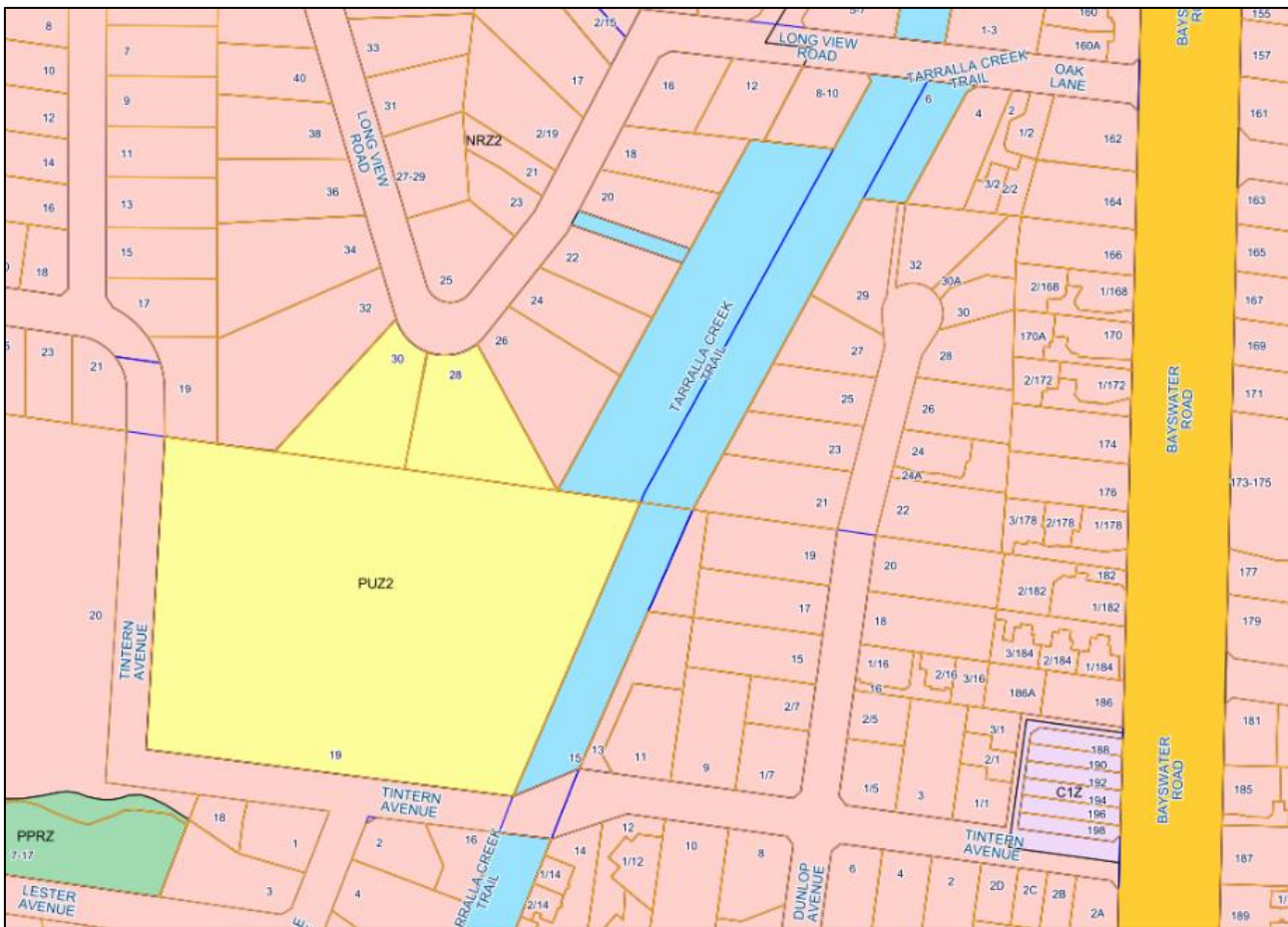


Figure 15: Example alignment of the Urban Floodway Zone (shown in blue)

Importantly, the need to include an allowance for climate change means that further work is required before updated flood mapping can be included in the planning scheme.

Implementation of flood mapping through the planning scheme is considered to be the most robust method of managing environmental risks associated with flooding and inundation. Next steps will be:

- Implementing current mapping through the building controls.
- Updating mapping in conjunction with Melbourne Water to reflect the 2019 flood model.

- Preparing a planning scheme amendment for inclusion of suitable controls within the Maroondah Planning Scheme. It is anticipated that this would also include a review of the land currently affected by the Urban Floodway Zone.

It is anticipated that the updated mapping will be completed prior to the 2026 Planning Scheme Review, and that work on Action E04 will have commenced. Due to the human health and safety implications of the action, it has been identified as a priority.

Recommendations:

- E04 Prepare an amendment to the Planning Scheme to implement current flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.**

15. Planning for the residential framework

15.1 Specifying levels of housing change

Planning Practice Note 90 outlines that in planning for housing, Council should specify areas of significant, incremental and minimal housing change. The Maroondah Housing Strategy: 2022 Refresh seeks to describe how current planning zones and overlays provide for these levels of change and includes a Residential Development Framework Plan that maps them.

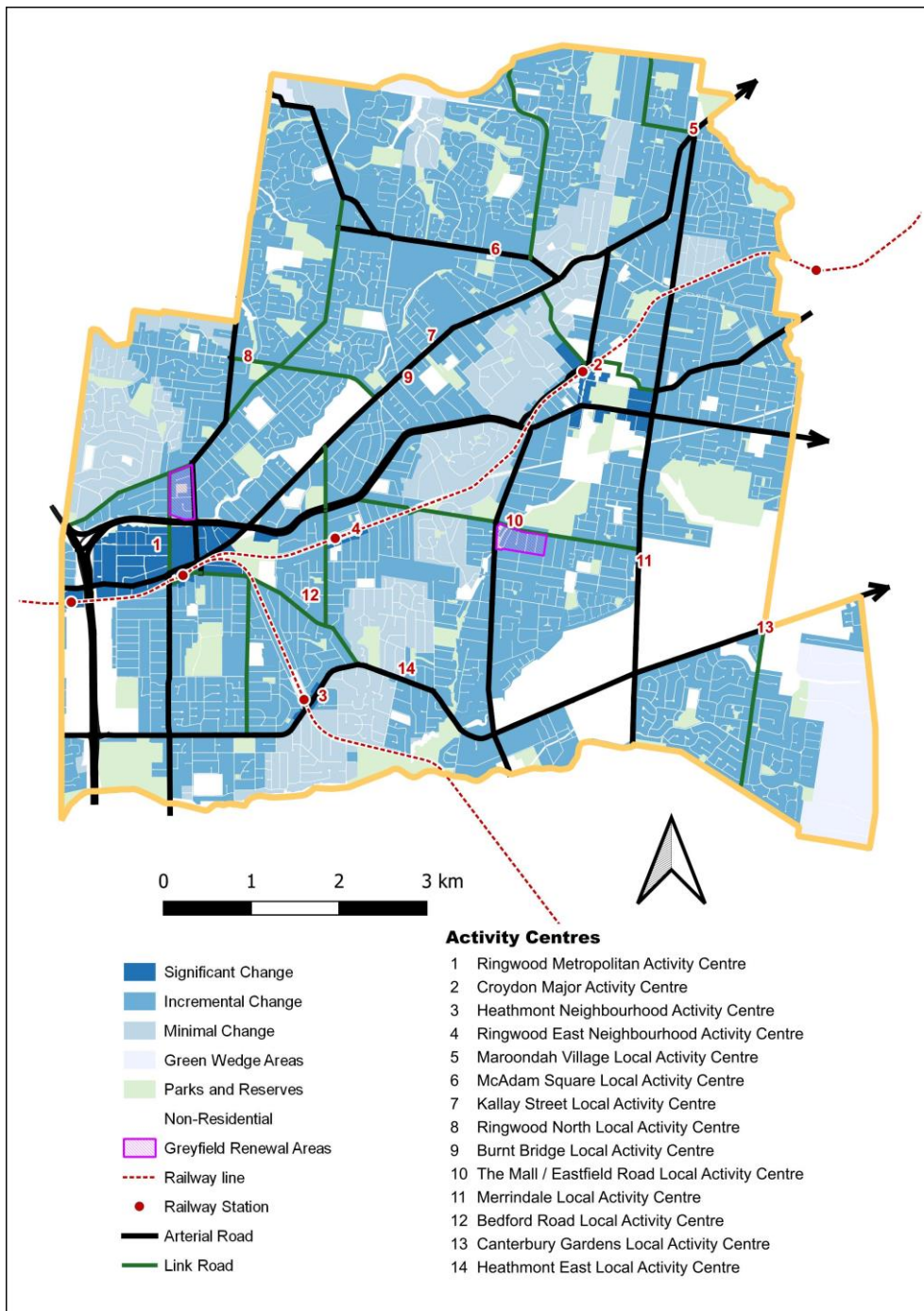


Figure 16: Proposed Residential Development Framework Plan

The map, which is proposed to undergo minor updates as shown in Figure 16 and then be introduced into Clause 02.04 of the Scheme as anticipated by the Refresh document, includes approximately:

- 3% of land available for housing within the significant change area. This comprises the Ringwood Metropolitan Activity Centre, the Croydon Major Activity Centre and commercially zoned land in the Heathmont and Ringwood East Neighbourhood Activity Centres.
- 21% of land available for housing within the minimal change area. This comprises land in the Low Density Residential Zone and Neighbourhood Residential Zone Schedules 1 and 2, all of which specify minimum lot sizes.

Remaining land available for housing is indicated as being able to support limited incremental growth. As specified by the Practice Note, the level of change is relative to the surrounding neighbourhood, and it is noted that the incremental change areas are varied, including:

- Land identified as being of particular habitat or landscape significance, that is affected by the Heritage Overlay, Bushfire Management Overlay, or potentially subject to inundation may be able to support lower levels of change than land which is not.
- Land close to services and facilities may be suited to relatively more change than land remote from services.

Further strategic work to provide additional guidance on the form of development which may be appropriate in specific locations. This would include considerations of supporting both neighbourhood character and liveable neighbourhoods.

15.2 Supporting neighbourhood character

A review of planning scheme amendments conducted since 2013 highlights the significance of changes made to the residential zones on planning in Maroondah.

The new format residential zones were applied in Maroondah through Amendment C93, which was gazetted on 19 June 2014. The Amendment was processed without public exhibition pursuant to section 20(4) of the Act. It is noteworthy that the explanatory report advises that “the role of the Neighbourhood Residential Zone (NRZ) is to restrict housing growth in areas identified for urban preservation and the NRZ will be applied in areas where single dwellings prevail and change is not being proposed.”

On gazettal of Amendment VC110 on 27 March 2017 the focus of the NRZ changed, and as a result many areas that are within the Zone are now considered to be appropriate for incremental change. This has been translated into the Residential Development Framework Plan contained in the Maroondah Housing Strategy: 2022 Refresh.

As shown in Figure 17, a review of applications indicates that for the period 2019 to 2021, 22% of the additional dwellings approved were within the Neighbourhood Residential Zone. The overwhelming majority (86%) of these were within the NRZ3.

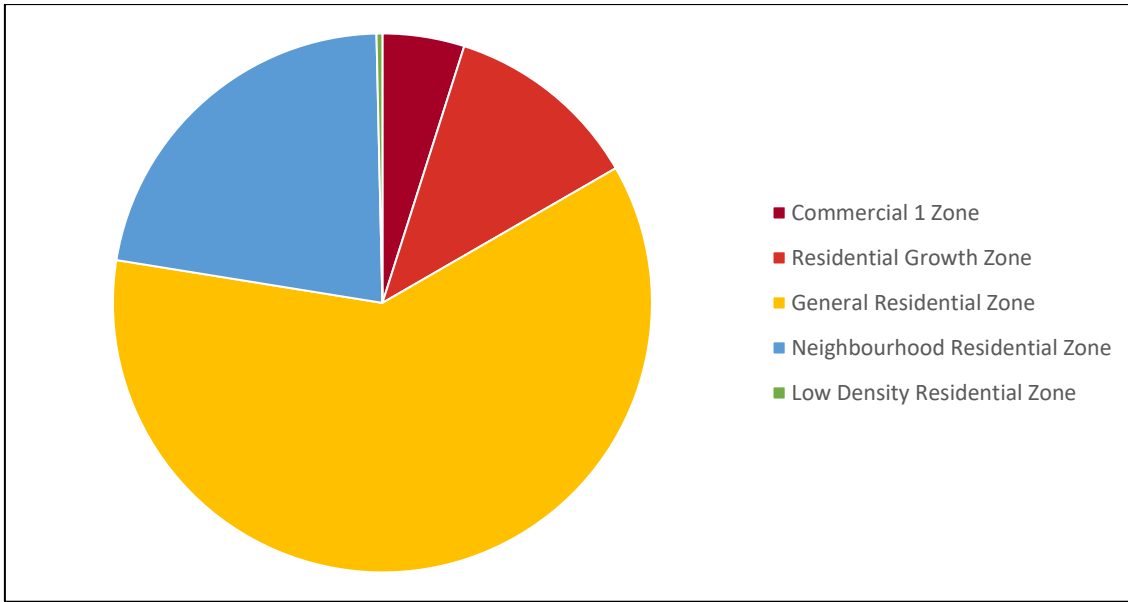


Figure 17: 2019-21 Approvals: Additional dwellings by zone

The Maroondah Housing Strategy 2016 included an action to “undertake a review of the NRZ, in conjunction with a review of vegetation controls”. This was related to the action of undertaking “a municipal wide vegetation review and ensure consistency of supporting planning controls”. In the interim Council has:

- Prepared and adopted the Maroondah Vegetation Strategy 2020-2030. This was adopted by Council on 16 March 2020, and work has commenced on its implementation. Key recommendations include a replacement of much of the current Vegetation Protection Overlay with an Environmental Significance Overlay.
- Commissioned a review of its Neighbourhood Character Study. The Maroondah Neighbourhood Character Study Review Recommendations Report was noted by Council in August 2020 and recommends changes to residential zones in large areas of the municipality.

Actions within the Maroondah Housing Strategy: 2022 Refresh were updated to indicate that Council will:

- 3.1 Prepare a revised Neighbourhood Character Strategy that builds on the recommendations of the Maroondah Neighbourhood Character Study Review 2018.
- 3.2 Amend the planning scheme to implement the revised Neighbourhood Character Strategy.
- 3.3 Amend the planning scheme to implement the Maroondah Vegetation Strategy 2020-2030.

It is considered that this work is necessary to both update understanding of the character of specific areas within the municipality, and to ensure that the preferred character is protected through development.

Recommendations:

- E01** Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of identified biological significance.
- R01** Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.
- R02** Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.

As detailed previously however this work should be conducted in conjunction with work to support the development of liveable neighbourhoods.

16. Planning for transport

A review of policy content and planning provisions applying to the transport network within Maroondah indicates that a number of modifications to the scheme are appropriate. These include:

- Application of the transport zone to a number of small parcels of land which have resulted from previous road widening operations conducted by both VicRoads and Council. These are discussed in Section 10.1.2 of Volume 3.
- Minor reconfiguration of the Transport Zone 1 and Transport Zone 2 where road bridges are located over railway lines. These are discussed in Sections 10.1.1 and 10.1.2 of Volume 3.
- Ensuring that local movement networks are appropriately zoned.
- Recognition of the importance of alternative modes of transport to the private car and suburban rail lines in setting the context of development in Maroondah.
- Ensuring that the future northern and Healesville arterials are protected from encroachment, through the application of local policy and a Specific Controls Overlay on land over land set aside for the future Healesville arterial through Kilsyth South and Bayswater North.
- Rezoning land at 1/82-1123 Colchester Road, Kilsyth.

16.1 Future arterial roads

Council's Municipal Strategic Statement includes mapping of future arterial roads in Maroondah's north and south. These are known as the future Northern Arterial and Healesville Arterial respectively. At present the land which is anticipated to house the Arterials in the future is primarily located within Residential, Industrial and Rural zones. Its anticipated future use for transport is shown only on the Strategic Framework Plan in Clause 21.02 and the Transport Land Use Framework Plan in Clause 21.03. This depiction is not accompanied by any related policy. Amendment C144maro continued this approach, showing the future roadways on the Framework Maps in Clause 02.04, but providing no policy advice in relation to them.

VicRoads staff indicate that no detailed future planning for either road has occurred to date. The authority retains ownership large portions of land in both corridors however, as indicated in Figures 18 and 19.

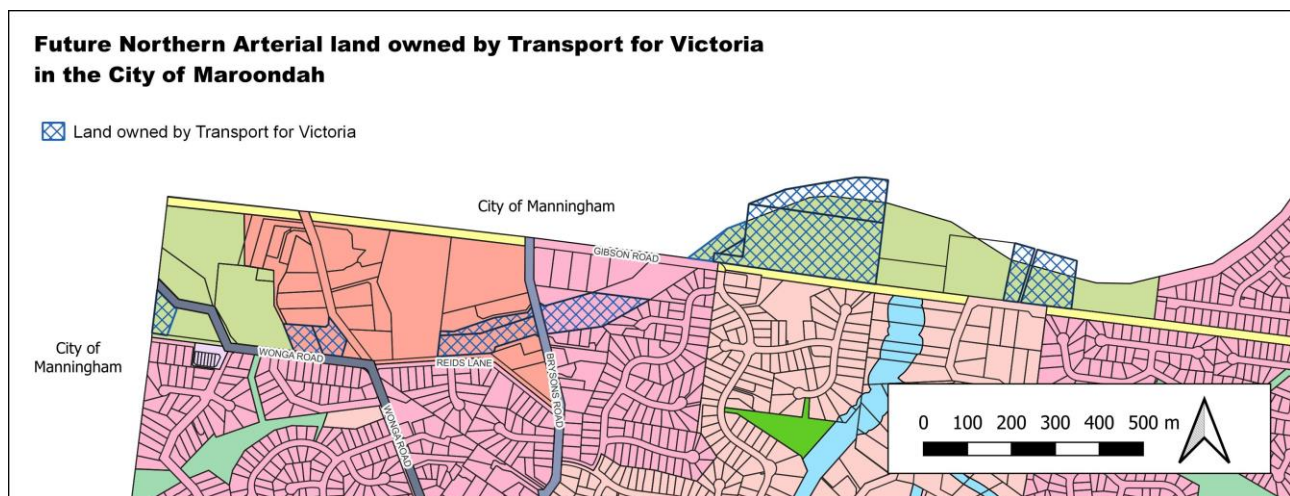


Figure 18: Land owned by the Head, Transport for Victoria, within the anticipated Northern Arterial alignment

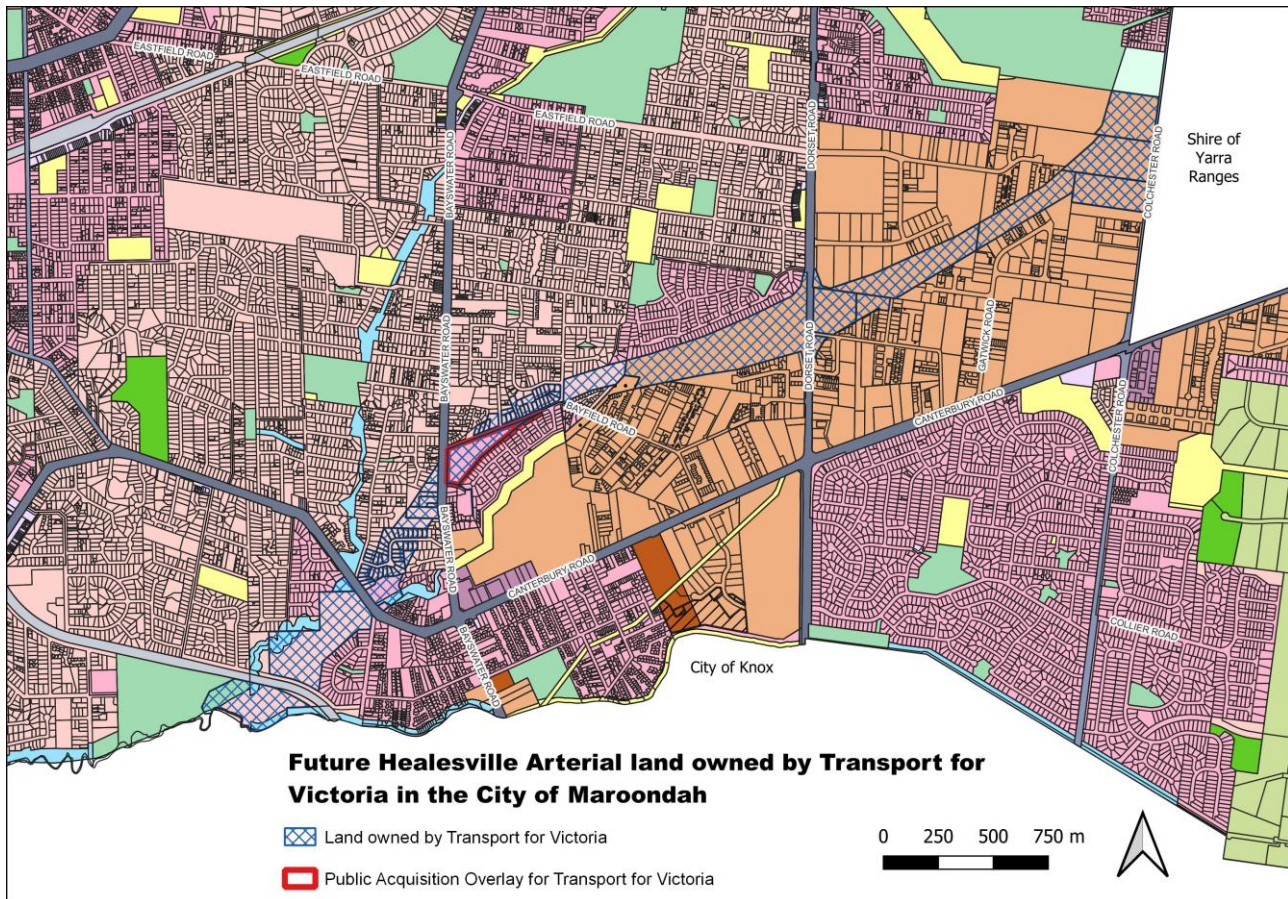


Figure 19: Land owned by the Head, Transport for Victoria, within the anticipated Healesville Arterial alignment

Guidance on planning policy for transport provided by the Department of Transport and Planning advises that for planned or potential infrastructure, such as the Healesville and Northern Arterials:

Once infrastructure has been identified as 'planned' or 'potential' infrastructure, the role of a planning authority or responsible authority is to ensure the opportunity to deliver this infrastructure is not compromised by planning decisions, even if it may be several years until the infrastructure may be delivered.¹¹

This is consistent with Clause 18.01-1S, which includes as strategies:

Plan land use and development to:

- *Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.*
- *Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset.*
- *Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation.*
- *Protect identified potential transport infrastructure from being precluded by land use and development.*

¹¹ [Land use and transport integration \(planning.vic.gov.au\)](https://planning.vic.gov.au), published 10 August 2023, retrieved 16 October 2023.

Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.

Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.

...

Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands.

It is understood that whilst no detailed planning of either arterial has occurred to date (and may be some years away), the need for major transport infrastructure in these locations in the future is acknowledged by the authority. In the interim:

- The community is benefiting from use of large areas of land for open space, both formally and informally.
- Significant areas of land that are owned by Transport for Victoria and set aside for the future Healesville Arterial were included as unutilised industrial land in the Melbourne Industrial and Commercial Land Use Plan, presumably as a result of its industrial zoning.
- Surrounding land is likely to be being developed without consideration of the potential for the land to be developed for major transport infrastructure. This may increase amenity impacts for surrounding occupiers in the future.
- Large areas of both industrial and residential land remain essentially undeveloped.
- The Farming Zone applies to a single property, which is currently utilised to graze horses. It is understood that the zone was applied based on a former use of the property rather than a strategic consideration of appropriate short- and medium-term uses.

As construction of any major transport infrastructure is likely to be some years away there is potential for Council to work proactively with the Authority to seek short-medium term uses of the land that would benefit the community. Examples may be use of appropriate sections of the land more actively for industry, for housing (including affordable housing) that could be relocated at a later date, and public open space.

As detailed in Volume 3 (including [Action V20](#)), it is appropriate that local policy seeks to protect the arterial alignments. However, this will not be sufficient alone to address Clause 18.01-1S. Table 8 and Table 9 review the current and possible alternative planning controls on the land to determine the most appropriate approach to allowing productive use of the land in the short- to medium-term whilst ensuring that the arterial alignments are protected.

Table 8: Advantages and disadvantages of current and alternative zones

	Advantages	Disadvantages
Maintain existing Zones	<p>Provides clear guidance on appropriate use of land in the short-medium term, including allowing some land uses without a planning permit.</p> <p>Zone provisions are laid out in such a way that some buildings and works either do not need a planning permit or sit within the VicSmart stream. In the Industrial 1 Zone this includes construction with a value of up to \$1,000,000 in some instances.</p>	<p>The purposes of the zones do not align with the intended future purpose of the land.</p> <p>Fails to ensure that the opportunity to deliver future transport infrastructure is not compromised by development or subdivision of the land:</p> <ul style="list-style-type: none"> • The need to consider the future use of the land is not a decision guideline under current controls. • Significant buildings and works can be approved via the VicSmart application stream, where decision guidelines are limited. <p>No requirement for adjoining land to consider the future use of the corridor during the planning process.</p>
Transport Zone	<p>Clearly designates the intended future use of the land and ensures that consideration of planning applications for use, development and subdivision include an assessment of the impact on the ability to deliver this infrastructure.</p>	<p>The form of transport infrastructure required within the reservation is not known at present. It is unclear if Transport Zone 2 or Transport Zone 4 would be the most appropriate choice as a result.</p> <p>All use and development requires a planning permit.</p> <p>The Zone provides no guidance in relation to which uses may be appropriate in the short-medium term.</p> <p>Utilising the Transport Zone 2 or Transport Zone 3 would:</p> <ul style="list-style-type: none"> • Mean that a permit would not be required for some land uses on abutting land, whereas they would otherwise need a planning permit. • Allow uses on adjoining land which would otherwise be prohibited. • Introduce a permit requirement for the display of a sign on adjoining land in the Public Use Zone. <p>Land in the Transport Zone or Public Acquisition Overlay on behalf of the Head, Transport for Victoria:</p> <ul style="list-style-type: none"> • Is afforded greater exemptions from permit requirements for vegetation removal. • As there is no road within the land, the Clause 52.29-2 (permit requirements for land adjacent to the principal road network) provisions would not apply. <p>Land in the Transport Zone 2 is not subject to Clause 53.18 (Stormwater Management in Urban Development).</p>
Special Use Zone	<p>Would allow both short-medium and longer term considerations for use and development of the land to be detailed in a single control.</p>	<p>Planning Practice Note 03 indicates that the Zone should not be used where another zone can achieve a similar outcome with support from the Planning Policy Framework or an overlay.</p>

Both the Public Acquisition Overlay and Specific Controls Overlay may assist in addressing the deficiencies identified in the zones. An assessment of their advantages and disadvantages is as follows:

Table 9: Advantages and disadvantages of the PAO and SCO

	Advantages	Disadvantages
Public Acquisition Overlay	<p>Includes a requirement to consider the effect of a proposed use or development on the purpose for which the land is to be acquired.</p> <p>Allows for permits to include conditions relating to the demolition or removal of any buildings or works (i.e. to allow future development of the transport infrastructure).</p> <p>It is a requirement that the land not be spoiled or wasted so as to adversely affect use of the land for the purpose it is to be acquired for.</p> <p>Applications for subdivision of adjoining land requires referral to Transport for Victoria pursuant to Clauses 52.29 and 66.03, ensuring that at that stage the impact of the corridor on adjoining development is considered.</p>	<p>Intended to apply where land is to be acquired, rather than where it is already owned by the relevant authority.</p> <p>Imposes broad permit requirements for buildings, works and vegetation removal.</p>
Specific Controls Overlay	<p>Used to facilitate a range of state government projects, including major road projects, in various planning schemes.</p> <p>If used in conjunction with the existing zones (save for the Farming Zone, which should be altered in any instance) the control could:</p> <ul style="list-style-type: none"> • Outline the long-term purpose of the land as being for transport infrastructure. • Stipulate that all subdivision needs a permit. • Provide that the VicSmart Provisions do not apply. • Include decision guidelines which seek to ensure that buildings and works and subdivision do not impact on the ability to provide major transport infrastructure on the land. <p>If used in conjunction with the Transport Zone the control could:</p> <ul style="list-style-type: none"> • Outline the short-medium term purpose of the land as effectively being consistent with the existing zone (save for the Farming Zone). • Stipulate that uses consistent with Section 1 of those zones do not require a planning permit. • Exempt minor buildings and works from a planning permit (i.e. include exemptions which are similar to what is found in the current zones). <p>The incorporated document could be replaced in time to facilitate construction of transport infrastructure on the land.</p> <p>Can include conditions to be imposed on a permit - i.e. could include conditions similar to those outlined in the Public Acquisition Overlay.</p>	<p>Intended to apply in 'extraordinary circumstances'.</p> <p>Must be accompanied by an incorporated document.</p> <p>No plan currently exists for the construction of the road, so the incorporated document would need to be in text form and control development in the short-medium term rather than facilitating the long term infrastructure project.</p>

It is considered that, given the extended timeframe of non-transport use of the land, retention of the existing zoning provisions for most properties, and application of the Specific Controls Overlay over the land is appropriate. A proposed Incorporated Document is provided in Appendix 2 to Volume 4.

The exception is the application of the Farming Zone, as detailed below.

16.1.1 1/82-112 Colchester Road Kilsyth South

A review of the application of zones has identified that the Farming Zone is applied to a single 4.1 ha property within Maroondah. This is the land owned by the Head, Transport for Victoria at 1/82-112 Colchester Road, Kilsyth South. The purposes of the zone are to:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

At present the land is developed with open paddocks and used for low-intensity horse husbandry. It is surrounded by Industrial 1 Zoned land to the south and east, General Residential Zone and Neighbourhood Residential Zone to the north and Public Park and Recreation Zone to the west as shown on Figure 20:

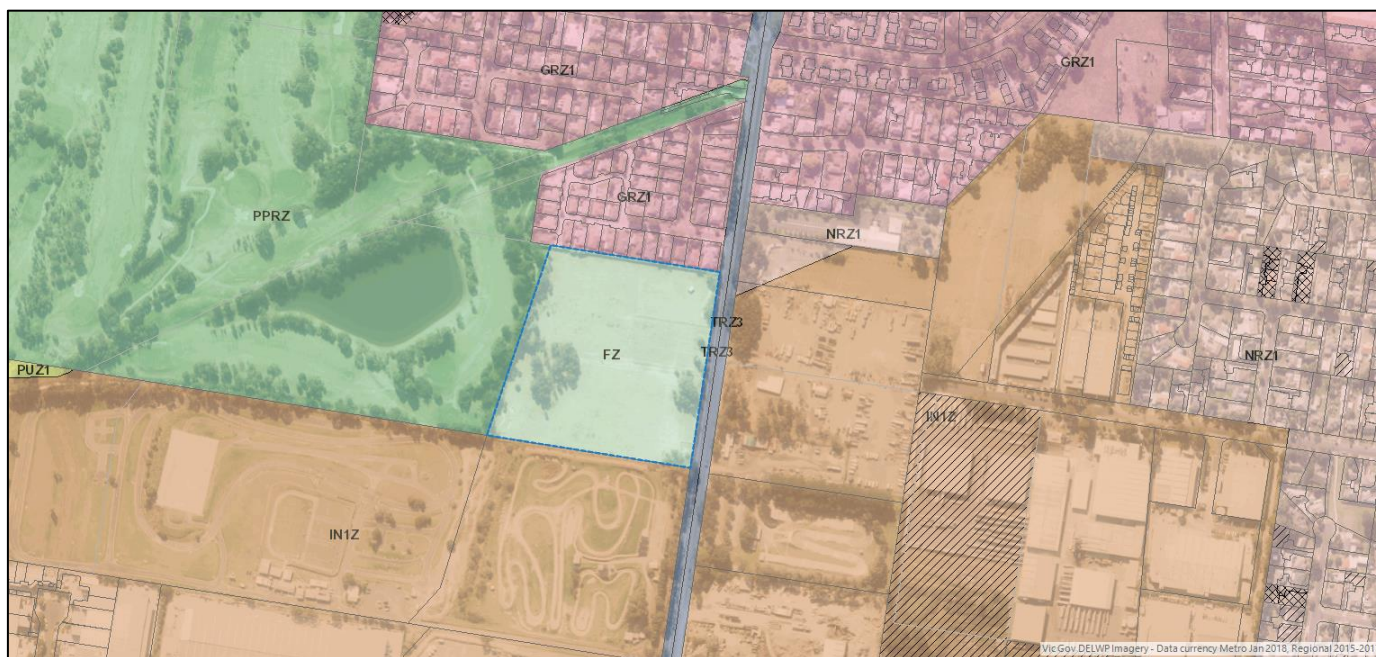


Figure 20: Zoning of land at and surrounding 1/82-112 Colchester Road, Kilsyth

Map 10 of the Melbourne Industrial and Commercial Land Use Plan indicates industrial land in the Eastern Region. The site is located immediately adjacent to regionally significant industrial land:

Melbourne Industrial and Commercial Land Use Plan

Map 10: Eastern Region Industrial Land

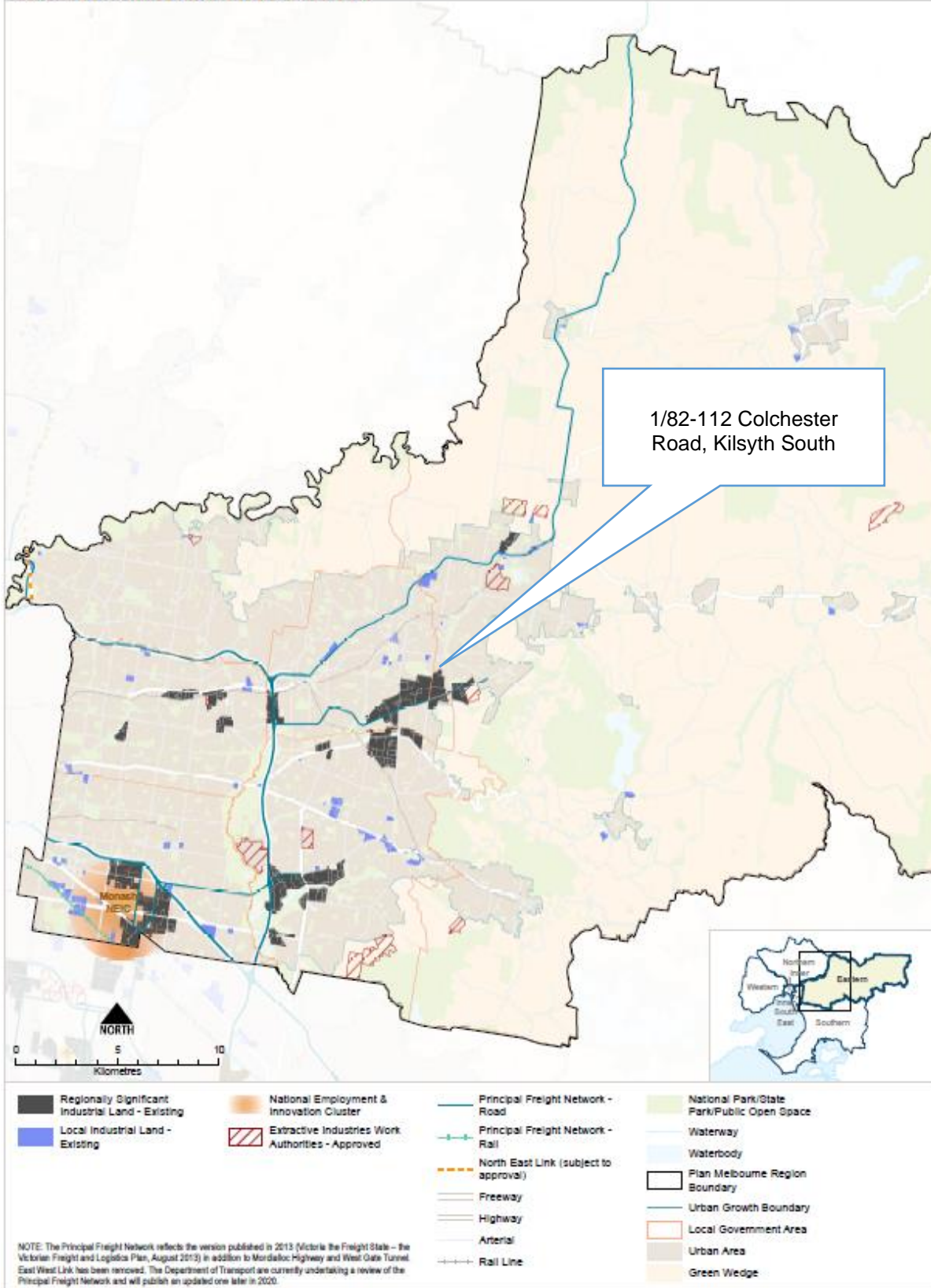


Figure 21: Industrial land in the Eastern Region of Melbourne, Metropolitan Industrial and Commercial Land Use Plan

Application of the Farming Zone to an essentially vacant parcel of land within Melbourne's Urban Growth Boundary and adjacent to both residential development and a regionally significant industrial precinct is contrary to the objectives of Clause 11.02-1S (Supply of Urban Land), which seek that:

Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Objectives in relation to the protection of agricultural land in Clause 14.01-1S refer to the need to preserve productive farmland. Similarly, Clause 14.01-1R seeks to protect "agricultural land in Metropolitan Melbourne's green wedges and peri-urban areas to avoid the permanent loss of agricultural land in those locations". However, the level of use of the property at present would indicate that it does not function as productive farmland. It is also not located in a peri-urban location.

By comparison, Clause 17-01-1R (Diversified economy - Metropolitan Melbourne) seeks that planning:

Support diverse employment generating uses, including offices, innovation and creative industries in identified areas within regionally significant industrial precincts, where compatible with adjacent uses and well connected to transport networks.

Consider how land use change proposals can respond to local and regional employment demand or identify how it can be accommodated elsewhere.

Plan for industrial land in suitable locations to support employment and investment opportunities.

Facilitate investment in Melbourne's outer areas to increase local access to employment.

And Clause 17.03-1S (Industrial land supply) details that in order to ensure the availability of land for industry, planning should:

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- *Good access for employees, freight and road transport is available.*
- *Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.*

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Together these policies would indicate that it is appropriate that the land be utilised for industry in the short-medium term. An assessment of the zone and potential alternatives indicates that the Industrial 3 Zone is the most appropriate zone if the land is not to be included in the Transport Zone. Details of the advantages and disadvantages of various zones is as follows:

Table 10: Advantages and disadvantages of the Farming Zone and potential replacements

	Advantages	Disadvantages
Farming Zone	<p>Provides a low intensity of land use adjoining residential properties to the north.</p> <p>Construction on the land is unlikely to impact on the future use of the land for transport infrastructure.</p>	<p>The primary purpose of the zone is to provide land for agriculture, however the low-intensity agricultural use currently resulting from the zoning is not an appropriate use of land in the Urban Growth Boundary.</p>
Industrial 1 Zone	<p>Provides for industrial land uses within close proximity to a regionally significant industrial precinct.</p>	<p>Potential amenity impacts for adjoining residential properties.</p>
Industrial 3 Zone	<p>Provides for industrial land uses within close proximity to a regionally significant industrial precinct.</p> <p>Zone is designed to act as a buffer between residential and industrial properties. As a result the range of uses is more restrictive than the Industrial 1 Zone.</p> <p>Allows more intensive use of the land whilst balancing the need to ensure that the amenity of adjoining residential properties is maintained.</p>	<p>Potential resident concern in relation to a change from low intensity animal husbandry to industrial land uses.</p>
Residential Zones		<p>Site is surrounded by industrial land uses.</p> <p>The site is unlikely to be developed for dwellings given the future purpose of the land.</p>

16.1.2 Recommendations for the future arterial alignments

Based on this assessment it is considered that the most appropriate planning controls for the land are:

- Replacement of the Farming Zone with the Industrial 3 Zone.
- Retention of existing zones over the remainder of the land.
- Application of a Specific Controls Overlay that seeks to ensure that development and subdivision of the land does not impact upon its future use for major transport infrastructure.

Transport for Victoria land ownership is not contiguous along the anticipated route of the Northern Arterial and no Public Acquisition Overlay is in place between areas of ownership. Advice on this matter has been sought from the Department of Transport and Planning (VicRoads), however no response has been received to date. It is considered premature to place the Transport Zone over this land as a result, however any need for an acquisition Overlay should be explored afresh with the authority at the next scheduled planning scheme review.

Recommendations:

- L15** Rezone the land at 1/82-112 Colchester Road Kilsyth from Farming Zone to Industrial 3 Zone.¹²
- T01** Apply the Specific Controls Overlay to land owned by Transport for Victoria in Bayswater North and Kilsyth South that would be developed into a future Healesville Arterial.¹³
- L33** Engage with Transport for Victoria to encourage more active uses of the land owned by the authority in Bayswater North and Kilsyth South in the short-medium term.

16.2 Local movement networks

Local movement networks include roads, cycling and walking routes etc. that are planned at a municipal level. They provide a local and potentially regional service. As detailed in Volume 3, Council has reviewed the zoning of its road network and determined that some modification is required to the zoning of link and collector roads.

Council's Road Management Plan 2021-2025 and Roads Register identifies the following Link Roads within the municipality:

Bedford Road	Lincoln Road
Bellara Drive	Liverpool Road
Colchester Road	Loughnan Road
Dublin Road	Oban Road
Eastfield Road	Ringwood Street
Great Ryrie Street	Warrandyte Road
Heatherdale Road (between Maroondah Hwy and Canterbury Rd)	Wonga Road
Kent Avenue	Yarra Road

These roads carry more than 7,000 vehicles per day. All but Bellara Drive, Eastfield Road and Lincoln Road are located in the Transport Zone 3 (TRZ3). It is appropriate that the remaining roadways are included in this Zone given the role they play in Maroondah's transport network.

In addition, counts conducted indicate that:

- Lyons Road is now performing a Link Road function.
- Exeter Road acts as an extension of Lyons Road through to Maroondah Highway also performs a similar function.
- Station Street carries in the over 13,000 vehicles a day.

It is appropriate that these roadways remain in the TRZ3 as a result.

Collector Roads carry between 3,000 and 7,000 vehicles per day. The majority are located within the residential / commercial / industrial zone that applies to adjoining land. Council's Traffic Engineering team has advised that this is appropriate as the level of traffic they carry does not warrant their inclusion within the TRZ3. The following collector roads are currently located in the TRZ3 however:

Brysons Road	Hewish Road
Coolstore Road	Lacey Street

¹² Shown on Volume 4, Appendix 2 Map 32

¹³ Shown on Volume 4, Appendix 2 Maps 31, 32, 36-39, 46 and 47

It is appropriate that Brysons Road be rezoned to match the surrounding residential land to reflect the lower level of traffic that it carries. Traffic movement through Croydon Major Activity Centre is expected to change following removal of the Coolstore Road level crossing in 2025. As a result, the current zone should remain on Coolstore Road, Hewish Road and Lacey Street, and be reconsidered as part of the 2026 planning scheme review.

Finally, Dampier Grove and Heatherdale Road are included in the Transport Zone (TRZ3) between Grant Crescent and close to the southern boundary of the municipality. The Heatherdale Road is a link road between Maroondah Highway and Canterbury Road but is a local road to the south of this. Dampier Crescent is its continuation north of Maroondah Highway and is also a local road. Both sections of local road are appropriately located in the underlying (General Residential) zone.

16.2.1 Implications of rezoning roads

Implications of rezoning the roadways on adjoining land are as follows:

Table 11: Permit implications for land adjoining the Transport Zone 3

Roadway rezoned to Transport Zone 3	Roadway rezoned from Transport Zone 3
<ul style="list-style-type: none"> • Requirements for minimising crossovers, the siting of parking spaces, turning and passing areas for some car parks/accessways that connect to the Transport Zone 3 would now apply. • The following uses would move from prohibited to permissible on adjoining General Residential Zone land: <ul style="list-style-type: none"> ○ Car Wash ○ Convenience Restaurant ○ Service Station ○ Take Away Food Premises • Some Medical Centres and Places of Worship in the adjoining GRZ would no longer need a permit. 	<ul style="list-style-type: none"> • Requirements for minimising crossovers, the siting of parking spaces, turning and passing areas for some car parks/accessways that connect to the Transport Zone 3 would no longer apply. • Front fencing requirements would change from a standard of 1.2m in the Transport Zone to 0.9m. • The following uses would move from permissible to prohibited: <ul style="list-style-type: none"> ○ Car Wash ○ Convenience Restaurant ○ Service Station ○ Take Away Food Premises • A permit would now be required for Medical Centre and Place of Worship in the GRZ and NRZ, as the conditions in Section 1 would no longer apply.

Further details, including mapping of the roadways, are located in Section 10.1.3 of Volume 3.

It is considered that this change is unlikely to result in inappropriate planning outcomes, and it is noted that Council's policy on Non-Residential Uses in Residential Zones would apply to consideration of the permissible uses adjacent to the TRZ3. A review of Council records indicate that there are no sites a use which has previously been permitted but not commenced would become prohibited.

17. Process and administrative improvements

The primary focus of this planning scheme review has been on the form and content of the scheme, rather than on operational matters. During the review however a small number of process and administrative improvements have been identified. These are detailed in the Appendix to this Volume. It has also been identified that future strategic work into a broadening of the VicSmart provisions may be of benefit, as detailed below.

17.1 VicSmart planning provisions

The VicSmart application type was introduced into the Maroondah Planning Scheme by Amendment VC114 on 19 September 2014. Since that time the provisions have been modified as follows:

- VC135 (27 March 2017) introduced additional classes of VicSmart application and increased the cost of development threshold for some others
- VC137 (27 July 2017) introduced additional classes of application into the VicSmart provisions for residential zones.
- VC148 (31 July 2018) relocated the provisions from Clause 90-95 to Clause 59

In 2021/22 34% of planning applications received by Maroondah were processed through the VicSmart stream, with the majority of these being applications to remove, lop or destroy a single tree. This compares with a metropolitan average of 20% of applications being processed through the stream.

A review of the state-wide VicSmart provisions and the local schedules contained within the Maroondah Planning Scheme indicates that the provisions are consistently applied where this is appropriate (for example, application types which are VicSmart under the zone provisions are also nominated as being VicSmart where appropriate under the Overlay provisions that also apply to the land).

Council has not introduced any local VicSmart classes in the Maroondah Planning Scheme. A review of the categories of permits issued in 2021/22 indicates that:

- 41% included tree removal. A large number of these are currently within the VicSmart category.
- 21% included multi dwelling development.
- 18% were related to subdivision. The majority related to the subdivision of previously or concurrently approved multi dwelling developments.
- The remaining applications were spread across a broad cross-section of application categories.

These statistics indicate that there is no clear area where the introduction of a local VicSmart category would result in a significant streamlining of the application process at present. This may change in the future however, and as a result it is recommended that future work be conducted to investigate the matter.

Recommendation:

P01 Investigate the potential to insert local VicSmart provisions into the Maroondah Planning Scheme.

18. Section 20A Amendment

Section 20A of the Act provides that certain types of amendment are procedural in nature and can be prepared and approved by the Minister for Planning without formal notification. Full details are contained in Regulation 8(1) of the *Planning and Environment Regulations 2015*. The following Actions are prescribed amendments as detailed in the Regulation. They may be progressed as a planning scheme amendment without delay.

Code	Detail	Regulation 8(1) reference
L17	Alter wording of Section 4.0 (signs) of Schedule 4 of Clause 43.02 (Design and Development Overlay) to improve align with the Ministerial Direction, and Sections 2.0 (Buildings and works) and 6.0 (Decision Guidelines) to simplify the text.	(c)
L18	Alter wording of Sections 2.0, 3.0 and 4.0 of Schedule 5 of Clause 43.02 (Design and Development Overlay) to improve clarity.	(c)
L25	Amend Section 2.0 of Schedule 10 to Clause 43.02 (Design and Development Overlay) to align with the Ministerial Direction, locate all height requirements in a single location, avoid duplication with Clause 73.01, and correct a typographical error.	(c)
L26	Amend Schedule 10 to Clause 43.02 (Design and Development Overlay) to delete reference to the background document.	(a)
L30	Amend Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting, and to adjust the heading to reflect the Ministerial Direction.	(c), (e)
L31	Amend Schedule 2 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting and reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity.	(c)
L32	Amend Schedule 3 to Clause 45.06 (Development Contributions Plan Overlay) to adjust the heading to reflect the Ministerial Direction, correct punctuation, table formatting, reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity, and insert the standard note contained in the Ministerial Direction.	(c), (e)
H12	Amend the Schedule to the Heritage Overlay to correct typographical errors and consistently use a format of "Statement of Significance: <<Place name, where applicable>>, <<Address>> for Statements of Significance.	(c)
E11	Amend the heading to Clause 12.05-2L heading from "Ridgelines" to "Ridgeline protection areas".	(e)
E21	Remove the Environmental Audit Overlay from 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R).	(o)
R13	Alter the subdivision requirements in Schedules 1, 2 and 7 to Clause 43.02 (Design and Development Overlay) to provide clarity.	(c)
R19	Alter Schedule 1 to Clause 43.05 (Neighbourhood Character Overlay) to simplify the format and improve the clarity of the permit requirements, and to delete reference to the background document.	(a), (c)
R20	Amend Schedule 2 to Clause 43.05 (Neighbourhood Character Overlay) to delete reference to the background document.	(a)

Code	Detail	Regulation 8(1) reference
T02	Rezone the southern portion of the Road in LP52597 (Canterbury Road Service Road, Heathmont within Heathmont Neighbourhood Activity Centre) from Commercial 1 Zone to Transport Zone 2.	(l)
T03	Rezone the Road in LP87883 (Canterbury Road Service Road, Heathmont within Heathmont East Activity Centre) from Commercial 1 Zone to Transport Zone 2.	(l)
T04	Rezone the Road in PS317893 and land in TP82541 (Croydon Road, West of No. 320-340 Wonga Road, Warranwood) from Green Wedge A Zone to Transport Zone 2.	(l)
T05	Rezone the east side of Dorset Road, shown as Road on PS612199, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	(l)
T06	Rezone the east side of Dorset Road, shown as Road on PS636538, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	(l)
T07	Rezone Lot 1 on TP135710 (Dorset Road adjacent to No. 327) from Neighbourhood Residential Zone to Transport Zone 2.	(l)
T08	Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon between Leigh Road and Parry Street to accord with the common boundary between the road and No's 372-382 Dorset Road.	(l)
T09	Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon in the vicinity of Dumosa Avenue to accord with the common boundary between the road and No's 416-432 Dorset Road.	(l)
T10	Realign the eastern boundary of the Transport Zone 2 on Dorset Road Croydon between Lindel Court and Barclay Avenue to accord with the common boundary between the road and No's 421-429 Dorset Road.	(l)
T13	Rezone the land in TP517160 and TP60146 (Hull Road, adjacent to No's 46 and 48) from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	(l)
T14	Rezone the southbound arm of Lincoln Road, extending from Maroondah Highway to Arthur Place, from General Residential Zone Schedule 1 to Transport Zone 2.	(l)
T15	Rezone that part of TP423864 that is within the Public Use Zone (PUZ1) to Transport Zone 2.	(l)
T16	Rezone that portion of the Road on PS735856 that is within the Activity Centre Zone Schedule 1 to Transport Zone 2.	(l)
T20	Rezone that portion of Maroondah Highway adjacent to No.'s 323-329 from the General Residential Zone Schedule 1 to Transport Zone 2.	(l)
T21	Rezone the portion of land in TP243341 (Maroondah Highway, adjacent to No. 371) from General Residential Zone Schedule 1 to Transport Zone 2	(l)
T22	Rezone the land shown as Road on PS613948 (Maroondah Highway adjacent to No. 416-422) from General Residential Zone Schedule 1 to Transport Zone 2.	(l)
T23	Rezone the land in TP120017 from Commercial 1 Zone to Transport Zone 2.	(l)
T24	Rezone the land shown as Road on PS835031H (Mt Dandenong Road adjacent to No. 174) from General Residential Zone Schedule 1 to Transport Zone 2.	(l)
T25	Rezone the Mt Dandenong Road Service Road adjacent to 176-102 Mt Dandenong Road (the Velma Grove Shopping Strip) from Commercial 1 Zone to Transport Zone 2.	(l)
T27	Rezone Old Lilydale Road between Mt Dandenong Road and Everard Street from General Residential Zone Schedule 1 to Transport Zone 2.	(l)

Code	Detail	Regulation 8(1) reference
T28	Rezone that portion of the Ringwood Bypass that is within the Urban Floodway Zone to Transport Zone 2.	(l)
T29	Rezone that section of Wantirna Road located on the north-east side of its intersection with Canterbury Road from General Residential Zone Schedule 1 to Transport Zone 2.	(l)
T30	Rezone the land in TP518232 (Wicklow Avenue, adjacent to No. 23), save for the splay extending into Veema Avenue, from Neighbourhood Residential Zone Schedule 2 to Transport Zone 2.	(l)
T31	Rezone that portion of 41-43 Wicklow Avenue Croydon that is within the Transport Zone 2 to Neighbourhood Residential Zone Schedule 3 to correspond with the remainder of that property.	(a)
T32	Rezone the land in TP144549 (Wonga Road, adjacent to No. 319) from General Residential Zone Schedule 1 to Transport Zone 2.	(l)
T36	Rezone that part of the land at 315-317 and 333 Colchester Road that is currently located within the Transport Zone 3 to General Residential Zone Schedule 1 to accord with the remainder of each property.	(a)
T48	Remove the Public Acquisition Overlay from the land at TWR 1/271 Bayswater Road, Bayswater North.	(n)
P04	Alter Schedule 3 to Clause 43.05 (Neighbourhood Character Overlay) to correct formatting and typographical errors, including deletion of superfluous text.	(a), (c)
P12	In the Schedule to Clause 32.03 (Low Density Residential Zone) replace "Schedule" with "Schedule 1", and alter reference on Zoning maps ZN1, ZN2 and ZN4 to refer to land as "LDRZ1" rather than "LDRZ".	(a)
P13	Remove Clause 32.07 from the Maroondah Planning Scheme.	(a)
P14	Alter the format of the heading to Schedule 3 of Clause 32.08 (General Residential Zone) to accord with the Ministerial Direction.	(e)
P15	Alter the format of the fourth application requirement in Schedule 3 to Clause 32.08 (General Residential Zone) to include all sub-points within a single list.	(c)
P16	Modify the wording of Section 4.0 to Schedule 6 of the Neighbourhood Residential Zone to delete superfluous text.	(c)
P17	In the Schedule to Clause 35.05 (Green Wedge A Zone) replace "Schedule" with "Schedule 1", and alter reference on Zoning maps ZN1, ZN2 and ZN6 to refer to land as "GWAZ1" rather than "GWAZ".	(a)
P19	Amend Schedule 1 to Clause 37.08 (Activity Centre Zone) to utilise a consistent and accessible colour scheme across maps, address formatting and typographical errors, remove ambiguity in relation to façade works and to delete reference to 'Railway' as a use which does not require a planning permit.	(c)
P21	Amend the Schedule to Clause 44.05 (Special Building Overlay) to indicate it as Schedule 1, and to include the title 'Melbourne Water Main Drains'.	(a), (e)
P22	Amend each Special Building Overlay map in the Scheme to refer to 'SBO1' rather than 'SBO'.	(a)
P23	Amend the Schedule to Clause 45.01 (Public Acquisition Overlay) to delete reference to the PAO3.	(n)

Code	Detail	Regulation 8(1) reference
P25	Amend the Schedule to Clause 53.01 (Public open space contribution and subdivision) to remove ambiguity and clarify that the corner site referred to is the land identified in the Scheme as the Canterbury Road and Dorset Road Strategic Industrial Area.	(c)
P28	Amend the Schedule to Clause 66.06 to remove typographical errors.	(a)
P29	Amend the Schedule to Clause 72.03 to include map references in alphabetical order.	(c)
P30	Amend the Schedule to Clause 72.04 to rename the Statements of Significance to accord with the Heritage Overlay and correct formatting errors.	(a), (c)
P32	Rezoned the sections of 108 and 110 Bellara Drive, Croydon that are within the Public Use Zone 1 to General Residential Zone Schedule 1	(a)
P33	Rezoned the eastern portion of 15 Chamberlain Drive, Kilsyth South from General Residential Zone Schedule 1 to Public Park and Recreation Zone.	(a)
P36	Rezoned that portion of 348-350 Dorset Road that is within the Industrial 1 Zone to Public Park and Recreation Zone to accord with the remainder of that property.	(a)
P42	Rezoned the portion of 20 Tintern Avenue Ringwood East which is located in the Public Park and Recreation Zone to General Residential Zone Schedule 1.	(a)
P43	Rezoned those sections of Waterloo Street, Cuthbert Street and Sunset Drive that are within the Public Park and Recreation Zone to Neighbourhood Residential Zone Schedule 3.	(a)
P45	Amend all Schedules to the General Residential and Neighbourhood Residential Zones to reflect changes to the Schedule template arising from Amendments VC243 and VC253.	(c), (d)

For administrative ease clauses (with the exception of the Schedule to Clause 72.03) are proposed to be altered by one amendment only. As a result, the remaining actions which warrant a planning scheme amendment include:

- Procedural changes to clauses which are also proposed to be altered in a manner that is not procedural.
- A range of policy neutral changes and changes which require public exhibition.

These changes are proposed to be combined into a single amendment which would undergo a standard amendment process, including public exhibition.

19. Future strategic work

The full list of recommendations in the Appendix includes the further strategic planning work that has been identified through this review. The list includes a breadth and depth of work that will take a number of years to complete based on current resourcing.

Clause 72.04 provides a location in the planning scheme to identify the strategic planning work that Council intends to undertake over the next three years (i.e. prior to the next planning scheme review) to keep the scheme current and responsive to community needs.

Council officers have grouped this work and done a prioritisation exercise to determine what work Council should focus on between now and 2026 to ensure the planning scheme is up to date and delivering the objectives of planning in Victoria, and the objectives of the Victorian Planning Provisions. The principles outlined in Table 12 were used in this exercise.

Table 12: Principles for including further strategic work

Principles for including further strategic work in Clause 74.02	
1	It will aid a reader in making a decision or recommendation.
2	It demonstrates a link to achieving the objectives of planning.
3	It has been clearly scoped and identifies the issue or issues to be addressed.
4	It responds to a relevant local planning need.
5	There is a capacity to secure resources to prepare the further strategic work in the next four years.

Resultant priority projects are detailed in Table 13.

Table 13: Future strategic work to be included in the Schedule to Clause 72.04

Theme	Projects
Setting the vision	Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.
Planning for local places	<p>Finalise the Croydon Structure Plan 2023 and prepare a planning scheme amendment to implement it.</p> <p>Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it.</p> <p>Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it.</p> <p>Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.</p> <p>Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.</p> <p>Work with the City of Knox and Shire of Yarra Ranges to prepare a framework for the development of the Bayswater Business Precinct.</p> <p>Prepare developer contribution plans for Activity Centres where required to facilitate infrastructure and public realm improvements.</p> <p>Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.</p>

Theme	Projects
Planning for heritage	<p>Consider the need for identifying additional exemptions for planning permits associated with heritage places, including whether there are some sites affected by the Heritage Overlay where the installation of a solar energy system should not require a planning permit.</p> <p>Review Council's records to determine whether any additional places should be considered for inclusion in the Heritage Overlay.</p> <p>Conduct a review of places of natural or cultural heritage value within the municipality.</p> <p>Continue work with the heritage advisor to review and prepare updated planning scheme heritage policies.</p> <p>Develop heritage design guidelines for heritage places for inclusion in Clause 43.01-6 of the Maroondah Planning Scheme.</p>
Planning for the environment and environmental risks	<p>Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of biological significance identified in Biodiversity in Maroondah 2020.</p> <p>Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.</p> <p>Develop a mapped register of known potentially contaminated land in commercial and residential zones.</p> <p>Prepare an amendment to the Planning Scheme to implement updated flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.</p> <p>Review and update existing Urban Design policy and design guidance within the Maroondah Planning Scheme to include an emphasis on high quality urban design, environmental sustainability, water sensitivity, and community wellbeing.</p> <p>Investigate planning controls that provide incentives for best practice environmentally sustainable design.</p>
Planning for the residential framework	<p>Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.</p> <p>Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.</p> <p>Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.</p> <p>Investigate planning provisions that encourage the construction of small and adaptable dwellings.</p>
Planning for transport	<p>Develop a Transport Strategy for the municipality and implement relevant actions through the planning scheme.</p>

These have been translated into the Schedule to Clause 74.02 within Volume 4.

Recommendation:

V25 Amend the Schedule to Clause 74.02 to include identified Further Strategic Work .

Appendix: Detailed recommendations

Setting the vision

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
V01	Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.				Future work	Volume 1: 21 Volume 2: 55, 82, 85, 87 Volume 3: 86
V02	Amend Clause 02.02 (Vision) to provide clarity by outlining how the planning scheme will implement the community vision.				✓	Volume 1: 31 Volume 2: 80 Volume 3: 7 Volume 4: 9
V03	Amend Clause 02.03-1 to include background information and strategic directions for Settlement that include an emphasis on the enhancement and revitalisation of the network of industrial and commercial precincts across Maroondah.				✓	Volume 1: 31 Volume 2: 81 Volume 4: 10
V04	Ensure that the Strategic Framework Maps in Clause 02.04 include mapping of industrial and commercial precincts with a regional, municipal and local catchment.				✓	Volume 1: 31 Volume 2: 81 Volume 4: 21
V05	Amend Clause 02.03-2 to include more nuanced background information and strategic directions for environmental and landscape values that captures the role of vegetation for habitat, contributing to human health and wellbeing, and Maroondah's 'green community'. This will include context and strategic directions for waterways.				✓	Volume 1: 31 Volume 2: 81, 91 Volume 3: 9 Volume 4: 12
V06	Amend Clause 02.03-3 to include background information and strategic directions for environmental risks that identify risks associated with climate change and bushfire.				✓	Volume 1: 31 Volume 2: 82, 94 Volume 3: 11 Volume 4: 14
V07	Relocate that text of Clause 02.3-3 that relates to waterways to Clause 02.03-2 (Environmental and Landscape Values).				✓	Volume 1: 31 Volume 2: 82 Volume 3: 11 Volume 4: 13
V08	Amend Clause 02.03-6 to clearly indicate that the most significant housing change is to occur in the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and the Ringwood East and Heathmont Neighbourhood Activity Centres.				✓	Volume 1: 31 Volume 2: 55, 82, 86
V09	Amend Clause 02.03-9 (Infrastructure) to outline that Community Infrastructure includes redevelopment of the former Croydon civic offices and nearby facilities to the Croydon Community Wellbeing Precinct, and looks to support the growth of services associated with the Maroondah Hospital.				✓	Volume 1: 31 Volume 2: 82 Volume 3: 18 Volume 4: 18

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
V10	Ensure that Clause 02.03 includes Strategic Directions for increased vegetation and green spaces within Maroondah to link the built environment with the natural landscape, connect people to nature, and mitigate the impacts of climate change.			✓		Volume 2: 83 Volume 4: 12, 14
V11	Amend Clause 02.03-9 (Infrastructure) to include: <ul style="list-style-type: none"> Reference to community infrastructure, including redevelopment of the former Croydon civic offices and nearby facilities to form the Croydon Community Wellbeing Precinct, noting that this will include private as well as Council and community uses. A strategic direction for community facilities that refers to the Croydon Community Wellbeing Precinct. 			✓		Volume 1: 31 Volume 2: 85 Volume 4: 5, 18
V12	Include the Residential Development Framework Map on page 20 of the Maroondah Housing Strategy: 2022 Refresh in Clause 02.04 of the Maroondah Planning Scheme. Note that the Framework should first be: <ul style="list-style-type: none"> Corrected to indicate the full extent of the Croydon South Greyfield Renewal Area. Include reference to The Mall/Eastfield Shops as an Activity Centre. Updated to include colours consistent with the style guide generated for the Scheme. 			✓		Volume 1: 31 Volume 2: 54, 86 Volume 4: 20
V13	Insert a strategic direction into Clause 02.03-6 that details that housing change is to be limited in areas identified as being suitable for minimal change in the Residential Development Framework Map.			✓		Volume 1: 31 Volume 2: 55, 86 Volume 4: 16
V14	Insert a strategic direction into Clause 02.03-6 that supports a greater diversity of housing, including small and adaptable dwellings.			✓		Volume 1: 31 Volume 2: 86 Volume 4: 16
V15	Amend Clause 02.01 (Context) to reduce it to a length that meets Ministerial Direction requirements for length, improves readability, updates data and references to First Nations people, and includes a context plan.			✓		Volume 1: 31 Volume 3: 6
V16	Amend Clause 02.03-1 (Settlement) to provide policy on Managing Growth and Planning for Places that reflects the requirements of the Planning and Environment Act 1987, the Metropolitan Industrial and Commercial Land Use Plan, Maroondah 2040 and the Council's housing strategy.			✓		Volume 1: 31 Volume 3: 8 Volume 4: 10
V17	Amend Clause 02.03-5 (Built environment and heritage) to improve readability, reword the historic context and delete text on environmentally sustainable development relocated to Clause 02.03-3.			✓		Volume 1: 31 Volume 3: 13 Volume 4: 15

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
V18	Amend Clause 02.03-6 (Housing) to include context in relation to the range of housing available in Maroondah and how housing change is to be directed, as well as Strategic Directions that implement the Residential Development Framework and the Housing Strategy: 2022 Refresh.			✓		Volume 1: 31 Volume 3: 14 Volume 4: 16
V19	Amend Clause 02.03-7 (Economic development) to include strategic directions that relate to industrial land and text relating to health care and social assistance.			✓		Volume 1: 31 Volume 4: 17
V20	Amend Clause 02.03-8 (Transport) to improve readability and include strategic directions to protect land set aside for future arterial roads from encroachment and provide shared trails, walking paths and bike lanes.			✓		Volume 1: 31 Volume 3: 17 Volume 4: 17
V21	Make a minor grammatical change to Clause 02.03-10 (Open Space).			✓		Volume 1: 31 Volume 3: 19 Volume 4: 19
V22	Replace the existing Framework Maps in Clause 02.04 with new Settlement, Environmental and Landscape Values and Risks, Residential Development and Economic Development Framework plans.			✓		Volume 1: 31 Volume 3: 21 Volume 4: 20
V23	Conduct a review of the zoning of Council owned land used for community, recreation and conservation purposes.				Future work	Volume 3: 43, 151
V24	Amend the Schedule to Clause 74.01 to provide greater clarity in relation to how the application of zones and overlays implements the PPF.		✓			Volume 1: 35 Volume 3: 83 Volume 4: 200
V25	Amend the Schedule to Clause 74.02 to include identified Further Strategic Work.			✓		Volume 1: 35, 84 Volume 3: 84 Volume 4: 202

Planning for local places

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
L01	Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it.				Future work	Volume 1: 6, 47, 49 Volume 2: 73, 82, 86
L02	Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it.				Future work	Volume 1: 47, 49 Volume 2: 73, 82, 86
L03	Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.				Future work	Volume 1: 20, 41 Volume 2: 55, 73, 85, 86 Volume 3: 89
L04	Finalise the Croydon Structure Plan 2023 following completion of public consultation.				Future work	Volume 1: 40, 49 Volume 2: 82, 86
L05	Prepare a planning scheme amendment to implement the Croydon Structure Plan 2023.				Future work	Volume 1: 40, 49 Volume 2: 82, 86
L06	Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.				Future work	Volume 1: 20, 49 Volume 2: 82 Volume 3: 25, 27, 40, 92
L07	Prepare and implement an activity centre strategy to guide future development of commercial land in Council's local activity centres.				Future work	Volume 1: 41, 49 Volume 2: 82
L08	Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate.				Future work	Volume 1: 20, 48, 49 Volume 2: 92 Volume 3: 88, 90
L09	Work with the City of Knox and Shire of Yarra Ranges to prepare a framework for the development within the Bayswater Business Precinct.				Future work	Volume 1: 49 Volume 2: 89
L10	Prepare developer contribution plans for Activity Centres where required to facilitate infrastructure and public realm improvements.				Future work	Volume 2: 85
L11	Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.				Future work	Volume 1: 20 Volume 2: 89 Volume 3: 23, 87
L12	Amend Clause 17.02-1L to refer to both use and development and to encourage (rather than direct) office to the Ringwood and Croydon Activity Centres.		✓			Volume 1: 32 Volume 3: 27 Volume 4: 33
L13	Amend Clause 17.03-1L to limit specifically discourage office use and development (other than office ancillary to an industry on the land) in the Industrial 1 Zone and Industrial 3 Zone.			✓		Volume 1: 32 Volume 3: 27 Volume 4: 34

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
L14	Amend Clause 19.02-1L (Maroondah Hospital Medical Precinct) to: <ul style="list-style-type: none"> Delete the Policy Application heading and associated text. Amend the second strategy to read "Encourage the core services of Maroondah Hospital, related specialist medical services, and ancillary facilities to locate within the Maroondah Hospital Medical Precinct". 			✓		Volume 1: 32 Volume 3: 29 Volume 4: 38
L15	Rezone the land at 1/82-112 Colchester Road Kilsyth from Farming Zone to Industrial 3 Zone.			✓		Volume 1: 32, 76 Volume 3: 41 Volume 4: 61, Appendix 2 Map 32
L16	Remove Clause 35.07 (Farming Zone) and its schedule from the Maroondah Planning Scheme.			✓		Volume 1: 32 Volume 3: 41 Volume 4: 61
L17	Alter wording of Section 4.0 (signs) of Schedule 4 of Clause 43.02 (Design and Development Overlay) to improve align with the Ministerial Direction, and Sections 2.0 (Buildings and works) and 6.0 (Decision Guidelines) to simplify the text.	✓				Volume 1: 33 Volume 3: 56 Volume 4: 135
L18	Alter wording of Sections 2.0, 3.0 and 4.0 of Schedule 5 of Clause 43.02 (Design and Development Overlay) to improve clarity.	✓				Volume 1: 33 Volume 3: 56 Volume 4: 136, 137
L19	Alter wording of Section 2.0 of Schedule 6 to Clause 43.02 (Design and Development Overlay) to avoid duplication of Clause 62.02-2, provide clarity and delete reference to existing canopy vegetation and new landscaping within the application requirements.			✓		Volume 1: 33 Volume 3: 57 Volume 4: 139
L20	Insert a decision guideline into Section 6.0 of Schedule 6 to Clause 43.02 (Design and Development Overlay) to require consideration of the proposed landscaping, including retention of any existing vegetation.			✓		Volume 1: 33 Volume 3: 57 Volume 4: 140
L21	Alter wording of Section 2.0 of Schedule 8 to Clause 43.02 (Design and Development Overlay) to avoid duplication of Clause 62.02-2, provide clarity and delete reference to a number of application requirements.			✓		Volume 1: 33 Volume 3: 58 Volume 4: 143
L22	Insert decision guidelines into Section 6.0 of Schedule 8 to Clause 43.02 (Design and Development Overlay) to require consideration specific matters, relocated from the application requirements.			✓		Volume 1: 33 Volume 3: 59 Volume 4: 144
L23	Simplify the number of objectives within Schedule 9 to Clause 43.02 (Design and Development Overlay) from seven to no more than five.			✓		Volume 1: 33 Volume 3: 59 Volume 4: 145

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
L24	Amend Section 2.0 of Schedule 9 to Clause 43.02 (Design and Development Overlay) to align with the Ministerial Direction, simplify the layout and remove duplication with the decision guidelines within Section 6.0.			✓		Volume 1: 33 Volume 3: 60 Volume 4: 145
L25	Amend Section 2.0 of Schedule 10 to Clause 43.02 (Design and Development Overlay) to align with the Ministerial Direction, locate all height requirements in a single location, avoid duplication with Clause 73.01, and correct a typographical error.	✓				Volume 1: 33 Volume 3: 60 Volume 4: 147, 148
L26	Amend Schedule 10 to Clause 43.02 (Design and Development Overlay) to delete reference to the background document.	✓				Volume 1: 33 Volume 3: 61 Volume 4: 152
L27	Remove Schedule 2 to Clause 43.04 (Development Plan Overlay) and amend map maroondah04dpo to delete reference to the DPO2.		✓			Volume 1: 33 Volume 3: 62 Volume 4: 148, Appendix 2 Map 25
L28	Consider application of the Development Plan Overlay within the Croydon Major Activity Centre.				Future work	Volume 1: 33 Volume 3: 66
L29	Alter Schedule 6 to Clause 43.04 (Development Plan Overlay) to delete the first two decision guidelines and correct formatting errors.			✓		Volume 1: 33 Volume 3: 67 Volume 4: 169
L30	Amend Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting, and to adjust the heading to reflect the Ministerial Direction.	✓				Volume 1: 34 Volume 3: 72 Volume 4: 180-182
L31	Amend Schedule 2 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting and reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity.	✓				Volume 1: 34 Volume 3: 73 Volume 4: 184, 185
L32	Amend Schedule 3 to Clause 45.06 (Development Contributions Plan Overlay) to adjust the heading to reflect the Ministerial Direction, correct punctuation, table formatting, reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity, and insert the standard note contained in the Ministerial Direction.	✓				Volume 1: 34 Volume 3: 74 Volume 4: 186-188
L33	Engage with Transport for Victoria to encourage more active uses of the land owned by the authority in Bayswater North and Kilsyth South in the short-medium term.				Advocacy	Volume 1: 42, 76

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
L34	Advocate for the provision of a built form control that is complementary to the Activity Centre Zone Schedule 1 over land in the Transport Zone surrounding the Ringwood Railway Station.				Advocacy	Volume 3: 48
L35	Work with the Department of Transport and Planning and the Victorian Planning Authority to further implement, and update if necessary, the Ringwood Metropolitan Activity Centre Structure Plan.				Future work	Volume 1: 47

Planning for heritage

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
H01	Consider the need for identifying additional exemptions for planning permits associated with heritage places, including whether there are some sites affected by the Heritage Overlay where the installation of a solar energy system should not require a planning permit.				Future work	Volume 2: 24, 37, 88
H02	Review Council's records to determine whether any place has been referred to Council by the Heritage Council for consideration for an amendment to the planning scheme.				Future work	Volume 2: 46
H03	Review the National Trust Heritage Register of the National Trust of Australia (Victoria) to determine whether all properties on the Register that are within Maroondah are now within the Heritage Overlay.				Future work	Volume 2: 46
H04	Consider the historical significance of the property at 1 Wonga Road, Ringwood and any properties listed on the National Trust Heritage Register to determine whether their inclusion in the Heritage Overlay is appropriate.				Future work	Volume 2: 46, 75
H05	Investigate inclusion of properties in Alto Avenue Croydon and the Wicklow Hills Estate (currently affected by the Neighbourhood Character Overlay) in the Heritage Overlay.				Future work	Volume 2: 46
H06	Conduct a review of places of natural or cultural heritage value within the municipality.				Future work	Volume 2: 83
H07	Continue work with the heritage advisor to review and prepared updated planning scheme heritage policies.				Future work	Volume 1: 20 Volume 2: 86 Volume 3: 85
H08	Investigate mechanisms to guide development on properties adjoining heritage places.				Future work	Volume 1: 20 Volume 2: 86 Volume 3: 85
H09	Work with Council's Heritage Advisor to audit the correctness and quality of existing heritage overlay citations and statements of significance.				Future work	Volume 2: 88
H10	Make minor corrections to the Heritage Overlay Schedule and HERMES database as issues become known.				Future work	Volume 2: 88
H11	Develop heritage design guidelines for heritage places for inclusion in Clause 43.01-6 of the Maroondah Planning Scheme.				Future work	Volume 2: 88
H12	Amend the Schedule to the Heritage Overlay to correct typographical errors and consistently use a format of "Statement of Significance: <<Place name, where applicable>>, <<Address>> for Statements of Significance.	✓				Volume 1: 33 Volume 3: 54 Volume 4: 120, 125-130

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
H13	Nominate heritage assets of State or National significance for inclusion in the Victorian Heritage Register or the National Heritage List.				Future work	Volume 1: 20 Volume 3: 86
H14	Remove Heritage Overlay HO111 from the property at 298 Mt Dandenong Road Croydon and amend the Schedule to Clause 43.01 to delete reference to it.		✓			Volume 1: 39 Volume 3: 133 Volume 4: Appendix 2 Map 23
H15	Update the 2003 place citation for 5-9 Toorak Avenue Croydon in accordance with the recommendations of Landmark Heritage Pty Ltd to: <ul style="list-style-type: none"> Note the location of the property as 69 Wicklow Avenue, Croydon Remove "St John's Kindergarten" from the place name. Provide information about the designer and date of the 1968 church extension. Note that the church extension is a contributory (but not significant) element of the place. To form a Statement of Significance for the property. 			✓		Volume 1: 31, 57
H16	Remove the Heritage Overlay HO125 from 5-9 Toorak Avenue, Croydon and apply it to 69 Wicklow Avenue, Croydon			✓		Volume 1: 39, 57 Volume 4: 128, Appendix 2 Map 15
H17	Amend the Schedule to Clause 72.04 to include the Statement of Significance for 69 Wicklow Avenue Croydon.			✓		Volume 1: 36, 57
H18	Amend the Schedule to Clause 72.08 to include reference to Heritage Assessment: 29 Bedford Road, Ringwood (Context, March 2017) as a background document to Clause 02 and 43.01s.		✓			Volume 1: 36 Volume 4: 198
H19	Amend the Schedule to Clause 72.08 to include reference to Heritage Citation: Holmes House, 14 Wonga Rd, Ringwood (Keeble, March 2016) as a background document to Clause 02 and 43.01s.		✓			Volume 1: 36 Volume 4: 198
H20	Amend the Schedule to Clause 72.08 to include reference to Amended Heritage Citation: Dexter House, 46 Dickasons Rd, Ringwood (Keeble, November 2017) as a background document to Clause 02 and 43.01s.		✓			Volume 1: 36 Volume 4: 198

Planning for the environment and environmental risks

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
E01	Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of biological significance identified in the Biodiversity in Maroondah 2020.				Future work	Volume 1: 41, 66 Volume 2: 83, 87, 91
E02	Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.				Future work	Volume 1: 60 Volume 2: 33, 54, 91
E03	Develop a mapped register of known potentially contaminated land in commercial and residential zones, including uses with high potential for contamination in Planning Practice Note 30.				Future work	Volume 1: 61 Volume 2: 49
E04	Prepare a Green Wedge Management Plan for the sections of Maroondah which are located outside of the Urban Growth Boundary.				Future work	Volume 1: 63 Volume 2: 51
E05	Prepare an amendment to the Planning Scheme to implement current flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.				Future work	Volume 1: 20 Volume 2: 47, 83, 90 Volume 3: 44, 51
E06	Conduct a review of the effectiveness and application of the Significant Landscape Overlay and Design and Development Overlay Schedules 1, 2 and 7.				Future work	Volume 2: 68 Volume 3: 92, 93
E07	Conduct an audit of the built form and landscape outcomes resulting from vacant land subdivisions.				Future work	Volume 1: 20 Volume 2: 68
E08	Review and update existing Urban Design policy and design guidance within the Maroondah Planning Scheme to include an emphasis on high quality urban design, environmental sustainability, water sensitivity, and community wellbeing.				Future work	Volume 2: 83 Volume 3: 87
E09	Develop a suite of planning controls that provide incentives for best practice environmentally sustainable design.				Future work	Volume 2: 87
E10	Consider the benefits and housing capacity implications of applying the Maroondah Minimum Standards for Canopy Tree Provision through the planning scheme.				Future work	Volume 2: 92
E11	Amend the heading to Clause 12.05-2L heading from "Ridgelines" to "Ridgeline protection areas".		✓			Volume 1: 31 Volume 3: 22 Volume 4: 29

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
E12	Amend Clause 15.01-2L-01 (Environmentally Sustainable Development) to refer to buildings, rather than alterations and additions to buildings, within the policy guidelines for residential development.		✓			Volume 1: 31 Volume 3: 24 Volume 4: 31
E13	Amend the permit requirements of Clause 42.02 (Vegetation Protection Overlay) to remove ambiguity and align exemptions for dead vegetation with Clause 52.17-7.			✓		Volume 1: 33 Volume 3: 49 Volume 4: 105
E14	Amend the title of Schedule 1 to Clause 42.03 (Significant Landscape Overlay) from 'Ridgeline Protection Area' to 'Landscape Protection Area'.	✓				Volume 1: 33 Volume 3: 50 Volume 4: 107
E15	Amend Schedule 1 to Clause 42.03 (Significant Landscape Overlay) to ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.	✓				Volume 1: 33 Volume 3: 50 Volume 4: 107
E16	Amend Schedule 1 to Clause 42.03 (Significant Landscape Overlay) to correct a typographical error in the decision guidelines.	✓				Volume 1: 33 Volume 3: 51 Volume 4: 109
E17	Amend Schedule 2 to Clause 42.03 (Significant Landscape Overlay) to ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.	✓				Volume 1: 33 Volume 3: 51 Volume 4: 110
E18	Amend Schedule 3 to Clause 42.03 (Significant Landscape Overlay) to remove a spelling error and ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.	✓				Volume 1: 33 Volume 3: 52 Volume 4: 112, 113
E19	Amend Schedule 4 to Clause 42.03 (Significant Landscape Overlay) to ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.	✓				Volume 1: 33 Volume 3: 53 Volume 4: 116
E20	Consider applying the Environmental Audit Overlay over potentially contaminated sites that are located in zones where sensitive uses are either permissible or may be commenced without a planning permit.				Future work	Volume 2: 49
E21	Remove the Environmental Audit Overlay from 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R).	✓				Volume 1: 39 Volume 3: 134 Volume 4: Appendix 2 Map 22
E22	Apply the Significant Landscape Overlay Schedule 1 to land in Warranwood between Eden Valley Road, Gibson Road and the municipal boundary.			✓		Volume 1: 39 Volume 3: 131 Volume 4: Appendix 2 Map 2

Planning for the residential framework

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
R01	Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.				Future work	Volume 1: 42, 66 Volume 2: 69, 73, 83, 86, 91 Volume 3: 26
R02	Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.				Future work	Volume 1: 42, 66 Volume 2: 69, 73, 83, 86, 91 Volume 3: 26
R03	Amend Schedule 5 to the Neighbourhood Residential Zone to include variations to ResCode Standards relating to Side and Rear Setbacks (A10, B17), Private Open Space (A17, B28) and Front Fence Height (A20, B32) that correspond with those in Schedule 1 to the General Residential Zone.			✓		Volume 1: 32, 54 Volume 3: 38 Volume 4: 56, 57
R04	Investigate planning provisions that provide incentives for supplying social or affordable housing, particularly on strategic redevelopment sites and areas with convenient access to services and facilities.				Future work	Volume 2: 83 Volume 3: 90
R05	Investigate the potential to encourage greater community benefit, such as community infrastructure, the provision of social or affordable housing or best practice environmentally sustainable design, through the planning scheme.				Future work	Volume 1: 21 Volume 2: 83 Volume 3: 90
R06	Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.				Future work	Volume 1: 21 Volume 2: 86 Volume 3: 88
R07	Investigate planning provisions that encourage the construction of small and adaptable dwellings.				Future work	Volume 2: 87
R08	Consider rezoning 17 Faraday Road Croydon South from Mixed Use Zone Schedule 2 to a zone which corresponds with surrounding land as part of implementation of an adopted Neighbourhood Character Strategy.				Future work	Volume 3: 32
R09	Insert neighbourhood character objectives into Schedule 1 to Clause 32.09 (Neighbourhood Residential Zone).			✓		Volume 1: 32 Volume 3: 35 Volume 4: 48
R10	Insert neighbourhood character objectives into Schedule 2 to Clause 32.09 (Neighbourhood Residential Zone).			✓		Volume 1: 32 Volume 3: 36 Volume 4: 50
R11	Insert neighbourhood character objectives into Schedule 3 to Clause 32.09 (Neighbourhood Residential Zone).			✓		Volume 1: 32 Volume 3: 36 Volume 4: 52
R12	Insert neighbourhood character objectives into Schedule 4 to Clause 32.09 (Neighbourhood Residential Zone).			✓		Volume 1: 32 Volume 3: 37 Volume 4: 54

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
R13	Alter the subdivision requirements in Schedules 1, 2 and 7 to Clause 43.02 (Design and Development Overlay) to provide clarity.	✓				Volume 1: 33 Volume 3: 55, 58 Volume 4: 131, 133, 141
R14	Simplify the number of objectives within Schedule 7 to Clause 43.02 (Design and Development Overlay) from eight to no more than five.			✓		Volume 1: 33 Volume 3: 57 Volume 4: 141
R15	Alter the wording of Section 2.0 of Schedule 7 to Clause 43.02 (Design and Development Overlay) to improve clarity, consistency with the Ministerial Direction and avoid duplication of defined terms.			✓		Volume 1: 33 Volume 3: 58 Volume 4: 141
R16	Remove Schedule 3 to Clause 43.04 (Development Plan Overlay) and amend map maroondah05dpo to delete reference to the DPO3.			✓		Volume 1: 33 Volume 3: 63 Volume 4: 157, Appendix 2 Map 36, 37, 48
R17	Remove Schedule 4 to Clause 43.04 (Development Plan Overlay) and map maroondah01dpo from the Scheme.			✓		Volume 1: 33 Volume 3: 64 Volume 4: 160, Appendix 2 Map 11
R18	Remove Schedule 5 to Clause 43.04 (Development Plan Overlay) and amend map maroondah04dpo to delete reference to the DPO5.			✓		Volume 1: 33 Volume 3: 65 Volume 4: 162, Appendix 2 Map 34
R19	Alter Schedule 1 to Clause 43.05 (Neighbourhood Character Overlay) to simplify the format and improve the clarity of the permit requirements, and to delete reference to the background document.	✓				Volume 1: 33 Volume 3: 68 Volume 4: 170, 171
R20	Amend Schedule 2 to Clause 43.05 (Neighbourhood Character Overlay) to delete reference to the background document.	✓				Volume 1: 33 Volume 3: 68 Volume 4: 173
R21	Amend the Maroondah Planning Scheme to replace references to the Maroondah Housing Strategy 2016 with Maroondah Housing Strategy: 2022 Refresh.			✓		Volume 1: 33 Volume 2: 85 Volume 4: 198
R22	That Council formally write to the Minister for Planning seeking a modification to the Urban Growth Boundary in Colchester Road when the boundary is next reviewed, and indicating Council's support for the land to be rezoned to General Residential Zone Schedule 1 (to match the remainder of the property).				Advocacy	Volume 3: 140

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
R23	<p>That Council formally write to the Minister for Planning seeking a modification to the Urban Growth Boundary in Warranwood when the boundary is next reviewed, and indicating Council's support for the land to be rezoned as follows:</p> <ul style="list-style-type: none"> • That portion of 342 Wonga Road which is within the Low Density Residential Zone to Green Wedge A Zone. • That portion of 15 Delaneys Road that is within the Green Wedge A Zone to Low Density Residential Zone. 				Advocacy	Volume 3: 150
R24	<p>Consider whether changes should be made to existing local variations to Standard A17 in light of changes to Clause 54.05-2 made by Amendment VC253.</p>				Future work	Volume 2: 40 Volume 3: 32, 35

Planning for transport

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
T01	Apply the Specific Controls Overlay to land owned by Transport for Victoria in Bayswater North and Kilsyth South that would be developed into a future Healesville Arterial.			✓		Volume 1: 34, 81 Volume 4: 189, Appendix 2 Maps 31, 32, 36-39, 46, 47
T02	Rezone the southern portion of the Road in LP52597 (Canterbury Road Service Road, Heathmont within Heathmont Neighbourhood Activity Centre) from Commercial 1 Zone to Transport Zone 2.	✓				Volume 1: 35 Volume 3: 96 Volume 4: Appendix 2 Map 45
T03	Rezone the Road in LP87883 (Canterbury Road Service Road, Heathmont within Heathmont East Activity Centre) from Commercial 1 Zone to Transport Zone 2.	✓				Volume 1: 35 Volume 3: 96 Volume 4: Appendix 2 Map 35
T04	Rezone the Road in PS317893 and land in TP82541 (Croydon Road, West of No. 320-340 Wonga Road, Warranwood) from Green Wedge A Zone to Transport Zone 2.	✓				Volume 1: 35 Volume 3: 97 Volume 4: Appendix 2 Map 1
T05	Rezone the east side of Dorset Road, shown as Road on PS612199, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	✓				Volume 1: 35 Volume 3: 97 Volume 4: Appendix 2 Map 5
T06	Rezone the east side of Dorset Road, shown as Road on PS636538, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	✓				Volume 1: 35 Volume 3: 98 Volume 4: Appendix 2 Map 10
T07	Rezone Lot 1 on TP135710 (Dorset Road adjacent to No. 327) from Neighbourhood Residential Zone to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 99 Volume 4: Appendix 2 Map 23
T08	Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon between Leigh Road and Parry Street to accord with the common boundary between the road and No's 372-382 Dorset Road.	✓				Volume 1: 36 Volume 3: 99 Volume 4: Appendix 2 Map 23
T09	Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon in the vicinity of Dumosa Avenue to accord with the common boundary between the road and No's 416-432 Dorset Road.	✓				Volume 1: 36 Volume 3: 100 Volume 4: Appendix 2 Map 30
T10	Realign the eastern boundary of the Transport Zone 2 on Dorset Road Croydon between Lindel Court and Barclay Avenue to accord with the common boundary between the road and No's 421-429 Dorset Road.	✓				Volume 1: 36 Volume 3: 100 Volume 4: Appendix 2 Map 30
T11	Rezone that portion of 440 Dorset Road Croydon that is within the Transport Zone 2 to the Neighbourhood Residential Zone Schedule 3 to accord with the remainder of the land.			✓		Volume 1: 37 Volume 3: 101 Volume 4: Appendix 2 Map 30

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
T12	Rezone the portion of 618A Dorset Road, Croydon that is located in the Transport Zone 2 to Industrial 2 Zone to accord with the remainder of the property.			✓		Volume 1: 37 Volume 3: 101 Volume 4: Appendix 2 Map 38
T13	Rezone the land in TP517160 and TP60146 (Hull Road, adjacent to No's 46 and 48) from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 102 Volume 4: Appendix 2 Map 16
T14	Rezone the southbound arm of Lincoln Road, extending from Maroondah Highway to Arthur Place, from General Residential Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 103 Volume 4: Appendix 2 Map 9
T15	Rezone that part of TP423864 that is within the Public Use Zone (PUZ1) to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 104 Volume 4: Appendix 2 Map 33
T16	Rezone that portion of the Road on PS735856 that is within the Activity Centre Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 105 Volume 4: Appendix 2 Map 25
T17	Rezone that portion of 104 Maroondah Highway Ringwood which is in the Transport Zone 2 to Activity Centre Zone Schedule 1.		✓			Volume 1: 37 Volume 3: 106 Volume 4: Appendix 2 Map 25
T18	Rezone the land at 270-274 Maroondah Highway, Ringwood from Transport Zone 2 to General Residential Zone Schedule 1.			✓		Volume 1: 37 Volume 3: 108 Volume 4: Appendix 2 Map 26
T19	Rezone that portion of the land at 5 Mt Dandenong Road, Ringwood East that is within the Transport Zone 2 to General Residential Zone Schedule 1.			✓		Volume 1: 37 Volume 3: 108 Volume 4: Appendix 2 Map 26
T20	Rezone that portion of Maroondah Highway adjacent to No.'s 323-329 from the General Residential Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 108 Volume 4: Appendix 2 Map 26
T21	Rezone the portion of land in TP243341 (Maroondah Highway, adjacent to No. 371) from General Residential Zone Schedule 1 to Transport Zone 2	✓				Volume 1: 36 Volume 3: 109 Volume 4: Appendix 2 Map 20
T22	Rezone the land shown as Road on PS613948 (Maroondah Highway adjacent to No. 416-422) from General Residential Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 109 Volume 4: Appendix 2 Map 21
T23	Rezone the land in TP120017 from Commercial 1 Zone to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 110 Volume 4: Appendix 2 Map 5
T24	Rezone the land shown as Road on PS835031H (Mt Dandenong Road adjacent to No. 174) from General Residential Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 110 Volume 4: Appendix 2 Map 21
T25	Rezone the Mt Dandenong Road Service Road adjacent to 176-102 Mt Dandenong Road (the Velma Grove Shopping Strip) from Commercial 1 Zone to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 111 Volume 4: Appendix 2 Map 21

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
T26	Rezone Oban Road west of Warrandyte Road to General Residential Zone, whilst maintaining the intersection with Warrandyte Road in the Transport Zone 2.			✓		Volume 1: 37 Volume 3: 113 Volume 4: Appendix 2 Map 12
T27	Rezone Old Lilydale Road between Mt Dandenong Road and Everard Street from General Residential Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 114 Volume 4: Appendix 2 Map 21
T28	Rezone that portion of the Ringwood Bypass that is within the Urban Floodway Zone to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 114 Volume 4: Appendix 2 Map 24, 21
T29	Rezone that section of Wantirna Road located on the north-east side of its intersection with Canterbury Road from General Residential Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 115 Volume 4: Appendix 2 Map 43
T30	Rezone the land in TP518232 (Wicklow Avenue, adjacent to No. 23), save for the splay extending into Veema Avenue, from Neighbourhood Residential Zone Schedule 2 to Transport Zone 2.	✓				Volume 1: 36 Volume 3: 115 Volume 4: Appendix 2 Map 22
T31	Rezone that portion of 41-43 Wicklow Avenue Croydon that is within the Transport Zone 2 to Neighbourhood Residential Zone Schedule 3 to correspond with the remainder of that property.	✓				Volume 1: 37 Volume 3: 116 Volume 4: Appendix 2 Map 22
T32	Rezone the land in TP144549 (Wonga Road, adjacent to No. 319) from General Residential Zone Schedule 1 to Transport Zone 2.	✓				Volume 1: 37 Volume 3: 117 Volume 4: Appendix 2 Map 1
T33	Consider whether Coolstore Road, Hewish Road and Lacey Street, Croydon carry sufficient traffic to warrant their inclusion within the Transport Zone 3.				Future work	Volume 3: 118
T34	Rezone Bellara Drive from General Residential Zone Schedule 1 to Transport Zone 3.			✓		Volume 1: 37 Volume 3: 119 Volume 4: Appendix 2 Map 2
T35	Rezone Brysons Road from Transport Zone 3 to Low Density Residential Zone, General Residential Zone Schedule 1 and Neighbourhood Residential Zone Schedule 3 to accord with surrounding land.			✓		Volume 1: 38 Volume 3: 119 Volume 4: Appendix 2 Map 5
T36	Rezone that part of the land at 315-317 and 333 Colchester Road that is currently located within the Transport Zone 3 to General Residential Zone Schedule 1 to accord with the remainder of each property.	✓				Volume 1: 37 Volume 3: 121 Volume 4: Appendix 2 Map 49
T37	Rezone Dampier Grove between Maroondah Highway and Grant Crescent from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.			✓		Volume 1: 38 Volume 3: 121 Volume 4: Appendix 2 Map 24

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
T38	Rezone Eastfield Road, excluding that portion which is occupied by the Lilydale rail line, from General Residential Zone Schedules 1 and 3, Neighbourhood Residential Zone Schedules 2 and 3 and Transport Zone 1 to Transport Zone 3.			✓		Volume 1: 37 Volume 3: 123 Volume 4: Appendix 2 Map 27-30
T39	Rezone that portion of the Eastfield Road road reservation which is occupied by the Lilydale rail line from Neighbourhood Residential Zone Schedule 3 to Transport Zone 1.			✓		Volume 1: 35 Volume 3: 123 Volume 4: Appendix 2 Map 27
T40	Rezone Heatherdale Road between Canterbury Road and Abbey Walk from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.			✓		Volume 1: 37 Volume 3: 124 Volume 4: Appendix 2 Map 42
T41	Rezone Road R1 in PS313447 (Heatherdale Road, north of Canterbury Road) from Industrial 3 Zone to Transport Zone 3.		✓			Volume 1: 37 Volume 3: 124 Volume 4: Appendix 2 Map 42
T42	Rezone Lincoln Road, save for the southbound arm extending from Maroondah Highway to Arthur Place, from Commercial 1 Zone, General Residential Zone Schedule 1, Neighbourhood Residential Zone Schedule 3 and Transport Zone 1 to Transport Zone 3.			✓		Volume 1: 37 Volume 3: 126 Volume 4: Appendix 2 Maps 9, 10, 16 and 17
T43	Rezone land occupied by the Lilydale rail line at Lincoln Road from General Residential Zone Schedule 1 and Neighbourhood Residential Zone Schedule 3 to Transport Zone 1.			✓		Volume 1: 35 Volume 3: 126 Volume 4: Appendix 2 Map 16
T44	Rezone land to the north and south of the railway line and east of Dorset Road from Transport Zone 2 to Neighbourhood Residential Zone Schedule 3.			✓		Volume 1: 38 Volume 3: 126 Volume 4: Appendix 2 Map 16
T45	Rezone Lot 1 on TP 207622Y (Oban Road, adjacent to No. 23) from Commercial 2 Zone to Transport Zone 3.			✓		Volume 1: 37 Volume 3: 127 Volume 4: Appendix 2 Map 14
T46	Rezone those portions of the Ringwood Street that are within the General Residential Zone Schedule 1 and Activity Centre Zone Schedule 1 to Transport Zone 3		✓			Volume 1: 37 Volume 3: 128 Volume 4: Appendix 2 Maps 15 and 21
T47	Rezone that section of Road on Plan of Subdivision PS305572 that is located in the General Residential Zone Schedule 1 to Transport Zone 3.		✓			Volume 1: 37 Volume 3: 128 Volume 4: Appendix 2 Map 10
T48	Remove the Public Acquisition Overlay from the land at TWR 1/271 Bayswater Road, Bayswater North.	✓				Volume 1: 38 Volume 3: 134 Volume 4: Appendix 2 Maps 36 and 37
T49	Develop a Transport Strategy for the municipality and implement relevant actions through the planning scheme.				Future work	Volume 1: 42

Process and administrative improvements

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
P01	Investigate the potential to insert local VicSmart provisions into the Maroondah Planning Scheme.				Future work	Volume 1: 78 Volume 3: 78
P02	Insert Schedule 1 to Clause 44.06 (Bushfire Management Overlay) in a form that is generally consistent with Bushfire Management Overlay Schedules which were initially introduced by Amendment GC13.			✓		Volume 1: 33, 60 Volume 3: 70 Volume 4: 177
P03	Amend maps 1BMO, 2BMO, 4BMO and 6BMO to refer to BMO1 rather than BMO.			✓		Volume 1: 38, 60 Volume 3: 70 Volume 4: Appendix 2 Maps 1-4, 6-8, 11, 12, 18, 24, 51 and 52
P04	Alter Schedule 3 to Clause 43.05 (Neighbourhood Character Overlay) to correct formatting and typographical errors, including deletion of superfluous text.	✓				Volume 1: 33, 54 Volume 3: 69 Volume 4: 174, 175
P05	Identify the most appropriate way of making the operational version of any plans supported by the Development Plan Overlay available to the public.				Process improvement	Volume 2: 48
P06	Review Council practices in documenting changes to approved documents under the Development Plan Overlay to ensure that clarity is maintained.				Process improvement	Volume 2: 48
P07	Ensure that standard reporting templates include a prompt to outline the number of parking spaces required and those provided, even where no permit is required pursuant to Clause 52.06.				Process improvement	Volume 2: 68
P08	Ensure that standard reporting templates, including those which relate to subdivision, include a prompt to outline which specific vegetation removal and/or lopping requires approval.				Process improvement	Volume 2: 68
P09	Conduct proactive enforcement of selected sites, including those where permit applications have been refused, seeking both replacement vegetation and space set aside for its growth as remedies for unlawful vegetation removal.				Process improvement	Volume 2: 69
P10	Amend Clause 17.03-3L to refer to the Economic Development Framework Plan rather than the Industrial Land Use Framework Plan.			✓		Volume 1: 32 Volume 3: 28 Volume 4: 35
P11	Include a map within Clause 18.01-1L (Eastlink Environs) to indicate where the policy applies, rather than relying on a separate document for this information.		✓			Volume 1: 32 Volume 3: 28 Volume 4: 36

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
P12	In the Schedule to Clause 32.03 (Low Density Residential Zone) replace "Schedule" with "Schedule 1", and alter reference on Zoning maps ZN1, ZN2 and ZN4 to refer to land as "LDRZ1" rather than "LDRZ".	✓				Volume 1: 32 Volume 3: 30 Volume 4: 39, Appendix 2 Maps 1, 2, 11, 12 and 42
P13	Remove Clause 32.07 from the Maroondah Planning Scheme.	✓				Volume 1: 32 Volume 3: 32 Volume 4: 40
P14	Alter the format of the heading to Schedule 3 of Clause 32.08 (General Residential Zone) to accord with the Ministerial Direction.	✓				Volume 1: 32 Volume 3: 34 Volume 4: 45
P15	Alter the format of the fourth application requirement in Schedule 3 to Clause 32.08 (General Residential Zone) to include all sub-points within a single list.	✓				Volume 1: 32 Volume 3: 34 Volume 4: 46
P16	Modify the wording of Section 4.0 to Schedule 6 of the Neighbourhood Residential Zone to delete superfluous text.	✓				Volume 1: 32 Volume 3: 38 Volume 4: 58, 59
P17	In the Schedule to Clause 35.05 (Green Wedge A Zone) replace "Schedule" with "Schedule 1", and alter reference on Zoning maps ZN1, ZN2 and ZN6 to refer to land as "GWAZ1" rather than "GWAZ".	✓				Volume 1: 32 Volume 3: 40 Volume 4: 60, Appendix 2 Maps 1-3, 40, 41 and 49-52
P18	Amend the Schedule to Clause 36.02 (Public Park and Recreation Zone) to include all land within the Zone in Category 3 of the signage controls in Clause 52.05.			✓		Volume 1: 32, 45 Volume 3: 43 Volume 4: 62
P19	Amend Schedule 1 to Clause 37.08 (Activity Centre Zone) to utilise a consistent and accessible colour scheme across maps, address formatting and typographical errors, remove ambiguity in relation to façade works and to delete reference to 'Railway' as a use which does not require a planning permit.	✓				Volume 1: 32 Volume 3: 48 Volume 4: 63-104
P20	Amend Schedule 1 to Clause 42.02 (Vegetation Protection Overlay) and Schedules 1, 2, 3 and 4 to Clause 42.03 (Significant Landscape Overlay) to delete reference to the background document.	✓				Volume 1: 33 Volume 3: 49-53 Volume 4: 105, 107, 110, 112, 116
P21	Amend the Schedule to Clause 44.05 (Special Building Overlay) to indicate it as Schedule 1, and to include the title 'Melbourne Water Main Drains'.	✓				Volume 1: 33 Volume 3: 69 Volume 4: 176
P22	Amend each Special Building Overlay map in the Scheme to refer to 'SBO1' rather than 'SBO'.	✓				Volume 1: 33 Volume 3: 69
P23	Amend the Schedule to Clause 45.01 (Public Acquisition Overlay) to delete reference to the PAO3.	✓				Volume 1: 34 Volume 3: 134 Volume 4: 179
P24	Amend the Schedule to Clause 52.28 (Gaming) to update the current name and complete address of the shopping complexes identified and correct formatting errors in Section 6.0.		✓			Volume 1: 34 Volume 3: 76 Volume 4: 190

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
P25	Amend the Schedule to Clause 53.01 (Public open space contribution and subdivision) to remove ambiguity and clarify that the corner site referred to is the land identified in the Scheme as the Canterbury Road and Dorset Road Strategic Industrial Area.	✓				Volume 1: 34 Volume 3: 77 Volume 4: 193
P26	Amend the Schedule to Clause 66.04 to remove reference to Schedule 2 to Clause 43.04.		✓			Volume 1: 34 Volume 3: 79 Volume 4: 194
P27	Amend the Schedule to Clause 66.04 to include the Head, Transport for Victoria as a determining authority and the service authorities as recommending authorities for all development plans lodged under Schedule 6 to Clause 43.04. No referral to the gas supply authority if the development is not, or is not proposed to be, connected to the gas supply.			✓		Volume 1: 34 Volume 3: 80 Volume 4: 194
P28	Amend the Schedule to Clause 66.06 to remove typographical errors.	✓				Volume 1: 34 Volume 3: 80 Volume 4: 195
P29	Amend the Schedule to Clause 72.03 to include map references in alphabetical order and to delete map 1DPO.	✓		✓		Volume 1: 35 Volume 3: 81 Volume 4: 196
P30	Amend the Schedule to Clause 72.04 to rename the Statements of Significance to accord with the Heritage Overlay and correct formatting errors.	✓				Volume 1: 35 Volume 3: 82 Volume 4: 197
P31	Amend the Schedule to Clause 72.08 to include reference to the 2022 Housing Strategy Refresh in place of the 2016 Housing Strategy, and to refer to the Vegetation Strategy 2020-2030, and supporting documents to Amendments C104 and C110.			✓		Volume 1: 35 Volume 3: 83, 88 Volume 4: 198
P32	Rezone the sections of 108 and 110 Bellara Drive, Croydon that are within the Public Use Zone 1 to General Residential Zone Schedule 1	✓				Volume 1: 38 Volume 3: 135 Volume 4: Appendix 2 Map 5
P33	Rezone the eastern portion of 15 Chamberlain Drive, Kilsyth South from General Residential Zone Schedule 1 to Public Park and Recreation Zone.	✓				Volume 1: 39 Volume 3: 138 Volume 4: Appendix 2 Map 49
P34	Rezone the portion of 62 Colchester Road, Kilsyth that is within the Public Park and Recreation Zone to General Residential Zone Schedule 1.		✓			Volume 1: 38 Volume 3: 138 Volume 4: Appendix 2 Map 32
P35	Rezone the portion of 342-346 Dorset Road that is within the Public Park and Recreation Zone to Industrial 1 Zone to accord with the remainder of that property.		✓			Volume 1: 38 Volume 3: 142 Volume 4: Appendix 2 Map 23
P36	Rezone that portion of 348-350 Dorset Road that is within the Industrial 1 Zone to Public Park and Recreation Zone to accord with the remainder of that property.	✓				Volume 1: 39 Volume 3: 142 Volume 4: Appendix 2 Map 23

Code	Details	Planning scheme amendment type			Other action	Where referenced
		20A	20(4)	Std		
P37	Rezoning the portion of 53 Hewish Road Croydon that is within the Public Park and Recreation Zone to Industrial 1 Zone to match the remainder of the property.			✓		Volume 1: 38 Volume 3: 143 Volume 4: Appendix 2 Map 23
P38	Rezoning the portion of 32 Jull Parade Ringwood North that is within the Public Park and Recreation Zone to General Residential Zone Schedule 1 to match the remainder of the property.			✓		Volume 1: 38 Volume 3: 144 Volume 4: Appendix 2 Map 13
P39	Rezoning the portion of Little John Road which is located in the Public Use Zone 1 to General Residential Zone Schedule 1.			✓		Volume 1: 39 Volume 3: 144 Volume 4: Appendix 2 Map 6
P40	Rezoning those sections of 55A Bedford Road, Ringwood that are within the Public Park and Recreation Zone, save for the portion along the northern boundary that is fenced outside the school grounds, to Public Use Zone 2.		✓			Volume 1: 39 Volume 3: 146 Volume 4: Appendix 2 Map 26
P41	Rezoning that portion of 431 Maroondah Highway Croydon North that is within the Public Park and Recreation Zone to Public Use Zone 2.	✓				Volume 1: 39 Volume 3: 146 Volume 4: Appendix 2 Map 5
P42	Rezoning the portion of 20 Tintern Avenue Ringwood East which is located in the Public Park and Recreation Zone to General Residential Zone Schedule 1.	✓				Volume 1: 39 Volume 3: 147 Volume 4: Appendix 2 Map 36
P43	Rezoning those sections of Waterloo Street, Cuthbert Street and Sunset Drive that are within the Public Park and Recreation Zone to Neighbourhood Residential Zone Schedule 3.	✓				Volume 1: 39 Volume 3: 148 Volume 4: Appendix 2 Map 44
P44	Rezoning those sections of No's 4, 10 and 14A Alfrick Road and the Alfrick Road reserve that are within the Public Use Zone to General Residential Zone Schedule 2.			✓		Volume 1: 39 Volume 3: 148 Volume 4: Appendix 2 Map 23
P45	Amend all Schedules to the General Residential and Neighbourhood Residential Zones to reflect changes to the Schedule template arising from Amendments VC243 and VC253.	✓				Volume 2: 39, 40 Volume 3: 32, 35 Volume 4: 41, 43, 45
P46	Rezoning that section of 33-41 Maroondah Highway Ringwood (land in Vol. 05246 Fol. 059) from that is within the Public Use Zone to Activity Centre Zone Schedule 1.			✓		Volume 3: 150 Volume 4: Appendix 2 Map 24