

Maroondah Planning Scheme Review 2024

Volume 3

Detailed analysis of local provisions

Document Control

Contact for Enquiries

Please address any questions regarding this document to:

Name: Jackie Bernoth
Title: Senior Strategic Planner
Email: Jackie.bernoth@maroondah.vic.gov.au

Document History

Version	Date	Author	Summary of changes
1	19 October 2023	Jackie Bernoth	Initial draft
2	7 December 2023	Jackie Bernoth	Updated to reflect gazettal of Amendment C144maro and respond to contributor feedback.
3	19 December 2023	Jackie Bernoth	Councillor briefing issue.
4	23 January 2024	Jackie Bernoth	Minor amendments to reflect gazettal of VC249, VC250, VC253 and C146maro, current calendar year and insert an additional zoning anomaly. Council agenda issue.

Contributors and Reviewers

The following people were involved, to different extents, in the process of developing and finalising this document, but were not responsible for its authorship:

Name and title	Contribute	Review
Andrew Fuaux, Director Strategy and Development		✓
Grant Meyer, Manager City Futures		✓
Angela Kechich, Manager Statutory Planning	✓	
Dale Bristow, Coordinator Strategic Planning and Sustainability (former)	✓	
Anita Ransom, Coordinator Strategic Planning and Sustainability	✓	
Jake Matthews, Coordinator Statutory Planning	✓	
Karin Wiggins, Coordinator Statutory Planning	✓	
Doug Evans, Strategic Environment Planner	✓	
Cristina Riviera, Strategic Planner	✓	
Michael Blowfield, Transport and Sustainability Planner	✓	

Approval

Adopted by Council
[Insert date]



Contents

1.	Preamble	5
2.	Municipal Planning Strategy (MPS)	6
2.1	Clause 02.01 Context	6
2.2	Clause 02.02 Vision	6
2.3	Clause 02.03 Strategic directions	7
2.4	Clause 02.04 Strategic Framework Plans	20
3.	Planning Policy Framework	22
3.1	Settlement	22
3.2	Environmental and landscape values	22
3.3	Environmental risks and amenity	23
3.4	Built environment and heritage	23
3.5	Housing	26
3.6	Economic development	27
3.7	Transport	28
3.8	Infrastructure	29
4.	Zone analysis	30
4.1	Residential Zones	30
4.2	Industrial Zones	39
4.3	Commercial Zones	39
4.4	Rural Zones	40
4.5	Public Land Zones	42
4.6	Special Purpose Zones	44
5.	Overlay analysis	49
5.1	Environmental and Landscape Overlays	49
5.2	Heritage and Built Form Overlays	54
5.3	Land Management Overlays	69
5.4	Other Overlays	71
6.	Particular provisions analysis	75
6.1	Provisions that apply only to a specified area	75
6.2	Provisions that require, enable or exempt a permit	75
6.3	General Requirements and Performance Standards	77
6.4	VicSmart applications and requirements	78
7.	General provisions analysis	79
7.1	Referral and notice provisions	79
8.	Operational provisions analysis	81
8.1	Administration and enforcement of this planning scheme	81
8.2	Strategic Implementation	83

9.	Future strategic work previously included	85
9.1	Transport and Accessibility	85
9.2	Heritage	85
9.3	Open Space.....	86
9.4	Built form and Urban Design	87
9.5	Housing and Residential Land Use	88
9.6	Retail and Commercial Land Use.....	90
9.7	Industrial Land Use	91
9.8	Natural Resources.....	92
10.	Mapping.....	94
10.1	Application of the Transport Zone	94
10.2	Application of Overlays.....	129
10.3	Zoning anomalies and updates	135
10.4	Zoning of Council-owned land.....	151

1. Preamble

This document contains detailed considerations of the form and content of the Maroondah Planning Scheme as well as changes to state and local policies and the Victoria Planning Provisions since a review was last conducted in 2013. It includes reviews of:

- The local planning scheme ordinance.
- Planning scheme mapping.

This assessment indicates the need for a range of amendments to the Scheme. It also identifies areas of future strategic work and matters which should be raised with the state government. There are overlaps between the actions identified and those identified in other Volumes to the review.

Many of the amendments that are recommended as a result of this analysis are neutral in intent. Where there is any question about the neutrality however it is proposed that the amendment undergo a standard amendment process, including public exhibition.

2. Municipal Planning Strategy (MPS)

2.1 Clause 02.01 Context

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Is the word count 5000 words or less?	Yes	
Does the Context section include a brief description of the geographic qualities of the municipality?	Yes	Update for readability.
Does the Context section include a brief description of the economic qualities of the municipality, using the most recently available data, with source and date specified?	No	Update to include current data.
Does the Context section include a brief description of the demographic qualities of the municipality, using the most recently available demographic data / projections, with source and date specified? (Specifically ABS and VIF)	No	Update to include current data.
Are the First Nations people of the land recognised in the first paragraph of the Context. (May be multiple).	No	Current acknowledgement is in the fourth paragraph of the Context. Wording to be reviewed in consultation with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.
Is there opportunity to reduce the word count for this Clause (aim for 500 words).	Yes	Current clause is close to 900 words long. Modify to reduce length and improve readability.

It is considered that understanding of the context would be improved by the inclusion of a map within the clause. This should include the location of key activity and employment precincts, land within the green wedge, the Loughnan-Warranwood and Wicklow Hills ridgelines, waterways and key existing and proposed transport infrastructure.

V15 Amend Clause 02.01 (Context) to reduce it to a length that meets Ministerial Direction requirements, improves readability, updates data and references to First Nations people, and includes a context plan.

2.2 Clause 02.02 Vision

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Does the Vision section clearly and succinctly describe the type of municipality Council seeks to create? (If unsure use the Council Plan vision, extracting land use matters).	Yes	The vision accords with the Maroondah 2040: Our Future Together vision, however it does not focus solely on land use matters as a result.

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Does the Vision section only include land use and development issues capable of being influenced by the Planning Scheme?	No	Provide clarity by outlining how the planning scheme will implement the community vision.

V02 Amend Clause 02.02 (Vision) to provide clarity by outlining how the planning scheme will implement the community vision.

2.3 Clause 02.03 Strategic directions

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	Whilst the Strategic Directions are grouped by the PPF theme, sub-headings are not included and in some cases information is lacking. Details are included below.

2.3.1 Clause 02.03-1 Settlement

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	Whilst the Strategic Directions are grouped by the PPF theme, sub-headings are not included and in some cases information is lacking. Details are included below.
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	No	<p>The Strategic directions for Settlement are focused on activity centres and greyfield renewal. Added articulation is required in relation to:</p> <ul style="list-style-type: none"> • How change is to be directed. • Planning for employment outside activity centres, such as the Maroondah Hospital Precinct and key industrial precincts. • Green wedges. <p>Council's work on implementing the 20 minute neighbourhood concept also indicates that a subtle shift in focus from activity centres to neighbourhoods is appropriate.</p>
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Amendments proposed	The modifications outlined above will assist in responding to the goals of the corporate plan to:

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
		<ul style="list-style-type: none"> Provide employment land and floorspace that responds to the needs of an evolving economy and workforce.¹ Support the growth and diversity of Maroondah's activity centres and business precincts.² Strengthen Maroondah's network of neighbourhoods to support local living.³ Proactively manage population growth while retaining the unique characteristics of Maroondah.⁴
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Amendments proposed	Evidence bases for inserted Strategic Directions are: Maroondah Housing Strategy: 2022 Refresh Metropolitan Industrial and Commercial Land Use Plan
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	No	The strategic directions relate to residential development and activity centre use and development. They do not adequately address the breadth of settlement issues within Maroondah. The proposed changes include discussion in relation to both green wedges and industrial land which is missing from the existing scheme.
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	No	The Strategic Directions currently focus on greyfield renewal and the four largest activity centres. They do not currently provide an adequate policy basis for the application of zones in other locations. The amended Directions address this issue.

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.

2.3.2 Clause 02.03-2 Environmental and landscape values

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Amendments proposed	The current scheme does not include sub-headings and grouping of themes. This has led to some confusion about the joint role that vegetation plays in both biodiversity and character. The translated scheme continues this approach. Inclusion of headings will assist in providing clarity.
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning	Amendments proposed	The Strategic Directions do not clearly articulate the dual environmental and landscape roles of vegetation in the Maroondah setting. It is also appropriate that

¹ Maroondah 2040, page 27

² Maroondah 2040, page 27

³ Maroondah 2040, page 43

⁴ Maroondah 2040, page 43

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Policy will be implemented at a local level?		much of the text and the Strategic Directions in relation to water bodies and wetlands be located in this clause, rather than in Clause 02.03-3. Modifications to provide clarity and reflect the findings of the Vegetation Strategy are appropriate.
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Amendments proposed	The modifications outlined above will assist in responding to the goals of the corporate plan to: <ul style="list-style-type: none"> • Enhance and protect the unique natural features of Maroondah's landscape.⁵ • Reduce greenhouse gas emissions and adapt to the impacts of climate change.⁶ • Pursue high quality urban design that enhances the connection between the built, natural and social environments.⁷ • Proactively manage growth while retaining the unique characteristics of Maroondah.⁸
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Amendments proposed	The evidence base for proposed Biodiversity text is the Maroondah Vegetation Strategy 2020-2030. The remaining text reflects the existing Scheme.
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Amendments proposed	In addition to the text changes outlined, it is noted that Maroondah policy seeks to protect biodiversity and the landscape of the ridgelines without mapping where they are. Inclusion of ridgeline locations in the context plan at Clause 02.01 will address this issue.
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

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.

⁵ Maroondah 2040, page 34

⁶ Maroondah 2040, page 34

⁷ Maroondah 2040, page 43

⁸ Maroondah 2040, page 43

2.3.3 Clause 02.03-3 Environmental risks and amenity

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Amendments proposed	<p>Whilst the Strategic Directions are grouped under the headings of Environmental Risks and Residential Amenity, significant modification is required.</p> <p>State policy would indicate that this Clause should include any relevant context and Strategic Directions in relation to:</p> <ul style="list-style-type: none"> • Climate change impacts • Bushfire • Floodplains • Soil degradation • Noise • Air quality • Amenity, human health and safety <p>The text provided in relation to Environmental Risks largely outlines the value of waterways, rather than risks associated with them. This text is proposed to be relocated to Clause 02.03-2, with new text inserted to implement Council's Climate Change Risk and Adaptation Strategy. This is also to include details on environmentally sustainable design, which is to be relocated from Clause 02.03-5.</p>
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	No	The Strategic Directions provide background and policy with respect to waterways and residential amenity. They do not provide an appropriate level of articulation in relation to environmental risks.
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Amendments proposed	The modifications outlined above will assist in responding to the goal of the corporate plan to "reduce greenhouse gas emissions and adapt to the impacts of climate change." ⁹
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Amendments proposed	Evidence for the Environmental Risks text is contained in Council's Climate Change Risk and Adaptation Strategy.

⁹ Maroondah 2040, page 34

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Amendments proposed	This section of the Scheme currently includes discussion in relation to drainage which is more appropriately located in Clause 02.03-2. Background and policy on environmental risks, as identified in the Maroondah Climate Change Risk and Adaptation Strategy should be inserted.
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

V06 Amend Clause 02.03-3 (Environmental risks and amenity) to include background information and strategic directions for environmental risks that identify risks associated with climate change and bushfire.

V07 Relocate that text of Clause 02.3-3 that relates to waterways to Clause 02.03-2 (Environmental and Landscape Values).

2.3.4 Clause 02.03-4 Natural resource management

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Maroondah Planning Scheme does not include any local content in relation to natural resource management. This is considered to be appropriate.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	N/A	Current State and Regional Planning Policy in relation to natural resource management has limited application within the City of Maroondah. Whilst one property within the municipality is located within the Farming Zone it is proposed that this be rezoned as a result of the current planning scheme review ¹⁰ .
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	N/A	
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	N/A	There are no corporate plan visions which are relevant to natural resource management, as agriculture does not contribute significantly to Maroondah's economy or employment.
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	N/A	Data from 2022 indicates that there were 135 jobs within Maroondah in the Agriculture, Forestry and Fishing sector. This is 0.3% of total jobs in the municipality. The sector had an output of \$42,461, or 0.2% of the total output for the municipality. Mining contributes less to both the economy and employment provision, with an output of \$31,179 and the provision of 42 jobs.
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	N/A	Consideration could be given to inserting text following completion of a Green Wedge Management Plan.

¹⁰ 1/82-112 Colchester Road, Kilsyth. Refer to Section 4.4.2 and Volume 1.

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	N/A	
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	N/A	

2.3.5 Clause 02.03-5 Built environment and heritage

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	Yes	The clause includes text under the headings 'built environment' and 'heritage', which is considered to be acceptable.
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Amendments proposed	The text includes information on the built environment, neighbourhood character and heritage. It also includes policy in relation to environmentally sustainable design which should be relocated to Clause 02.03-2.
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	The Directions seek to implement the goals of the corporate plan to: <ul style="list-style-type: none"> Strengthen Maroondah's network of neighbourhoods to support local living.¹¹ Pursue high quality urban design that enhances the connection between the built, natural and social environments.¹² Proactively manage growth while retaining the unique characteristics of Maroondah.¹³
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	Additional text in relation to urban design and 20-minute neighbourhoods is anticipated to be required following completion of further strategic work in these areas.

¹¹ Maroondah 2040, page 43

¹² Maroondah 2040, page 43

¹³ Maroondah 2040, page 43

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

It is noted that contextual information in relation to heritage refers to “indigenous and post contact settlement periods”. Alternative wording is considered to be more culturally sensitive.

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.

2.3.6 Clause 02.03-6 Housing

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	No	<p>Text within the clause is largely restricted to the Greening the Greyfields project, and no sub-headings are included.</p> <p>Expansion of the text to include background and policy on housing change would be appropriate. This is not so significant as to require headings for clarity however.</p> <p>Consideration was given to inclusion of specific policy in relation to aged care accommodation, based on the content of state policy. However the research indicates that additional policy is not required.</p> <p>The 2021 Census indicated that there were 14,613 people over the age of 70 living in Maroondah. The Commonwealth Government’s guidance on responsible ratios for the provision of aged care (under the Aged Care Act 1997)¹⁴ would indicate that there should be a goal of having 1,143 aged care beds within the municipality as a result. This represented a growth of 2271 people and 177 beds on the 2016 figures. In order to meet the goal an additional 35 beds were required each year between 2016 and 2021. By comparison in 2021 and 22 Council approved 131 additional aged care beds. Whilst these approvals were well in excess of the anticipated demand.</p>
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Amendments proposed	<p>Additional articulation is required in relation to:</p> <ul style="list-style-type: none"> Where growth is to be focused, including reference to locating growth near activity centres. Housing affordability, which is identified as a challenge but not supported by any strategic directions.

¹⁴ For additional background see [Australian Government Productivity Commission - Performance Reporting Dashboard National Healthcare Agreement Life expectancy \(d61.io\)](#)

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Amendments proposed	The modifications outlined above will assist in responding to the goals of the corporate plan to: <ul style="list-style-type: none"> • Support the growth and diversity of Maroondah's activity centres and business precincts.¹⁵ • Strengthen Maroondah's network of neighbourhoods to support local living.¹⁶ • Proactively manage growth while retaining the unique characteristics of Maroondah.¹⁷
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Amendments proposed	Proposed text in relation to directing housing change and affordable housing is supported by the Maroondah Housing Strategy: 2022 Refresh and State policy.
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Amendments proposed	
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

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.

¹⁵ Maroondah 2040, page 27

¹⁶ Maroondah 2040, page 43

¹⁷ Maroondah 2040, page 43

2.3.7 Clause 02.03-7 Economic development

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	No	Whilst the clause does not include subheadings, the content is not so extensive as to warrant it.
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Amendments proposed	Industrial land use and development is the primary contributor to economic development in the municipality, and the text should be amended to give this aspect (rather than retailing) the primary focus. The Clause does include any discussion on health care and social assistance. Given that this sector is responsible for more jobs than any other sector and for 6.6% of the municipality's output the scheme should be amended to include reference to it. ¹⁸
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Amendments proposed	The modifications outlined above will assist in responding to the goals of the corporate plan to: <ul style="list-style-type: none"> • Provide employment land and floorspace that responds to the needs of an evolving economy and workforce.¹⁹ • Support the growth and diversity of Maroondah's activity centres and business precincts.²⁰ • Strengthen Maroondah's network of neighbourhoods to support local living.²¹ • Proactively manage growth while retaining the unique characteristics of Maroondah.²²
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Amendments proposed	The final Strategic Direction has been amended to reflect Council's adopted Croydon Town Centre Structure Plan, which includes an objective to "strengthen the retail, business, industrial and employment role of the Town Centre" ²³ . This is an objective of Clause 22.09-2 of the Scheme as it existed on 27 September 2023. Simplification of the text by amendment C144maro to refer to the industrial role only is considered to be a distortion of the adopted policy and contrary to actions which seek to utilise some industrial land for residential purposes.

¹⁸ Remplan employment and output data. Retrieved 26/7/2023

¹⁹ Maroondah 2040, page 27

²⁰ Maroondah 2040, page 27

²¹ Maroondah 2040, page 43

²² Maroondah 2040, page 43

²³ Croydon Town Centre Structure Plan, pages 2, 10 and 11

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

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.

2.3.8 Clause 02.03-8 Transport

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	No	Whilst the clause does not include subheadings, the content is not so extensive as to warrant it. Rewording of the context section of the clause is required to improve readability however.
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	The Clause provides guidance on how planning will contribute to the Corporate Plan vision which seeks to "Provide a safer, connected and more efficient integrated transport network, including sustainable and active transport options." ²⁴
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Amendments proposed	As detailed in Volume 1, the Maroondah Planning Scheme has historically shown the indicative location of future Northern and Healesville arterials. It does not currently include policy or controls which provide protection of the planned infrastructure from encroachment. It is proposed to insert context and a Strategic Direction to address this issue.

²⁴ Maroondah 2040, page 39

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Amendments proposed	<p>Clause 21.05 of the scheme as it applied prior to gazettal of C144maro included an objective to “create linked shared trails, walking paths and bicycle lanes that encourage cycling and walking”. It was proposed that this be translated into Clause 02.03-8 as the following strategic direction for transport:</p> <p><i>Create shared trails, walking paths and bicycle lanes that provide access to facilities.</i></p> <p>This text was removed by the Department in the final stages of developing the draft. It is understood that the reason for this is that it is unnecessary as State policy addresses this issue. It is considered that this overlooks the purpose of the Strategic Directions, which is to outline Council’s priorities.</p> <p>In approving the amendment the Department of Transport and Planning advised that:</p> <p><i>Other requested changes, being the inclusion of a second strategic direction in Clause 02.03-8 of the MPS and changes to the Clause 18.01-1L (Eastlink environs) have not been incorporated into the final version. If council wishes to pursue these changes, these should be done as part of a separate amendment.</i></p> <p>Reinstatement of the text is considered to be an appropriate reflection of Council’s priorities for Transport from a land use and development perspective. It is currently implemented through provisions such as the Activity Centre Zone, which requires setbacks to provide for footpath widening in some locations.</p>
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	The inserted Strategic Direction would be implemented through application of the Specific Controls Overlay over the Healesville Arterial land.

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.

2.3.9 Clause 02.03-9 Infrastructure

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?		The Clause is focused on the Health Precinct (also referred to in the scheme as the Medical Precinct and the Maroondah Hospital Precinct) and lacks background and strategic directions in relation to community infrastructure more broadly and development infrastructure. Including this information would result in a need to insert headings for clarity. Consistently referring to the area around the Maroondah Hospital as the Medical Precinct would also improve clarity.
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	The Planning Policy Framework has recently been translated to the new format and directions were reviewed in light of State Planning Policy as part of the translation project.
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Amendments proposed	Amendments are proposed which outline how state policy in relation to: <ul style="list-style-type: none"> Community infrastructure is to be implemented through the Croydon Community Wellbeing Precinct. Development infrastructure will be implemented.
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	The Clause provides guidance on how planning will contribute to the Corporate Plan vision which seeks to "Ensure responsible and sustainable management of Maroondah's resources, assets, infrastructure and natural environment." ²⁵
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	Proposed additional text is based on the Maroondah Liveability Wellbeing and Resilience Strategy 2021-2031, Council Plan 2021-2025, and content in the Maroondah Housing Strategy: 2022 Refresh ²⁶ .
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

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 supports the growth of services associated with the Maroondah Hospital.

²⁵ Maroondah 2040, page 52

²⁶ Maroondah Housing Strategy: 2022 Refresh, page 24 and Actions 2.7-2.9

2.3.10 Clause 02.03-10 Open Space

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Are the Strategic Directions grouped by PPF theme and identified by sub-headings?	No	Whilst the clause does not include subheadings, the content is not so extensive as to warrant it.
Are the Strategic Directions consistent with and build upon State Planning Policy?	Yes	
Do the Strategic Directions articulate how State and Regional Planning Policy will be implemented at a local level?	Yes	One minor word change is proposed for grammatical reasons.
Do the Strategic Directions articulate how the Vision (Clause 02.02) will be implemented?	No	There is not a clear nexus between the vision and many of the strategic directions. This can be addressed through providing greater clarity in the vision.
Do the Strategic Directions respond to the planning vision in Council's Corporate Plan?	Yes	
Are the Strategic Directions evidence-based, supported by background strategic work that is adopted by Council?	Yes	
Do the Strategic Directions articulate what is most important to the municipality from a land use and development perspective?	Yes	
Do the Strategic Directions provide the policy basis for the application of Zones, Overlays, Particular Provisions and Local Policies?	Yes	

V21 Make a minor grammatical change to Clause 02.03-10 (Open Space).

2.4 Clause 02.04 Strategic Framework Plans

Clause 02.04 currently includes the following Framework Plans:

- Strategic land use framework plan
- Residential land use framework plan
- Retail and commercial land use framework plan
- Transport land use plan
- Industrial land use plan

Much of the information depicted is repeated on multiple plans, and the assessment below is relevant to each:

Practitioners Guide to Victorian Planning Schemes requirement	Does it comply?	Recommended changes
Do the plans spatially demonstrate how the municipality is expected to change as a result of the implementation of the Planning Scheme?	No	<p>The plans:</p> <ul style="list-style-type: none">• Contain factual information that is largely current, rather than showing how the municipality is expected to change.• Are the only location in the Scheme where the proposed major arterial roads through Kilsyth and Warranwood are referred to. These are important factors in the future growth of the municipality and the Healesville Arterial is critical to understanding industrial land availability in the municipality. They should be retained and the MPS updated to refer to them.• Show the ridge and landscape protection areas, as mapped by the SLOs, but not the ridges themselves.• Do not indicate the level of change anticipated by the Housing Strategy Refresh.• Depict some areas of Ringwood and Croydon as being the location of apartment style housing. This implies that apartments are not to occur elsewhere. This is not consistent with either the Housing Strategy or the provisions of the Scheme.• Show some, but not all, of the industrial areas within the municipality, with no information on their role in the regional or municipal context.
Do the plans clearly compliment and visually express the Vision (Clause 02.02) and the Strategic Directions (02.03)?	No	<p>There is no link to the plans within the text, and in a number of instances the plans do not add value to the text. An altered approach is proposed, as detailed below.</p>

Proposed plan provision:

Title and location	Inclusions
Context plan (embedded in Clause 02.02)	<ul style="list-style-type: none"> • The location of activity centres, differentiating between the types of centre, from the Ringwood Metropolitan Activity Centre to local strip shops • Future major transport corridors • Updated TRZ2 and TRZ3 mapping (differentiate by colour) • Creeks and the Loughnan-Warranwood and Wicklow Hills ridgelines • Land within Melbourne's green wedges • Industrial precincts, differentiating between those with regional and municipal significance • Railway lines, train stations and the principal bus network • Maroondah Hospital
Clause 02.04: Settlement Framework Plan	<p>To complement Clause 02.03-1 Settlement, and include mapping of:</p> <ul style="list-style-type: none"> • Distinctive areas and landscapes, including Green Wedges, ridge protection areas and landscape protection areas • The location and extent of the Ringwood MeAC, Croydon MAC, and Heathmont and Ringwood East Neighbourhood Activity Centres, with an indication that these areas are to be sites of significant change. • Land within 800m of a railway station, Ringwood MeAC, Croydon MAC, and Heathmont and Ringwood East Neighbourhood Activity Centres, indicating that the Future Homes provision applies to parts of this land. • The location of local activity centres. • Greening the Greyfields areas as renewal precincts. • Industrial areas that have a regional or municipality-wide catchment.
Clause 02.04: Environmental and landscape values and risks Framework Plan	<p>To complement Clause 02.03-2 and 02.03-3, and include mapping of:</p> <ul style="list-style-type: none"> • Waterways • Ridgeline protection areas • Sites of identified biological significance • Bushfire prone land • Flood prone land
Clause 02.04: Residential Development Framework Plan	<p>To complement Clause 02.03-1 and 02.03-6, include the Residential Development Framework contained in the Housing Strategy Refresh, updated to:</p> <ul style="list-style-type: none"> • Show the full extent of the Croydon South Greyfield Renewal Area. • Include reference to The Mall/Eastfield Shops as an Activity Centre. • Include colours consistent with the style guide generated for the Scheme.
Clause 02.04: Economic development framework plan	<p>To complement Clause 02.03-1 and 02.03-7 and include mapping of the:</p> <ul style="list-style-type: none"> • Industrial land hierarchy • Commercial centre hierarchy • Medical precinct • Preferred locations for restricted retail land uses • Updated depiction of TRZ2 and TRZ3 roads.

V22 Replace the existing Framework Maps in Clause 02.04 with new Insert Settlement, Environmental and Landscape Values and Risks, Residential Development and Economic Development Framework plans into Clause 02.04.

3. Planning Policy Framework

3.1 Settlement

3.1.1 Clause 11.01-1L Non urban areas

Policy application (if relevant)	Observations / comments	Recommended changes
Land outside the urban growth boundary	<p>There is significant overlap between this policy and the objectives of the Green Wedge A zone that applies to the land.</p> <p>Further strategic work is required to prepare Green Wedge Management Plans (as required by Planning Practice Note 31) in order to develop a more meaningful policy.</p>	<p>Nil as part of current review.</p> <p>Consider changes to the policy as part of implementing future Green Wedge Management Plans.</p>

3.1.2 Clause 11.01-3L Croydon Major Activity Centre

Policy application (if relevant)	Observations / comments	Recommended changes
Land shown in the Croydon Activity Centre map	The Croydon Structure Plan is currently undergoing review. It is anticipated that this Clause will be updated as part of implementation of new Plan.	Nil as part of current review.

3.2 Environmental and landscape values

3.2.1 Clause 12.05-2L Ridgelines

Policy application (if relevant)	Observations / comments	Recommended changes
Land affected by Schedules 1 and 2 to the Design and Development Overlay	Not all land affected by Schedules 1 and 2 of the DDO is located along a ridgeline, and the entirety of the ridgelines is not affected by the DDO1 and DDO2 controls.	E11 Amend the heading to Clause 12.05-2L heading from “Ridgelines” to “Ridgeline protection areas”.

3.3 Environmental risks and amenity

3.3.1 Clause 13.07-1L Non residential uses in residential areas

Policy application (if relevant)	Observations / comments	Recommended changes
All land in a residential zone except for land within Design and Development Overlay Schedule 9.	Exclusion of this policy from land in the Maroondah Hospital Medical Precinct (DDO9) is appropriate.	Nil as part of current review.

3.4 Built environment and heritage

3.4.1 Clause 15.01-1L-01 Signs

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for signs	<p>The signage policy provides little guidance. There is significantly more detail in the Urban Design Framework adopted in 2006. This was previously proposed to be included in the Scheme by Amendment C61. The layout of the scheme has changed, however and further work is required to draft an updated policy.</p> <p>It is anticipated that Clause 15.01-1L-01 would be amended to provide greater guidance on the provision of appropriate signage in the municipality. This would allow removal of separate signage policy within Clause 15.01-2L (Industrial Design) and Clause 16.01-1L (Residential accommodation).</p>	<p>Nil as part of current review.</p> <p>Further strategic work is to include:</p> <p>L11 Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.</p>

3.4.2 Clause 15.01-1L-02 Signs on Council reserves

Policy application (if relevant)	Observations / comments	Recommended changes
The construction and display of signs on Council Reserves identified in the Schedule to Clause 36.02.		Nil as part of current review.

3.4.3 Clause 15.01-2L-01 Environmentally sustainable development

Policy application (if relevant)	Observations / comments	Recommended changes
Residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in the policy	Amendment C144maro translated the former Clause 22.15 in a neutral manner. As detailed below this includes neutral translation of an apparent error in the clause. It is appropriate that the error be rectified and that the policy guidelines in relation to residential development for "Alterations and additions to a building used for accommodation..." be reworded to refer to "A building used for accommodation...".	E12 Amend Clause 15.01-1L (Environmentally Sustainable Development) to refer to buildings, rather than alterations and additions to buildings, within the policy guidelines for residential development.

Council joined with other Council Alliance for a Sustainable Built Environment (CASBE) Councils to implement an Environmentally Sustainable Development (ESD) Policy into the then Clause 22.15 of the Scheme by amendment C137maro. Whilst the policy is substantially similar to policies introduced by other CASBE Councils, it contains minor wording differences to other Councils' policies. There is currently no requirement in the Maroondah Scheme to provide any ESD information for an application to develop a new building for accommodation (other than a dwelling) regardless of its floor area, with the text referring solely to alterations and additions to buildings. The remaining Council policies apply to development of a building for accommodation with no distinction between new buildings and additions to buildings.

It would appear that Maroondah's unique ESD policy wording is as a result of an accidental omission or error in drafting the control. The Background Report to Amendment C137maro contains the following tables which summarise the intended application requirements:

Proposed Thresholds	Applications Requirements	Rationale
<ul style="list-style-type: none"> - 3- 9 dwellings; or - Development of a building for accommodation other than dwellings with a gross floor area of 500m² to 1000m²; or 	Sustainable Design Assessment (SDA)	<ul style="list-style-type: none"> - Balancing ambition with the work load - Majority of multi-dwelling development types captured - Same threshold to many other Metropolitan LGAs - Increase of ESD assessment

Figure 1: Extract from Table 3.2, in Page 16 to the Background Report to Amendment C137maro

Proposed Thresholds	Applications Requirements	Rationale
<ul style="list-style-type: none"> - 10 or more dwellings; or - Development of a building for accommodation other than dwellings with a gross floor area more than 1000m². - Alterations and additions creating 1000m² or more of additional gross floor area (excluding outbuildings). 	Sustainability Management Plan (SMP) Green Travel Plan (GTP)	Consistency with threshold of other LGAs

Figure 2: Extract from Table 3.6, in page 17 to the Background Report to Amendment C137maro

These tables would indicate that it was Council's intention to apply the provision to new buildings and to smaller extensions that result in a floor area of between 500 m² and 1000 m². This, however, was not included in the exhibited version of amendment C137maro.

Amending the wording of the current Clause to accord with other like-Councils would have the following impact on application requirements for buildings used for accommodation in Maroondah:

Proposed floor area (total)	New floor area	Current application requirement	Proposed application requirement
500 m ² to 999 m ²	<500 m ²	Nil	SDA
	New building	Nil	SDA
> 1000 m ²	<500 m ²	Nil	SMP and GTP
	500 m ² to 999 m ²	SDA	SMP and GTP
	New building	Nil	SMP and GTP

3.4.4 Clause 15.01-2L-02 Industrial design

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for development of land for industry in the Industrial 1 Zone, Industrial 3 Zone or Commercial 2 Zone	<p>There would appear to be merit in replacing this policy with place-based policies:</p> <ul style="list-style-type: none"> Application of the policy to 'development for industry' means that the policy does not apply for the construction of an office or building for another non-industrial use in the Commercial 2 Zone. Requirements for landscaping and street setbacks, whilst applied to all development, are unlikely to be consistently warranted. <p>The clause includes sign requirements. Given that the policy applies to development it is appropriate that all signage policy be included within Clause 15.01-1L (Signs).</p>	<p>Nil as part of current review.</p> <p>It is recommended that Council conduct the following strategic work:</p> <p>L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.</p>

3.4.5 Clause 15.01-5L Preferred neighbourhood character

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for development in the General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone in the areas identified on the Neighbourhood Character Precincts Map forming part of this clause.	<p>The proposed form of Clause 15.01-5L is intended to be a policy neutral translation of the existing policy content of the Scheme. It addresses current ambiguity in the Scheme in relation to the extent of the Croydon Major Activity Centre and application of the Neighbourhood Character Policy.</p> <p>It will not address issues outlined previously in relation to the need to prepare a Neighbourhood Character Strategy and implement it. No changes are proposed as part of the current review amendment, however further strategic work is required as a Council priority.</p>	<p>Nil as part of current review.</p> <p>It is recommended that Council conduct the following strategic work:</p> <p>R01 Develop a Neighbourhood Character Policy 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>R02 Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.</p>

3.5 Housing

3.5.1 Clause 16.01-1L-01 Housing supply

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for residential development in a residential zone, the Commercial 1 Zone or the Activity Centre Zone.	This policy seeks to encourage the scheme to include a range of community benefits that improve housing, rather than the supply of housing alone.	Nil as part of current review.

3.5.2 Clause 16.01-1L-02 Residential accommodation

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for the use and development of land for a residential aged care facility, a residential village or a retirement village.	The clause includes policy in relation to signage which are anticipated to be superfluous once a municipality-wide signage policy is introduced.	It is recommended that the planning scheme be amended remove reference to signage (other than directional signage) within Clause 16.01-1L-02 upon inclusion of a municipality-wide signage policy into the Scheme.

3.6 Economic development

3.6.1 Clause 17.02-1L Retail and Office Development

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for retail and office development	<p>There is some difficulty in a policy that applies to development seeking to restrict as-of-right uses. Office is a Section 1 use in the Commercial 2 Zone. This zone applies to sections of Croydon, but also areas of Ringwood (outside the Metropolitan Activity Centre), Bayswater North and Kilsyth South. It is not currently proposed to alter the zoning of this land to control office use. The Clause should be amended to instead specifically encourage office development in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.</p> <p>In order to be effective this clause should also relate to both land use and development.</p>	<p>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.</p> <p>L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.</p>

3.6.2 Clause 17.03-1L Industrial land

Policy application (if relevant)	Observations / comments	Recommended changes
Land in the Industrial 1 Zone, Industrial 3 Zone and Commercial 2 Zone	<p>It is noted that this policy applies to land in a Commercial zone, not just land in the industrial zones. The Metropolitan Industrial and Commercial Land Use Plan (MICLUP) also includes the Commercial 2 Zone in its considerations of industrial land. In light of the findings of the MICLUP and the lack of spare industrial capacity within Maroondah it is appropriate to discourage office development from locating in the Industrial 1 and Industrial 3 Zones, where this land use requires a planning permit. It may be appropriate to consider limiting the amount of office floorspace in these zones, however this would require additional strategic work, indicating the importance of future work previously identified for industrial precincts.</p>	<p>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.</p>

3.6.3 Clause 17.03-3L Canterbury Road and Dorset Road Strategic Industrial Area

Policy application (if relevant)	Observations / comments	Recommended changes
The Canterbury Road and Dorset Road Strategic Industrial Area as shown on the Industrial Land Use Framework Plan in Clause 02.04.	The sole strategy relates to discouraging small factory development. The text refers to a Framework Map which is to be replaced, and will need to be updated accordingly.	P10 Amend Clause 17.03-3L to refer to the Economic Development Framework Plan rather than the Industrial Land Use Framework Plan.

3.7 Transport

3.7.1 Clause 18.01-1L EastLink environs

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for development (excluding subdivision) on land identified in the policy document Corridor Plans – City of Maroondah (Connect East, August 2022) to this clause	<p>Council sought some modification to this clause as drafted in Amendment C144maro. Specifically, it was requested that a map showing the application of the policy be included in the Scheme rather than as a policy document. This was proposed to ensure that the Scheme is readily accessible to all users. In approving the amendment the Department of Transport and Planning advised that:</p> <p><i>Other requested changes, being the inclusion of a second strategic direction in Clause 02.03-8 of the MPS and changes to the Clause 18.01-1L (Eastlink environs) have not been incorporated into the final version. If council wishes to pursue these changes, these should be done as part of a separate amendment.</i></p> <p>It is considered that the inclusion of the map within the clause remains appropriate, and should be pursued as part of the planning scheme review amendment.</p> <p>This matter has been discussed with Connect East, who have (verbally) indicated no objection to the proposal.</p>	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.

3.8 Infrastructure

3.8.1 Clause 19.02-1L Maroondah Hospital Medical Precinct

Policy application (if relevant)	Observations / comments	Recommended changes
Land within land within the Maroondah Hospital Medical Precinct as shown on the Strategic Land Use Framework Plan in Clause 02.04	<p>As the policy only applies to land in the precinct, the second strategy does not have any effective impact:</p> <p><i>Encourage the core services of Maroondah Hospital, specialist medical services and ancillary facilities to be centrally located within the Maroondah Hospital Medical Precinct.</i></p> <p>It is appropriate that the policy, which aims to prevent a 'creep' of hospital-related functions into its hinterland, apply to a broader area so that this strategy can be effective. This would also reflect the Scheme as it existed prior to Amendment C144maro. A minor wording change will ensure that the policy does not prevent the provision of needed medical facilities elsewhere in the municipality. It is also considered that the current wording does not prevent a relocation of the hospital if this were appropriate to fulfill state policy in relation to the provision of medical infrastructure for the community.</p>	<p>It is recommended that the Scheme be altered to:</p> <p>L14 Amend Clause 19.02-1L (Maroondah Hospital Medical Precinct) to:</p> <ul style="list-style-type: none"> • Alter the title to 'Medical Precinct' • 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 Medical Precinct".

4. Zone analysis

4.1 Residential Zones

4.1.1 Clause 32.03 Low Density Residential Zone

Zone purposes:

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Provision	Adherence with MD	Additional improvements
Preliminary	The Schedule is not numbered, and maps are marked LDRZ rather than LDRZ1. 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”.²⁷	
1.0 Subdivision requirements	Complies.	
2.0 Outbuilding permit requirements	Complies.	

4.1.2 Clause 32.04 Mixed Use Zone

Zone purposes:

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

To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To provide for housing at higher densities.

To encourage development that responds to the existing or preferred neighbourhood character of the area.

To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

Schedule 1: Croydon Town Centre

Provision	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Clause 54 and Clause 55 requirements	Complies.	

²⁷ Shown on Volume 4, Appendix 2, Maps 1, 2, 8, 9, 38

Schedule 2: 17 Faraday Road, Croydon South

The zone applies to part of the property at 17 Faraday Road only, an area of approximately 225m². The land is developed with a double storey building which is utilised as a shop and dwelling. Since approximately 2014 the shop component has been used as a hairdresser.



Figure 3: Zone and aerial photography of 17 Faraday Road, Croydon South



Figure 4: Google Street View, June 2022

The shop use is prohibited within the surrounding Neighbourhood Residential Zone (NRZ3). Clause 63.05 outlines instances where the use may continue however.

Relevant objectives of the two zones are:

- MUZ: “To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.”
- NRZ: “To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.”

Whilst there would appear to be limited strategic basis for application of the zone, continuation of the existing use is unlikely to have significant amenity impacts on surrounding dwellings. Zoning of the property should be considered as part of a review of the residential zones which will result from preparation of a Neighbourhood Character Strategy.

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.

Provision	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Clause 54 and Clause 55 requirements	Complies.	

4.1.3 Clause 32.07 Residential Growth Zone

The header provision is included within the Scheme, but not utilised within the municipality.

P13 Remove Clause 32.07 from the Maroondah Planning Scheme.

4.1.4 Clause 32.08 General Residential Zone

Zone purposes:

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

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Amendments VC243 and VC253 resulted in modifications to the standard Schedule template to this zone. This results in a need to remove the current Section 3.0 in each instance and renumber the remaining sections accordingly. Reference to ‘dwellings and residential buildings’ also need to be updated to include ‘small second dwellings’.

As a result of the changes to Clause 54.05-2 made by Amendment VC253, consideration should be given to whether Maroondah variations to Standard A17 require modification.

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.

R24 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.

Schedule 1: General Residential Areas

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	Complies	
2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement	Update to refer to small second dwellings.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	Refer to Action R24 above.
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies	
7.0 Decision guidelines	Complies	

Schedule 2: Croydon Major Activity Centre

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	Complies	
2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement	Update to refer to small second dwellings.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	Refer to Action R24 above.
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies	
7.0 Decision guidelines	Complies	

Schedule 3: Greyfield Renewal Precincts

Purpose and requirements	Adherence with MD	Additional improvements
Preliminary	The format of the Schedule heading is not in accordance with the MD. P14 Alter the format of the heading to Schedule 3 of Clause 32.08 (General Residential Zone) to accord with the Ministerial Direction.	
1.0 Neighbourhood character objectives	Complies	
2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement	Update to refer to small second dwellings.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	The bottom three dot points of the fourth application requirement (landscape plan) should align with those above them rather than having an additional indent. 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.	
7.0 Decision guidelines	Complies	

4.1.5 Clause 32.09 Neighbourhood Residential Zone

Zone purposes:

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

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

It is noted that the clause requires all Schedules to include at least one neighbourhood character objective.

Amendments VC243 and VC253 resulted in modifications to the standard Schedule template to this zone. This results in a need to remove the current Section 3.0 in each instance and renumber the remaining sections accordingly. Reference to 'dwellings and residential buildings' also need to be updated to include 'small second dwellings'.

As a result of the changes to Clause 54.05-2 made by Amendment VC253, consideration should be given to whether Maroondah variations to Standard A17 require modification.

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.

R24 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.

Schedule 1: Ridgeline Protection Area A

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	<p>The Schedule does not include the required neighbourhood character objective/s.</p> <p>Amendment C93 introduced the zone, which was applied to the DDO1 area. Use of objectives which have the same intent as the DDO1 but which relate to both development and subdivision is therefore appropriate.</p> <p>R09 Insert neighbourhood character objectives into Schedule 1 to Clause 32.09 (Neighbourhood Residential Zone).</p>	
2.0 Minimum subdivision area	Complies	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	Refer to Action R24 above.
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies.	
7.0 Decision guidelines	Complies.	

Schedule 2: Ridgeline Protection Area B

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	<p>The Schedule does not include the required neighbourhood character objective/s.</p> <p>Amendment C93 introduced the zone, which was applied to the DDO2 area. Use of objectives which have the same intent as the DDO2 but which relate to both development and subdivision is therefore appropriate.</p> <p>R10 Insert neighbourhood character objectives into Schedule 2 to Clause 32.09 (Neighbourhood Residential Zone).</p>	
2.0 Minimum subdivision area	Complies.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	Refer to Action R24 above.
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies.	
7.0 Decision guidelines	Complies.	

Schedule 3: Canopy Cover Ridgeline Protection

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	<p>The Schedule does not include the required neighbourhood character objective/s.</p> <p>Amendment C93 introduced the zone, which was applied to the SLO3 area. Use of objectives which have the same intent as the SLO3 but which relate development is therefore appropriate.</p> <p>R11 Insert neighbourhood character objectives into Schedule 3 to Clause 32.09 (Neighbourhood Residential Zone).</p>	

Purpose and requirements	Adherence with MD	Additional improvements
2.0 Minimum subdivision area	Complies.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	Refer to Action R24 above.
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies.	
7.0 Decision guidelines	Complies.	

Schedule 4: Sites of Biological Significance

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	<p>The Schedule does not include the required neighbourhood character objective/s.</p> <p>Amendment C93 introduced the zone, which was applied to the VPO1 area. Use of objectives which have the same intent as the VPO1 but which relate development is therefore appropriate.</p> <p>R12 Insert neighbourhood character objectives into Schedule 4 to Clause 32.09 (Neighbourhood Residential Zone).</p>	
2.0 Minimum subdivision area	Complies.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	Refer to Action R24 above.
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies.	
7.0 Decision guidelines	Complies.	

Schedule 5: Jubilee Park

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	Complies	<p>Refer to Volume 1 for a detailed assessment of the provisions of this zone in combination with the Neighbourhood Character and Heritage Overlays.</p> <p>The action rising is to:</p> <p>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.</p>
2.0 Minimum subdivision area	Complies.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies.	
7.0 Decision guidelines	Complies.	

Schedule 6: Ruskin Park

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	Complies.	
2.0 Minimum subdivision area	Complies.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	<p>The third column includes unnecessary lead-in text that does not add value and is not present in the remaining NRZ schedules. This can be deleted without any impact on the operation of the clause.</p> <p>P16 Modify the wording of section 4.0 to Schedule 6 of the Neighbourhood Residential Zone to delete superfluous text.</p>
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies.	
7.0 Decision guidelines	Complies.	

4.2 Industrial Zones

4.2.1 Clause 33.01 Industrial 1 Zone

Zone purposes:

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

To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Maximum leasable floor area requirements	Complies	

4.2.2 Clause 33.03 Industrial 3 Zone

Zone purposes:

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

To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.

To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.

To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Maximum leasable floor area requirements	Complies	

4.3 Commercial Zones

4.3.1 Clause 34.01 Commercial 1 Zone

Zone purposes:

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

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Maximum leasable floor area requirements	Complies	

4.3.2 Clause 34.03 Commercial 2 Zone

Zone purposes:

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

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Purpose and requirements	Adherence with MD	Additional improvements
No local requirements	<p>There is no specific reference to the Zone in the Direction.</p> <p>The zone is applied in some properties in significant industrial precincts. Further strategic work is required to determine if office use and development is appropriate in these locations. If not, rezoning of the land would be appropriate.</p>	L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.

4.4 Rural Zones

4.4.1 Clause 35.05 Green Wedge A Zone

Zone purposes:

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

To provide for the use of land for agriculture.

To protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.

To ensure that use and development promotes sustainable land management practices and infrastructure provision.

To protect, conserve and enhance the cultural heritage significance and the character of rural and scenic non-urban landscapes.

To recognise and protect the amenity of existing rural living areas.

Purpose and requirements	Adherence with MD	Additional improvements
Preliminary	<p>The Schedule is not numbered, and maps are marked GWAZ rather than GWAZ1.</p> <p>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</p>	

Purpose and requirements	Adherence with MD	Additional improvements
	refer to land as “GWAZ1” rather than “GWAZ”. ²⁸	
1.0 Subdivision and other requirements	Complies	

4.4.2 Clause 35.07 Farming Zone

Zone purposes:

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.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Subdivision and other requirements	Complies	

Whilst the form of the Zone meets the requirements of the Ministerial Direction, it is noted that it is applied to a single property in Maroondah. The land is currently owned by the Head, Transport for Victoria. It is anticipated that this and other (significant) landholdings in the same ownership are being held for a future Healesville Arterial. Commentary in relation to this is located in Volume 1. It would appear that use of the Farming Zone applied to the land at 1/82-112 Colchester Road Kilsyth is as a result of its historic use as a horse paddock, rather than any intention that it be held for farming in the longer term. Use of the zone within the urban growth boundary purely as a place-holder is not considered to be appropriate. Surrounding land within the City of Maroondah is zoned General Residential Schedule 1, Public Park and Recreation, and Industrial 1. Land opposite, which lies in the Shire of Yarra Ranges, is also zoned Industrial 1.

L15 Rezone the land at 1/82-112 Colchester Road Kilsyth from Farming Zone to Industrial 3 Zone.²⁹

L16 Remove Clause 35.07 (Farming Zone) and its schedule from the Maroondah Planning Scheme.

²⁸ Shown on Volume 4, Appendix 2, Maps 1-3, 36, 37 and 45-48

²⁹ Shown on Volume 4, Appendix 2, Map 28

4.5 Public Land Zones

4.5.1 Clause 36.01 Public Use Zone

Zone purposes:

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

To recognise public land use for public utility and community services and facilities.

To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Permit exemptions and conditions	Complies.	Implementation of the Croydon Community Wellbeing Precinct will include use of land by external bodies. This is anticipated to include a range of uses such as Education Facility, Medical Centre and Office not conducted by or on behalf of Council. Modifications to Clause 02.03-9 to support this are outlined in relation to Actions V09 and V11 .
2.0 Sign requirements	Complies.	

4.5.2 Clause 36.02 Public Park and Recreation Zone

Zone purposes:

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

To recognise areas for public recreation and open space.

To protect and conserve areas of significance where appropriate.

To provide for commercial uses where appropriate.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Permit exemptions and conditions	Complies.	
2.0 Sign requirements	The table at 2.0 does not provide an appropriate level of clarity. Some of the reserve names stated are incorrect (several cannot be found on a Council Reserve search), whilst the lack of full addresses requires either additional research or local knowledge rather than reference to the planning scheme alone. It is noted that many Council reserves are contained in other	

Purpose and requirements	Adherence with MD	Additional improvements
	<p>zones, where less restrictive controls apply, and the variation of controls causes confusion for sporting clubs.</p> <p>Additional details and are contained in Volume 1.</p> <p>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.</p>	

Council has identified that there are a number of land parcels which are either public open space, or may be perceived as such by some members of the community, which are within residential and industrial zones. A review of the zone of Council owned land will form part of the background to, and subsequent implementation of, an open space strategy.

V23 Conduct a review of the zoning of Council owned land used for community, recreation and conservation purposes.

4.5.3 Clause 36.02 Public Conservation and Resource Zone

Zone purposes:

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

To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.

To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.

To provide for appropriate resource based uses.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Permit exemptions and conditions	Complies.	V23 Conduct a review of the zoning of Council owned land used for community, recreation and conservation purposes.
2.0 Sign requirements	Complies.	
3.0 Use and development of land specified in an Incorporated Plan	Complies.	

4.5.4 Clause 36.04 Transport Zone

Zone purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for an integrated and sustainable transport system.
- To identify transport land use and land required for transport services and facilities.
- To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.
- To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

There is no schedule to the Transport Zone, however there is specific guidance in the Ministerial Direction about how the Transport Zone 1 and Transport Zone 2 are to be applied. Details of proposed changes to the application of the Transport Zone are included in the assessment of Scheme mapping below as well as within Volume 1.

4.6 Special Purpose Zones

4.6.1 Clause 37.03 Urban Floodway Zone

Zone purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Application requirements	Complies.	A preliminary review of mapping of the Zone indicates that in some cases the extent of the zone follows property boundaries rather than contours as might be expected. E05 Prepare an amendment to the Planning Scheme to implement current flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.
2.0 Decision guidelines	Complies.	
3.0 Signs	Complies.	

4.6.2 Clause 37.08 Activity Centre Zone

Zone purposes:

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

To encourage a mixture of uses and the intensive development of the activity centre:

- *As a focus for business, shopping, working, housing, leisure, transport and community facilities.*
- *To support sustainable urban outcomes that maximise the use of infrastructure and public transport.*

To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.

To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.

To facilitate use and development of land in accordance with the Development Framework for the activity centre.

Purpose and requirements	Adherence with MD	Additional improvements
Preliminary	<p>A review of the Schedule identifies a number of recurring formatting and layout issues which should be addressed and have not been duplicated below for brevity. These are:</p> <ul style="list-style-type: none"> • Clause numbering within all precincts appears to have been inserted as part of the heading, rather than as part of the numbering system, making navigation more difficult. • Maps have been inserted in a portrait format with a set page size. This results in excessive space around a number of them. • Interface Type 1 and 6 are depicted in similar colour to one another, potentially resulting in confusion. • A range of colours are used to depict sub-precincts on the separate sub-precinct maps. Some are similar to the colour used for sites requiring a specific response. A single colour palette should be used. • The format of a number of sections of text appears incorrect either within the HTML version of the Scheme, the PDF version, or both. 	
Ringwood Metropolitan Activity Centre	Complies	
1.0 Ringwood Metropolitan Activity Centre (Ringwood MeAC) framework plan	Complies	
2.0 Land use and development objectives to be achieved	Complies	

Purpose and requirements	Adherence with MD	Additional improvements
3.0 Table of uses	<p>Minor typographical errors in Food and drink premises, Leisure and recreation and Shop.</p> <p>The railway line and station are within the Transport Zone 1, and as a result the reference to railway in Section 1 can be deleted.</p> <p>Final section ("Any use listed...") retains the guidance text from the template, which should be deleted.</p>	
4.0 Centre-wide provisions	Complies	
4.1 Use of land	<p>The content of this section does not make grammatical sense:</p> <p><i>A permit is not required to use land for the purposes provided the use is carried out by, or on behalf of, the public land manager.</i></p> <p>A review of the text and previous zoning indicates that the intent was to utilise standard Activity Centre Zone (ACZ) Schedule text to effectively duplicate the provisions of the Public Use Zone, which includes the following in Section 1:</p> <p><i>The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map.</i></p> <p><i>The use must be carried out by or on behalf of the public land manager.</i></p> <p>Modification of the text as follows would provide clarity:</p> <p><i>A permit is not required to use land for the purposes <u>contained in Section 2 of the table of uses</u> provided the use is carried out by, or on behalf of, the <u>relevant</u> public land manager.</i></p>	
4.2 Subdivision	Complies.	
4.3 Buildings and works	Insert additional text to clarify that façade works are exempt provided that both 80% of the façade is maintained as clear glazing and no external roller shutter is proposed.	

Purpose and requirements	Adherence with MD	Additional improvements
4.4 Design and development	<p>The initial text should be adjusted and sited below the building height requirements and interface requirements for clarity.</p> <p>Adjust headings to be sentence case, rather than capitalising all words.</p> <p>Within Interface setback requirements clarify that these are shown in the individual precincts.</p>	
5.0 Precinct provisions		
5.1 Precinct 1 – Ringwood Urban Centre Precinct	<p>Complies, subject to the above.</p> <p>Section 5.1-5 Any other requirements is not included. This appears to be consistent with the MD.</p>	
5.2 Precinct 2 – Western Precinct	<p>The precinct guidelines refer to a number of sites by their current name or the name of their owner. This requires local knowledge that cannot be assumed. The precinct map should be updated to name these sites.</p> <p>Section 5.2-5 Any other requirements is not included. This appears to be consistent with the MD.</p>	
5.3 Precinct 3 – North Western Precinct	Complies, subject to the above.	
5.4 Precinct 4 – Eastern Precinct	<p>There is a typographical error in the first dot point of the precinct objectives.</p> <p>There is a typographical error in the second last dot point of the precinct guidelines under Landscape and environment.</p>	
5.5 Precinct 5 – Pitt Street Precinct	Complies, subject to the above.	

Purpose and requirements	Adherence with MD	Additional improvements
5.6 Precinct 6 – Ringwood Station Precinct	This precinct map purports to show controls over land that is within the Transport Zone 1 rather than the ACZ. As application of the ACZ is not likely to be considered appropriate for railway land, an appropriate complementary built form control for this land could be considered as part of current work being prepared by the Department of Transport and Planning and the Victorian Planning Authority.	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.
5.7 Precinct 7 – Heatherdale Station Precinct	Interface Types 1 and 3 are shown differently on this map to other precinct maps. The Precinct requirements height table does not provide clarity in relation to preferred heights, as Precinct 7A and 7B are contained in a single row in the table. The different requirements for height based on lot size are also confusing and could be laid out differently to improve clarity.	
6.0 Application requirements	Complies.	
7.0 Notice and review	Complies.	
8.0 Decision guidelines	Replace the heading 'Design and Development' with 'Design and development'.	
9.0 Signs	Complies.	
10.0 Other provisions of the scheme	Complies.	
11.0 Reference documents	Complies.	

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, improve grammar and to delete reference to 'Railway' as a use which does not require a planning permit.

5. Overlay analysis

5.1 Environmental and Landscape Overlays

5.1.1 Clause 42.02 Vegetation Protection Overlay (VPO)

Overlay purposes:

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

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.

To maintain and enhance habitat and habitat corridors for indigenous fauna.

To encourage the regeneration of native vegetation.

Schedule 1: Sites of Biological Significance

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and significance of vegetation to be protected	It is appropriate that reference to the background document be deleted from the Schedule. The document is already listed within the Schedule to Clause 72.08	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 documents.
2.0 Vegetation protection objectives to be achieved	Complies.	
3.0 Permit requirement		The second permit requirement lacks clarity and requires specialist knowledge. This results in difficulty in its application. Wording which accords with the exemptions contained in Clause 52.17-7 is proposed as being more readily applied. This will have limited impact on application numbers. 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.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies.	

5.1.2 Clause 42.03 Significant Landscape Overlay (SLO)

Overlay purposes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Schedule 1: Ridgeline Protection Area

It is noted that this Schedule is titled Ridgeline Protection Area. This naming was instituted on creation of the SLO1 in 1999, however since that time much of the area covered by the SLO1 has been included in the SLO3 instead. Residual areas in the SLO1 comprises land outside of the Urban Growth Boundary to the north of Gibson Road, Warranwood and in Kilsyth South. These are not ridgeline locations. Renaming of the Overlay to ‘Landscape Protection’ is appropriate in light of the purposes of the Overlay and its application.

E14 Amend the title of Schedule 1 to Clause 42.03 (Significant Landscape Overlay) from ‘Ridgeline Protection Area’ to ‘Landscape Protection Area’.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>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 documents.</p>	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	<p>The permit requirements should be adjusted to be clear and unambiguous.</p> <p>Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant reduction in the number of trees the control applies to.</p> <p>Reference to a ‘suitably qualified person’ to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a ‘suitably qualified arborist’ would provide clarity.</p>	<p>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.</p>

Purpose and requirements	Adherence with MD	Additional improvements
4.0 Application requirements	Complies.	
5.0 Decision guidelines		E16 Amend Schedule 1 to Clause 42.03 (Significant Landscape Overlay) to correct a typographical error in the decision guidelines.

The control has been in place since 1999, and a review should be conducted into whether the control, including the exemptions provided within it, achieve the landscape character objectives outlined.

E05 Conduct a review of the effectiveness and application of the Significant Landscape Overlay and Design and Development Overlay Schedules 1, 2 and 7.

Schedule 2: Maroondah Canopy Tree Protection Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>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 documents.</p>	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	<p>Adjust the permit requirements to be clear and unambiguous.</p> <p>Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant reduction in the number of trees the control applies to.</p> <p>Reference to a 'suitably qualified person' to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a 'suitably qualified arborist' would provide clarity.</p>	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.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies.	

Schedule 3: Wicklow Hills Ridge and Loughnan Warranwood Ridge Landscape Protection Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>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 documents.</p>	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	<p>The permit requirements should be adjusted to be clear and unambiguous.</p> <p>Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant reduction in the number of trees the control applies to.</p> <p>Reference to a 'suitably qualified person' to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a 'suitably qualified arborist' would provide clarity.</p> <p>The means of outlining where different controls apply is cumbersome and should be outlined more simply.</p>	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.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies	

Schedule 4: Landscape Canopy Protection

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>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 documents.</p>	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	<p>The permit requirements should be adjusted to correct grammar and be clear and unambiguous.</p> <p>Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant likely to result in a significant reduction in the number of trees the control applies to.</p> <p>Reference to a 'suitably qualified person' to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a 'suitably qualified arborist' would provide clarity.</p>	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.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies.	

5.2 Heritage and Built Form Overlays

5.2.1 Clause 43.01 Heritage Overlay (HO)

Overlay purposes:

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

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Application requirements	Complies.	<p>A number of minor modifications are proposed to the table to the schedule. All are within the 'Heritage Place' column of the table:</p> <ul style="list-style-type: none">• Correction of typographical errors.• Completion of the address of one property.• Adjustment to the titles to the Statements of Significance to accord with that indicated for Clause 72.04.• Removal of the date on some Statements of Significance, to ensure consistency with the Ministerial Direction. <p>It is also noted that HO125 is described correctly in the Schedule but mapped incorrectly. Refer to Volume 1 for details.</p>

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.

5.2.2 Clause 43.02 Design and Development Overlay (DDO)

Overlay purposes:

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

To identify areas which are affected by specific requirements relating to the design and built form of new development.

Schedule 1: Ridgeline Protection Area - A

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	
2.0 Buildings and works	Complies.	
3.0 Subdivision	<p>The wording of this clause currently causes some confusion where battle axe blocks are proposed. Exemptions to the requirements could also be more clearly laid out.</p> <p>R13 Alter the subdivision requirements in Schedules 1, 2 and 7 to Clause 43.02 (Design and Development Overlay) to provide clarity.</p>	
4.0 Signs	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Complies.	

Schedule 2: Ridgeline Protection Area - B

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	
2.0 Buildings and works	Complies.	
3.0 Subdivision	<p>The wording of this clause currently causes some confusion where battle axe blocks are proposed. Exemptions to the requirements could also be more clearly laid out.</p> <p>R13 Alter the subdivision requirements in Schedules 1, 2 and 7 to Clause 43.02 (Design and Development Overlay) to provide clarity.</p>	
4.0 Signs	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Complies.	

Schedule 4: North Croydon Shopping Centre

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	
2.0 Buildings and works		Some modification to the text is required to provide clarity.

Purpose and requirements	Adherence with MD	Additional improvements
3.0 Subdivision	Complies.	
4.0 Signs	The Ministerial Direction does not provide clear guidance with respect to this aspect of the Overlay, however the modifications detailed in Volume 3 are consistent with what appears to be the intent of the Direction.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines		The text refers to 'reduction in setback' in the first dot point and 'reduction' alone in the following points. For clarity modifications are proposed to the first three dot points, as detailed in Volume 3.

L17 Alter wording of Section 4.0 (signs) of Schedule 4 of Clause 43.02 (Design and Development Overlay) to align with the Ministerial Direction, and Sections 2.0 (Buildings and works) and 6.0 (Decision Guidelines) to simplify the text.

Schedule 5: Canterbury Road and Dorset Road Strategic Industrial Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	
2.0 Buildings and works	Modification is required to be consistent with the Ministerial Direction and for clarity.	
3.0 Subdivision	Minor modification is also required for consistency with the Ministerial Direction.	This text is complicated and would be simpler to understand if the majority was included in a table.
4.0 Signs	The Ministerial Direction does not provide clear guidance with respect to this aspect of the Overlay, however the modifications included in Volume 3 are consistent with what appears to be the intent of the Direction:	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Complies.	

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.

Schedule 6: Ringwood East Neighbourhood Activity Centre Commercial Precinct

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	
2.0 Buildings and works	Buildings and works for a dependent person's unit is exempt pursuant to Clause 62.02-2. Adjust text to avoid duplication and clarify that a permit is required where more than one DPU is proposed. The application requirement relating to vegetation is not worded as a requirement and is more appropriately included as a decision guideline.	
3.0 Subdivision	Complies.	
4.0 Signs	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Relocate the landscaping buildings and works requirement: <i>The proposed landscaping, including retention of any existing vegetation.</i>	

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.

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.

Schedule 7: Northern Gateway Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	The number of objectives needs to be reduced from eight to no more than five. R14 Simplify the number of objectives within Schedule 7 to Clause 43.02 (Design and Development Overlay) from eight to no more than five.	

Purpose and requirements	Adherence with MD	Additional improvements
2.0 Buildings and works	<p>The text requires some modification for both clarity and to adhere to the Ministerial Direction.</p> <p>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.</p>	
3.0 Subdivision		<p>This wording and layout is similar to that used in the DDO1 and DDO2, both of which currently cause some confusion. Modification of the layout to accord with that proposed for those Schedules is therefore considered appropriate.</p> <p>R13 Alter the subdivision requirements in Schedules 1, 2 and 7 to Clause 43.02 (Design and Development Overlay) to provide clarity.</p>
4.0 Signs	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Complies.	

Schedule 8: Heathmont Neighbourhood Activity Centre Commercial Precinct

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	
2.0 Buildings and works	<p>As for Schedule 6, adjust text to avoid duplication with Clause 62.02-2 and clarify that a permit is required where more than one DPU is proposed.</p> <p>A number of application requirements are not worded as such and should either be adjusted or included as a decision guideline.</p> <p>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.</p>	

Purpose and requirements	Adherence with MD	Additional improvements
3.0 Subdivision	Complies.	
4.0 Signs	Complies.	
5.0 Application requirements.	Complies.	
6.0 Decision guidelines	<p>A number of the 'buildings and works requirements' are not sufficiently definitive to be requirements, and are more appropriately located here:</p> <ul style="list-style-type: none"> • <i>Encourage more intensive mixed use built form to frame the railway station precinct at the heart of the Activity Centre.</i> • <i>Whether exposed elevations are treated in a way which contributes positively to the centre's village character and scale.</i> • <i>Whether new development facing the rear laneway to the commercial area incorporates active interfaces such as glazing and door and window openings.</i> • <i>The proposed landscaping, including retention of any existing vegetation.</i> <p>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.</p>	

Schedule 9: Maroondah Hospital Medical Precinct

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	<p>The number of objectives needs to be reduced from seven to no more than five.</p> <p>L23 Simplify the number of objectives within Schedule 9 to Clause 43.02 (Design and Development Overlay) from seven to no more than five.</p>	

Purpose and requirements	Adherence with MD	Additional improvements
2.0 Buildings and works	<p>The clause does not include the lead-in text required by the Ministerial Direction. Given the relatively simple requirements the headings are not needed for clarity.</p> <p>The application requirement that “development should minimise negative amenity impacts on residential neighbours” is inappropriately vague, and best addressed through the existing decision guidelines.</p> <p>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.</p>	
3.0 Subdivision	Complies.	
4.0 Signs None specified.	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Complies.	

Schedule 10: Croydon Major Activities Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	Minimal change is proposed to this Schedule as Council's current strategic work includes preparation of an updated Structure Plan for the Croydon Major Activity Centre. It is anticipated that implementation of the Structure Plan would result in significant revisions to the Design and Development Overlay applying to the Centre.
2.0 Buildings and works	<p>‘Building height’ is measured to the roof or parapet at any point, meaning that the explanatory text is not required. Consolidation of the building height requirements into a single location is appropriate.</p> <p>Minor wording changes are also required to be consistent with the Ministerial Direction and to correct a typographical error.</p> <p>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.</p>	

Purpose and requirements	Adherence with MD	Additional improvements
3.0 Subdivision	Complies.	
4.0 Signs	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>L26 Amend Schedule 10 to Clause 43.02 (Design and Development Overlay) to delete reference to the background document.</p>	

5.2.3 Clause 43.04 Development Plan Overlay (DPO)

Overlay purposes:

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

To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Schedule 1: Canterbury Road and Dorset Road Strategic Industrial Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Requirement before a permit is granted	Complies.	
3.0 Conditions and requirements for permits	Complies.	
4.0 Requirements for development plan	Complies.	

Schedule 2: Ringwood Town Centre

The DPO2 was first introduced by C21 on 3 April 2003. It was amended by C57 on 6 November 2006 to, amongst other things, refer to the 2004 Masterplan rather than the 2001 document.

There has been substantial redevelopment of the area since that time, as demonstrated by Figure 5 and Figure 6 below.



Figure 5: Ringwood Town Centre and DPO2 in 2007



Figure 6: Ringwood Town Centre and DPO2 in February 2022

The control is now obsolete, having been effectively replaced (save for the required referral to the Secretary to the Department of Environment, Land, Water and Planning) by the Activity Centre Zone Schedule 1. The Department of Transport and Planning has confirmed that the Overlay is now superfluous and can be deleted.

L27 Remove Schedule 2 to Clause 43.04 (Development Plan Overlay) and amend map maroondah04dpo to delete reference to the DPO2.³⁰

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Granting of permits before development plan is prepared	Text is now out of date and inconsistent with the Ministerial Direction. If the Overlay was to remain modification to the wording would be required.	
3.0 Conditions and requirements for permits	Complies.	
4.0 Requirements for development plan	Text is now out of date and inconsistent with the Ministerial Direction. If the Overlay was to remain modification to the wording would be required.	

³⁰ Shown on Volume 4, Appendix 2, Map 21

Schedule 3: Bayswater Road Residential Development Area

This control was introduced by Amendment C41 on 27 October 2005. The Amendment also placed a PAO3 over the north-western triangle section of land. This land has now been acquired by VicRoads, and the PAO should be removed.

The land not subject to acquisition has been subdivided and developed with dwellings. This Overlay is obsolete as a result.

R16 Remove Schedule 3 to Clause 43.04 (Development Plan Overlay) and amend map maroondah05dpo to delete reference to the DPO3.³¹



Figure 7: DPO3 application and extent of current development

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Requirement before a permit is granted	Complies.	
3.0 Conditions and requirements for permits	Complies.	
4.0 Requirements for development plan	The Ministerial Direction does not appear to contemplate the provision of contextual or background information in the Schedule. If it were to be retained some modification to the wording and layout of the schedule would be necessary to more closely align with the Direction.	

³¹ Shown on Volume 4, Appendix 2, Maps 32, 33 and 44

Schedule 4: Oban Road, Ringwood North

The DPO seeks to impose lot size and number requirements, building envelopes and tree protection measures on the land. The land has been subdivided and dwellings constructed on each of the 17 lots. The land is affected by a Section 173 Agreement and Restriction on Title which together impose requirements for:

- Implementation of maintenance of offset planting on the land
- Building envelopes and protection of vegetation from buildings and works
- Stormwater

This form of control is considered to be appropriate given that there is no requirement for a planning permit for:

- A fence
- Construction of an addition to any of the dwellings (or in fact for their replacement with a single dwelling)
- Some vegetation removal (The SLO3 applying to the land includes exemptions to the general requirement for a permit for vegetation removal)

The sole outstanding matters are the minimum lot sizes outlined and lack of direct access to Oban Road from 1 Ellamatta Rise. There would appear to be little planning merit in applying a more onerous control on lot size on this land than surrounding land. Clause 55 can adequately address any character issues associated with a proposed subdivision or multi dwelling development. Given the restrictions on title however, such a proposal is considered unlikely. Council approval would be required for any crossover into Oban Road. Whilst this would be assessed on its merits if a request were made it is noted that it would be contrary to the restriction on title and that the property currently has vehicular access to Ellamatta Rise.

R17 Remove Schedule 4 to Clause 43.04 (Development Plan Overlay) and map maroondah01dpo from the Scheme.³²

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Requirement before a permit is granted	Complies.	
3.0 Conditions and requirements for permits	Complies. Requirement to maintain a 4m wide landscape buffer to Oban Road and protect remnant vegetation during construction where a permit is required is reflected in a restriction on title.	

³² Shown on Volume 4, Appendix 2, Map 8



Figure 8: DPO4 application and extent of current development

Purpose and requirements	Adherence with MD	Additional improvements
4.0 Requirements for development plan	<p>Complies.</p> <p>Ongoing requirements (where a permit is required) are:</p> <ul style="list-style-type: none"> Stormwater Retention of vegetation outside of the building envelopes Lot sizes and the number of lots Building envelopes Crossovers onto Oban Road. 	

Schedule 5: Former Heathmont College Residential Development

This control was introduced by Amendment C77 on 1 September 2011.

The land has since been developed with dwellings and subdivided. There would appear to be no planning reason for retention of controls which exceed those on surrounding land.

As such, and as noted below, the control should be deleted.

R18 Remove Schedule 5 to Clause 43.04 (Development Plan Overlay) and amend map maroondah04dpo to delete reference to the DPO5.³³



Figure 9: DPO5 application and extent of current development

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Requirement before a permit is granted	<p>Complies.</p> <p>Planning Application M/2010/430 was lodged pursuant to Section 96A and the permit was issued on 29 August 2011.</p>	

³³ Shown on Volume 4, Appendix 2, Map 30

Purpose and requirements	Adherence with MD	Additional improvements
3.0 Conditions and requirements for permits	<p>Complies.</p> <p>The required Section 173 Agreement has been entered into and was registered on Title prior to subdivision of the land. The plans endorsed for M/2010/430 showed 1.2m high fencing to Heathmont Road and the permit required the requisite open space contribution.</p>	
4.0 Requirements for development plan	<p>Complies.</p> <p>A Development Plan has not been lodged, with the site having been developed as authorised by M/2010/430.</p>	

Schedule 6: Croydon Central Shopping Centre

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Requirement before a permit is granted	Complies.	
3.0 Conditions and requirements for permits	Complies.	
4.0 Requirements for development plan	<p>The lead-in text is not in the form outlined in the Ministerial Direction. The Direction also does not appear to anticipate the complexity of the control.</p> <p>Whilst modification is required to meet the layout sought by the MD, this would involve a rewording and reordering of text rather than a change to the intent. As the Overlay and Schedule will be considered as part of the current review of the Croydon Structure Plan.</p> <p>L28 Consider application of the Development Plan Overlay within the Croydon Major Activity Centre.</p> <p>In the interim however:</p> <ul style="list-style-type: none"> Minor formatting errors should be corrected. The map should be inserted in a landscape, rather than portrait, orientation. 	

Purpose and requirements	Adherence with MD	Additional improvements
	<ul style="list-style-type: none"> Reference to considering the purpose of the zone and any relevant planning policy duplicates Clause 65.01 and may be deleted. Reference to considering the views of VicRoads and any other relevant service authority should be relocated to the Schedule to Clause 66.04. <p>L29 Alter Schedule 6 to Clause 43.04 (Development Plan Overlay) to delete the first two decision guidelines and correct formatting errors.</p>	

Schedule 7: Ringwood Greyfield Renewal Precinct

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Requirement before a permit is granted	Complies.	
3.0 Conditions and requirements for permits	Complies.	
4.0 Requirements for development plan	Complies.	

Schedule 8: Croydon South Greyfield Renewal Precinct

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Requirement before a permit is granted	Complies.	
3.0 Conditions and requirements for permits	Complies.	
4.0 Requirements for development plan	Complies.	

5.2.4 Clause 43.05 Neighbourhood Character Overlay (NCO)

Overlay purposes:

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

To identify areas of existing or preferred neighbourhood character.

To ensure that development respects the neighbourhood character.

To prevent, where necessary, the removal of buildings and vegetation before the neighbourhood character features of the site and the new development have been evaluated.

Schedule 1: Alto Avenue and Wicklow Hills Neighbourhood Character Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of neighbourhood character	Complies.	
2.0 Neighbourhood character objective	Complies.	
3.0 Permit requirement		The Schedule includes a number of permit requirements. These format of these should be simplified.
4.0 Modification to Clause 54 and Clause 55 standards	Complies.	
5.0 Decision guidelines	This section includes reference to a background document, which is listed in the Schedule to Clause 72.08 and should be deleted from this location.	

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.

Schedule 2: Croydon Hills Neighbourhood Character Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of neighbourhood character	Complies.	
2.0 Neighbourhood character objective	Complies.	
3.0 Permit requirement	Complies.	
4.0 Modification to Clause 54 and Clause 55 standards	Complies.	
5.0 Decision guidelines	The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.	

R20 Amend Schedule 2 to Clause 43.05 (Neighbourhood Character Overlay) to delete reference to the background document.

Schedule 3: Jubilee Park

The heading is inserted in sentence case rather than in capitals as required by the Ministerial Direction.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of neighbourhood character	Complies.	
2.0 Neighbourhood character objective	Complies.	
3.0 Permit requirement		The first dot point contains a typographical error. A full stop should be added at its completion.
4.0 Modification to Clause 54 and Clause 55 standards		The table in this section includes additional lead-in text that is not required and does not include the headings contained in other (otherwise identical) tables within the Maroondah Scheme. It should be adjusted for consistency and to address typographical errors.
5.0 Decision guidelines		There is a typographical error in the final dot point which requires correction.

P04 Alter Schedule 3 to Clause 43.05 (Neighbourhood Character Overlay) to correct formatting and typographical errors, including deletion of superfluous text.

5.3 Land Management Overlays

5.3.1 Clause 44.05 Special Building (SBO)

Overlay purposes:

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

To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.

The schedule lacks the required numbering and title. A review of the extent of the Overlay and Council's drainage records indicates that the Overlay seeks to address overland flow around Melbourne Water drains, and it is proposed that the Overlay be named accordingly.

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'.

P22 Amend each Special Building Overlay map in the Scheme to refer to 'SBO1' rather than 'SBO'.

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Flooding management objectives to be achieved	Complies.	
2.0 Statement of risk	Complies.	
3.0 Permit requirement	Complies.	
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies.	

5.3.2 Clause 44.06 Bushfire Management Overlay (BMO)

Overlay purposes:

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

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Purpose and requirements	Adherence with MD	Additional improvements
The required schedule is not included in the Maroondah Planning Scheme. Refer to Volume 1 for detailed discussion and recommendation.	<p>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.</p> <p>P03 Amend maps 1BMO, 2BMO, 4BMO and 6BMO to refer to BMO1 rather than BMO.</p>	

5.4 Other Overlays

5.4.1 Clause 45.01 Public Acquisition Overlay (PAO)

Overlay purposes:

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

To identify land which is proposed to be acquired by a Minister, public authority or municipal council.

To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.

To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

Purpose and requirements	Adherence with MD	Additional improvements
		The form of the Schedule meets the requirements of the Ministerial Direction, however as identified in the mapping assessment below, the land shown as PAO3, for acquisition by VicRoads is now owned by the Head, Transport for Victoria. Removal of the Overlay and associated modification of the schedule is therefore appropriate. [Action P23]

5.4.2 Clause 45.03 Environmental Audit Overlay (EAO)

Overlay purposes:

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

To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

Purpose and requirements	Adherence with MD	Additional improvements
No local requirements	There is no specific reference to the Overlay in the Direction.	

Application of the Overlay

Whilst to date the EAO is applied to three properties in Maroondah:

- An environmental audit has been issued for one. This is discussed in Section 10.2.5.
- It has been observed that there are a number of potentially contaminating land uses, such as service stations, within the City of Maroondah that are located on or immediately adjacent to residentially zoned land. This is discussed in Volume 1.

5.4.3 Clause 45.06 Development Contributions Plan Overlay (DCPO)

Overlay purposes:

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

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Schedule 1: Ringwood Metropolitan Activity Centre Development Contributions Plan, March 2019

Purpose and requirements	Adherence with MD	Additional improvements
Preliminary	The heading refers to 'the' DCPO, rather than 'Clause 45.06' as required by the MD.	
1.0 Area covered by this development contributions plan	Complies.	
2.0 Summary of costs	Complies.	
3.0 Summary of contributions	The format of the table requires attention - columns do not align between rows, and some cells should be merged with one another. The non-residential contributions are indicated as being per sqm of floorspace. The Development Contributions Plan indicates that gross floorspace is intended. For clarity this should be included in the Schedule.	
4.0 Land or development excluded from development contributions plan	The format of the list of exempt development should be updated to replace the semi-colons at the end of each point with full stops.	

L30 Amend Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting, to adjust the heading to reflect the Ministerial Direction and reflect the Development Contributions Plan's advice that non-residential contributions are based on gross floor space for clarity.

Schedule 2: Ringwood Greyfield Precinct Development Contributions Plan

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Area covered by this development contributions plan	Complies.	
2.0 Summary of costs	Complies.	

Purpose and requirements	Adherence with MD	Additional improvements
3.0 Summary of contributions	<p>The format of the table requires attention - columns do not align between rows, and some cells should be merged with one another.</p> <p>The residential contributions are indicated as being a single figure, rather than a rate. The Development Contributions Plan makes it clear that the rate stated is to apply per dwelling.</p> <p>The non-residential contributions are indicated as being per sqm of floorspace. The Development Contributions Plan indicates that gross floorspace is intended. For clarity this should be included in the Schedule.</p>	
4.0 Land or development excluded from development contributions plan	The format of the list of exempt development should be updated to replace the semi-colons at the end of each point with full stops.	

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.

Schedule 3: Croydon South Precinct Development Contributions Plan

Purpose and requirements	Adherence with MD	Additional improvements
Preliminary	The format of the heading is incorrect and should be updated to be larger and bold.	
1.0 Area covered by this development contributions plan	Complies.	
2.0 Summary of costs	Complies.	
3.0 Summary of contributions	<p>The table has been split into two in error. As with DCPO2, the residential contributions are indicated as being a single figure, rather than a rate. The Development Contributions Plan makes it clear that the rate stated is to apply per dwelling.</p> <p>The non-residential contributions are indicated as being per sqm of floorspace. The Development Contributions Plan indicates that gross floorspace is intended.</p>	

Purpose and requirements	Adherence with MD	Additional improvements
4.0 Land or development excluded from development contributions plan	<p>The format of the list of exempt development should be updated to replace the semi-colons at the end of each point with full stops.</p> <p>The standard note has been omitted from the base of the Schedule and should be inserted:</p> <p><i>Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.</i></p>	

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.

6. Particular provisions analysis

6.1 Provisions that apply only to a specified area

6.1.1 Clause 51.01 Specific sites and exclusions

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Specific sites and exclusions	Complies.	

6.1.2 Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Land where core planning provisions do not apply	Complies.	

6.2 Provisions that require, enable or exempt a permit

6.2.1 Clause 52.02 Easements, Restrictions and Reserves

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Under Section 23 of the Subdivision Act 1988	Complies.	
2.0 Under Section 24A of the Subdivision Act 1988	Complies.	
3.0 Under Section 36 of the Subdivision Act 1988	Complies.	

6.2.2 Clause 52.05 Signs

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Exemption from notice and review	Complies.	

6.2.3 Clause 52.12 Bushfire Protection Exemptions

It is noted that whilst the Ministerial Direction includes a form for a Schedule to this control, the table at paragraph 15 of the MD does not refer to it. There is currently no schedule within the Maroondah Planning Scheme. A review of a number of other planning schemes indicates that they also have no Schedule to the Clause.

6.2.4 Clause 52.16 Native Vegetation Precinct Plan

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Native vegetation precinct plan	Complies.	

6.2.5 Clause 52.17 Native Vegetation

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Scheduled area	Complies.	
2.0 Scheduled weed	Complies.	

6.2.6 Clause 52.27 Licensed Premises

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Permit not required	Complies.	
2.0 Permit may not be granted	Complies.	

6.2.7 Clause 52.28 Gaming

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Prohibition of a gaming machine in a shopping complex	Table 1 needs to be updated to reflect the current name and (expanded) address of some shopping complexes and to consistently include the full names of roads, rather than abbreviations. 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.	
3.0 Prohibition of a gaming machine in a strip shopping centre	Complies.	
4.0 Locations for gaming machines	Complies.	
5.0 Venues for gaming machines	Complies.	
6.0 Application requirements	The sub-points of the second dot point do not begin with capital	

Purpose and requirements	Adherence with MD	Additional improvements
	<p>letters and should be updated accordingly.</p> <p>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.</p>	
7.0 Decision guidelines	Complies.	

6.2.8 Clause 52.32 Wind energy facility

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Wind energy facility prohibition	Complies.	

6.2.9 Clause 52.33 Post boxes and dry stone walls

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Permit requirement for dry stone walls	Complies.	

6.3 General Requirements and Performance Standards

6.3.1 Clause 53.01 Public open space contribution and subdivision

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Subdivision and public open space contribution	<p>The table at section 1.0 contains a duplication, in that all land is indicated as having an open space requirement of 5 percent, and a specific section of land is indicated as having a requirement of 8 percent and another at 0 percent. The description of the location for the 8 percent requirement also lacks clarity. Documentation for Amendment C12, which introduced the requirement, indicates that the area referred to is the Canterbury Road and Dorset Road Strategic Industrial Area.</p>	

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.

Clause 53.06 Live music entertainment venues

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Areas to which Clause 53.06 does apply	Complies.	
2.0 Areas to which Clause 53.06 does not apply	Complies.	
3.0 Other venues to which Clause 53.06 applies	Complies.	

6.3.2 Clause 53.15 Statement of underlying provisions

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Incorporated statement	Complies.	

6.4 VicSmart applications and requirements

6.4.1 Clause 59.15 Local VicSmart applications

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Table 1 Classes of VicSmart application under zone provisions	Complies.	<p>The Maroondah Planning Scheme does not include any local VicSmart application types. While approximately 30% of applications are dealt with under the State VicSmart provisions there is potential to consider expanding this following further strategic work to identify whether suitable application types exist.</p> <p>P01 Investigate the potential to insert local VicSmart provisions into the Maroondah Planning Scheme.</p>
2.0 Table 2 Classes of VicSmart application under overlay provisions	Complies.	
3.0 Table 3 Classes of VicSmart application under particular provisions	Complies.	

6.4.2 Clause 59.16 Information requirements and decision guidelines for local VicSmart applications

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Information requirements	Complies.	
2.0 Decision guidelines	Complies.	

7. General provisions analysis

7.1 Referral and notice provisions

7.1.1 Clause 66.04 Referral of permit applications under local provisions

During review of the Maroondah Planning Scheme reference to considering the views of various authorities and government departments were found to remain within Schedules 2 and 6 to Clause 43.04 (Development Plan Overlay). Feedback has been sought from service authorities as follows:

Schedule 2 to Clause 43.04 (DPO)

Authority	Advice received	Recommended action
Department of Environment, Land, Water and Planning (now Department of Transport and Planning)	<p><i>As you know, DPO2 was introduced into the Maroondah Planning Scheme to facilitate the development outcomes intended by the Ringwood Transit City Urban Design Framework 2004. The planning controls for this area were introduced by Amendments C58 and C80 and made the Secretary a referral authority for the development in the area.</i></p> <p><i>As the Transit Cities Program has been completed and as there is no longer active Victorian Government management of the Ringwood Metropolitan Activity Centre as a precinct and much of the Town Centre redevelopment completed, the referral provision appears to be redundant. The ACZ 1 introduced by Maroondah C130 is now in place and provides sufficient planning guidance for the centre.</i></p> <p><i>Should council's planning scheme review recommend removal of this provision, council may initiate a planning scheme amendment to do so. At this time DELWP will formally consider the request to remove the provision as part of a planning scheme amendment...</i>³⁴</p>	<p>Removal of the referral requirement for the DPO2 from the Maroondah Planning Scheme.</p> <p>P26 Amend the Schedule to Clause 66.04 to remove reference to Schedule 2 to Clause 43.04.</p>

Schedule 6 to Clause 43.04 (DPO)

Authority	Advice received	Recommended action
VicRoads	Given the proximity of the Croydon Central Shopping Centre to intersections with an arterial road as well as the train station, the Department would support the amendment of Clause 66.04 to include the Head, Transport for Victoria as a determining referral authority for development plans prepared pursuant to Clause 43.04 Schedule 6 of the planning scheme.	Based on the advice received it is considered that inclusion of the Head, Transport for Victoria as a recommending referral authority in the Schedule to Clause 66.04 is appropriate.
Melbourne Water	Acknowledgement, but no advice, received.	Include as recommending referral authority in Clause 66.04

³⁴ Email received 21 September 2022

Authority	Advice received	Recommended action
AusNet Services	No response received.	Include as recommending referral authority in Clause 66.04
Multinet Gas Networks	<p><i>To assist MGN provide a natural gas supply to the proposed development in a most cost-effective manner for the applicant, MGN requests the schedule be amended in the way offered, thus ensuring under the planning scheme that MGN would be regarded as a referral authority in such an instance.</i></p> <p><i>i.e The specification be mentioned in 66.04 and thereby requiring MGN to be considered a referral authority that would grant a section 55 for the proposal.</i></p> <p><i>The potential large gas load for the proposal warrants that an opportunity to assess the means of utilising the proximal network, reinforced or otherwise, and the need to potentially extend it through the development is best accommodated by such a process.</i></p> <p><i>The receipt of plans and acceptance of MGN as at a minimum, a recommending authority, would satisfy that necessary to convey to a developer: The design means with potential recommendation for easements, available supply point locations and general scale of scopes, prior to their settling on final plans that serve as the basis for a section 55 and SOC request.</i></p>	Include as recommending referral authority in Clause 66.04
Yarra Valley Water	Acknowledgement, but no advice, received.	Include as recommending referral authority in Clause 66.04

Based upon the lack of response from a number of servicing authorities and the response received on behalf of the gas supply authority, it is considered that the authorities should be included in the Schedule to Clause 66.06 as recommending referral authorities, with no referral required to MGN for developments which do not seek to connect to a natural gas supply. This represents a neutral translation of the existing requirement to consider the “views of VicRoads and any other relevant service authority” and is reflective of the referral requirements contained in Clause 66.01.

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.

7.1.2 Clause 66.06 Notice of permit applications under local provisions

Local notice provisions were introduced into the Maroondah Planning Scheme by Amendment C147maro on 11 August 2022. Due to the recent nature of the provision specific advice has not been sought from VicRoads in relation to performance of the schedule. There are however two typographical errors which require correction.

P28 Amend the Schedule to Clause 66.06 to remove typographical errors.

8. Operational provisions analysis

8.1 Administration and enforcement of this planning scheme

8.1.1 Clause 72.01 Responsible authority for this planning scheme

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Responsible authority for administering and enforcing this planning scheme:	Complies.	
2.0 Responsible authority for administering and enforcing a provision of this planning scheme:	Complies.	
3.0 Person or responsible authority for issuing planning certificates:	Complies.	
4.0 Responsible authority for VicSmart and other specified applications:	Complies.	

8.1.2 Clause 72.02 What area is covered by this planning scheme?

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Area covered by this planning scheme:	Complies.	

8.1.3 Clause 72.03 What does this planning scheme consist of?

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Maps comprising part of this planning scheme:		<p>Amendments outlined previously in this review will result in a need to remove 1DPO and 5EAO from the list of maps in the Schedule. For clarity they should also be renumbered alphabetically.</p> <p>P29 Amend the Schedule to Clause 72.03 to include map references in alphabetical order and to delete map 1DPO and 5EAO.</p> <p>It is noted that this action will be conducted in two stages due to the fact that the deletion of 1DPO will undergo a standard amendment process whilst the remainder of the changes are procedural in nature.</p>

8.1.4 Clause 72.04 Documents incorporated in this planning scheme

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Incorporated documents	<p>The title of Statement of Significance documents are generally in the form "Address 'Statement of Significance', then the required date (for example, "5 Caroline Street Ringwood Statement of Significance, November 2019"). This differs slightly from the relevant documents, which are in fact titled "Statement of Significance: "Address"" (e.g. Statement of Significance: 5 Caroline Street Ringwood". Altering the form of the titles would both be correct but also serve to group the Statements together in the table. This is advantageous from a usability perspective, particularly as the schedule grows in length.</p> <p>One Statement of significance includes additional detail which is not relevant in the name of document, and this should also be adjusted to the same format.</p> <p>The listings do not include italics and brackets as required by the MD.</p> <p>Finally, the majority of the amendments in the second column are shown in bold text, whilst the MD indicates standard text.</p> <p>P30 Amend the Schedule to Clause 72.04 to rename the Statements of Significance to accord with the Heritage Overlay and correct formatting errors.</p>	

8.1.5 Clause 72.05 When did this planning scheme begin?

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Date this planning scheme began:	Complies.	

8.1.6 Clause 72.08 Background documents

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Background documents	Complies.	<p>The amendments arising from this review reference the following background documents, which should be included in the Schedule:</p> <p>Maroondah Housing Strategy: 2022 Refresh, December 2022</p> <p>Maroondah Vegetation Strategy 2020-2030, March 2020</p> <p>In addition, amendments C104 and C110 were supported by background documents which were omitted from the list prepared as part of amendment C144maro. These should be included at this point in time.</p> <p>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.</p>

8.2 Strategic Implementation

8.2.1 Clause 74.01 Application of Zones, Overlays and Provisions

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Application of zones, overlays and provisions		<p>Whilst the form of the Schedule meets the Ministerial Direction, the layout of the list of zones and overlays can be improved to assist clarity. Some descriptions of where and why controls have been applied should also be altered to improve accuracy.</p> <p>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.</p>

8.2.2 Clause 74.02 Further strategic work

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Further strategic work	Complies.	<p>The current schedule includes standard 'None specified' text. A detailed list of future strategic work, including an assessment of those matters listed in the Maroondah Planning Scheme prior to the approval of Amendment C144maro, is included on the following pages. At the time of writing there are three years until the next planning scheme review is due. The Schedule should be populated with this in mind.</p> <p>V25 Amend the Schedule to Clause 74.02 to include identified Further Strategic Work.</p>

9. Future strategic work previously included

Prior to the gazettal of Amendment C144maro a number of clauses within the Municipal Strategic Statement includes details of future strategic work to be conducted by Council. A decision was made not to include this work within the translated Clause 74.02 schedule. Details of that work and an assessment of whether it remains applicable is as follows:

9.1 Transport and Accessibility

Previously identified future strategic work	Comment	Planning scheme implications and future work
Investigating the need to improve access to activity nodes and facilities for alternative forms of transport such as public transport, bicycles and walking.	This action has limited applicability to the planning scheme.	
Developing and implementing appropriate traffic management and planning strategies to reduce dependency on the motor vehicle as a source of transport.	Related actions conducted to date include work to encourage the development of liveable neighbourhoods, the Greening the Greyfields project and activity centre planning.	<p>Nil as part of current review.</p> <p>Anticipate this work continuing during planning for activity centres and liveable neighbourhoods.</p>
Initiating the findings and recommendations contained in the Integrated Transport Strategy, Croydon Major Activity Centre Parking Strategy and Ringwood Metropolitan Activity Centre Masterplan (Transport and Movement Priorities).		

9.2 Heritage

Previously identified future strategic work	Comment	Planning scheme implications and future work
Reviewing and updating existing strategies in relation to heritage to ensure that the recommendations for protection remain relevant.	<p>A municipal-wide heritage review was conducted during 2018. Council has prepared Amendment C148maro to implement its recommendations.</p> <p>The review does not identify places of indigenous heritage significance or landscapes of heritage significance. A systematic review of these places across the Municipality remains as future work to be conducted.</p>	<p>H08 Continue work with the heritage advisor to review and prepared updated planning scheme heritage policies.</p>
Identifying additional places and precincts of natural or cultural heritage value.		<p>H07 Conduct a review of places of natural or cultural heritage value within the municipality.</p>

Previously identified future strategic work	Comment	Planning scheme implications and future work
Actively pursuing the listing of cultural heritage assets in the planning scheme, the Victorian Heritage Register, or any other heritage register which recognises and/or protects the value of the identified place.	Council is actively pursuing protection of heritage assets in the planning scheme. To date it has not sought inclusion of those assets in the Victorian Heritage Register or the National Heritage List. Consideration could be given to nominating assets of State or National significance for these registers as part of Council's Heritage Action Plan.	H13 Nominate heritage assets of State or National significance for inclusion in the Victorian Heritage Register or the National Heritage List.
Preparing urban design and development guidelines for additions and alterations to heritage properties.	Development guidelines have been prepared for selected properties that are affected by Amendment C148maro.	
Establishing a framework for consistent decision making in respect of planning applications for heritage preservation.	A draft heritage policy has been prepared and is in the progress of being reviewed further by internal stakeholders.	

9.3 Open Space

Previously identified future strategic work	Comment	Planning scheme implications and future work
Developing a Planning Policy in respect of Public Open Space Contributions.	This appears to be one of the recommendations from the 2005 Open Space Strategy (see below). The Planning Scheme requirements for public open space contributions remain unchanged. It is anticipated that any change to the public open space contribution requirements would form part of the implementation of a new Open Space Strategy.	V01 Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.
Implementing the recommendations of the Maroondah Open Space Strategy.	The Maroondah Open Space Strategy 2005 included a number of recommendations which were of relevance to the Planning Scheme. While a number may remain appropriate a full review of the Strategy is required.	
Applying the recommendations of the Maroondah Waterway Strategy to identify and protect waterways as an important component of the linear open space network.	It is understood that the document intended was the Waterways of Maroondah Strategy, September 1999. Consideration of the waterways should form part of a new Open Space Strategy.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Review and update the Maroondah Open Space Strategy 2005.	The Maroondah Open Space Strategy 2005 was reviewed and updated in 2016. Whilst of assistance to Council the updated document does not meet all of the requirements necessary for inclusion in the Scheme.	

9.4 Built form and Urban Design

Previously identified future strategic work	Comment	Planning scheme implications and future work
Developing an Advertising Signage Policy.	<p>This action was proposed to be implemented through Amendment C61, which lapsed on 12 December 2013. The Outdoor Advertising Signage Policy referred to in that amendment has not been included in the Scheme as a result.</p> <p>Whilst there is some guidance on advertising signage in both 15.01-1L and 15.01-2L, there is benefit in providing more detailed policy guidance on the appropriate form and location of advertising signage. As a result, this action remains current.</p>	L11 Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.
Developing uniform urban design guidelines to influence the built form of residential, commercial and industrial areas.	<p>This action was proposed to be implemented through Amendment C61, which lapsed on 12 December 2013. The Amendment proposed a number of changes to the Scheme which implemented the Maroondah Urban Design Framework, Michael Smith and Associates, 2006.</p> <p>This Planning Scheme Review has identified the need to revisit current planning policies in relation to urban design. The extent of change in some areas of Maroondah since 2006 means that a review of the 2006 Urban Design Guidelines should also be conducted.</p>	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.
Developing an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.	Amendment C137maro introduced the Environmentally Sustainable Development Policy into the Maroondah Planning Scheme. This is now included in Clause 15.01-2L of the Scheme.	

9.5 Housing and Residential Land Use

Previously identified future strategic work	Comment	Planning scheme implications and future work
Undertaking regular reviews of the Maroondah Housing Strategy to ensure that a relevant and consistent approach to residential development is maintained.	The Maroondah Housing Strategy 2016 was adopted by Council on 27 June 2016. The first interim review of the Strategy was completed in December 2022. The Maroondah Housing Strategy: 2022 Refresh is a policy neutral update to the 2016 document and should now be referred to in the Scheme. The next full review of the Strategy is due in 2031. It is not necessary to maintain the action as future strategic work at this point.	Action is included within P31: 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.
Monitoring the trends associated with the development of medium density housing and implementing relevant local design standards.	Council has commenced an annual review of multi dwelling development approvals across the municipality.	
Identifying specific locations suitable for comprehensive medium and high density housing development in proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre, major transport nodes and other commercial centres.	It is anticipated that work on this action will be ongoing. To date implementation has included: <ul style="list-style-type: none"> • C130maro for the Ringwood Metropolitan Activity Centre. • C56 for the Croydon Town Centre • C96 and C97 for the Ringwood East and Heathmont Neighbourhood Activity Centres • C134maro and C136maro, implementing the Greening the Greyfields projects in Ringwood and Croydon South. • Planning for the implementation of liveable neighbourhoods. 	L08 Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate. R06 Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.
Introducing specific land use policies to provide appropriate guidance for the assessment of commercial and non-residential uses in residential zones.	Amendment C91 introduced a Non Residential Uses in Residential Areas policy into the Scheme at Clause 22.13. This is now included within Clause 13.07-1L.	
Undertaking a strategic assessment of land capability factors to facilitate a range of residential densities.	Council has conducted strategic assessments which have influenced projects including the Greening the Greyfields pilot, activity centre structure planning and the liveable neighbourhood project.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Introduce policy to encourage buildings which use energy and water efficiently and minimise waste and ensure that new buildings incorporate design measures that assist in reducing energy, water and waste resource use in their construction and operation.	Amendment C137maro introduced an Environmentally Sustainable Development policy in the Maroondah Planning Scheme. This is now contained in Clause 15.01-2L.	
Develop a marketing and investment strategy to promote opportunities for shop-top housing and mixed use development with housing at upper levels in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.	This action is beyond the scope of the Maroondah Planning Scheme.	
Explore opportunities for the provision of affordable housing and student housing in the Croydon Major Activity Centre through: identifying appropriate sites; advocating to the State Government for improved supply; developing partnerships with Housing Associations and private sector providers; and working in collaboration with Swinburne TAFE to identify student needs.	Some aspects of this action are beyond the scope of the Maroondah Planning Scheme. Consideration of the potential to provide incentives for the provision of affordable housing forms part of the current review of the Croydon Structure Plan.	
Investigate the potential for future high quality intensive residential development on the industrial land on Lusher Road, Croydon.	The zoning of, and preferred height for development on, industrial properties in Lusher Road is being considered as part of the current review of the Croydon Structure Plan.	
Examine and assess the suitability and capacity of local shopping centres and adjacent areas to accommodate additional residential development.	Work has commenced on this action as part of implementing the 20-minute neighbourhood concept.	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.
Investigate the incorporation of universal design principles into current Design and Development Overlays to ensure accessibility and community safety for all ages and abilities.	Universal design principles are included in state-wide policy for Activity Centres in Clause 11.03-1S.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Investigate the potential to vary development controls where a portion of dwellings are affordable and the development incorporates best practice environmentally sustainable design principles.	Actions 4.3 and 5.3 of the Housing Strategy Refresh are similar and relate to this future work. It is anticipated that they will be actioned through consideration of identified strategic sites and the structure planning process. Current implementation includes consideration of how social and affordable housing may be encouraged in the Croydon Major Activity Centre.	<p>L08 Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate.</p> <p>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.</p> <p>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.</p>
Investigate the use of the Built Environment Sustainability Scorecard (BESS) to improve sustainability outcomes in future residential development.	Amendment C137maro introduced an Environmentally Sustainable Development policy in the Maroondah Planning Scheme. This is now contained in Clause 15.01-2L. BESS is one of the tools referred to in the Policy.	

9.6 Retail and Commercial Land Use

Previously identified future strategic work	Comment	Planning scheme implications and future work
Identifying key land uses required to support the economic viability of retail activity centres (or components of them) and encouraging their provision.	This action is beyond the scope of the Maroondah Planning Scheme.	
Preparing urban design and streetscape improvement guidelines for the Ringwood Metropolitan Activity Centre, to control development form and enhance the amenity of public areas.	This action has been implemented as far as possible within the Maroondah Planning Scheme through Amendment C130maro.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Developing and implementing urban design, vehicle circulation, traffic management and parking recommendations for the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre and other locations as identified in the relevant Strategies.	There is limited potential for this action to be implemented through the Maroondah Planning Scheme. Urban design requirements have been implemented through C56 and C130maro.	
Develop an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.	Council has prepared a Sustainability Strategy 2022-2031 and a Water Sensitive City Strategy.	
In partnership with the trader and business associations, develop a marketing and investment strategy to build on and implement the strategies of the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.	This action is beyond the scope of the Maroondah Planning Scheme.	
Consult with the traders and businesses and investigate the need for a special rate scheme to assist in the implementation of the marketing and investment strategies.	This action is beyond the scope of the Maroondah Planning Scheme.	

9.7 Industrial Land Use

Previously identified future strategic work	Comment	Planning scheme implications and future work
Working in conjunction with Business East or other industry groups to compile current versions of the Industrial Land Register and pro-actively target industrial land uses to locate in Maroondah.	This action is beyond the scope of the Maroondah Planning Scheme.	
Investigating the occurrence and impact of industrial waste and pollutants being deposited to waterways in Maroondah.	This action is beyond the scope of the Maroondah Planning Scheme.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Establishing policies and initiatives for the re-development of under-utilised industrial land located in prime industrial areas.	<p>Introduction of the MICLUP and a review of land set aside for a future Healesville Arterial highlight the ongoing need for planning for industrial land use and development in both the short-medium and longer term.</p> <p>Action L33 of this review relates to advocacy rather than the planning scheme. It seeks to “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.”</p>	L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.
Develop an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.	Council has prepared a Sustainability Strategy 2022-2031 and a Water Sensitive City Strategy.	

9.8 Natural Resources

Previously identified future strategic work	Comment	Planning scheme implications and future work
Developing a set of standards and protocols relating to the control of waste and emissions from all forms of urban development to sensitive environmental areas including waterways.	This action is beyond the scope of the Maroondah Planning Scheme.	
Reviewing the extent of the Significant Landscape Overlay.	The Significant Landscape Overlay Schedule 1 has been in place since 1999. Schedule 2 was introduced in 2001 and Schedules 3 and 4 in 2004. There is a need to review the effectiveness and extent of these longstanding controls as future strategic work. This should be done in conjunction with the Design and Development Overlays, which are applied in conjunction with the SLO in some locations.	E06 Conduct a review of the effectiveness and application of the Significant Landscape Overlay and Design and Development Overlay Schedules 1, 2 and 7.
Preparing guidelines for sustainable development and facilitating their adoption and application by the local development industry and local community and environmental groups.	Amendment C137maro introduced an Environmentally Sustainable Development policy in the Maroondah Planning Scheme. This is now contained in Clause 15.01-2L.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Adopting the home energy rating scheme in the assessment of multi dwelling applications and promoting the scheme to the local development industry.	Amendment C137maro introduced an Environmentally Sustainable Development policy in the Maroondah Planning Scheme. This is now contained in Clause 15.01-2L.	
Preparing guidelines for the sustainable development of dwellings on the ridgeline areas, in terms of siting, building bulk, construction materials, cut and fill methods and colours.	A number of the items identified in this Clause relate to the operation and review of the Design and Development Overlay Schedule 1 as it applies to the Jumping Creek. Whilst the DDO1 also applies to other land, it is noted that the control has been in place since gazettal of the new format planning scheme in 1999. There is a need to review the effectiveness and extent of these longstanding controls as future strategic work. This should be done in conjunction with a review of the Significant Landscape Overlay.	E06 Conduct a review of the effectiveness and application of the Significant Landscape Overlay and Design and Development Overlay Schedules 1, 2 and 7.
Strengthen the principles and controls established in the Design and Development Overlay.		
Developing a set of standards and protocols relating to the consistent assessment of planning applications for all forms of development on land forming both ridgelines.		
Regularly reviewing planning determinations to ensure that the Design and Development Overlay is producing appropriate planning outcomes for subdivision density in the Jumping Creek headwater catchment.		
Preparing guidelines for the sustainable development of dwellings in the Jumping Creek headwater catchment, in terms of siting, building bulk, construction materials, cut and fill methods and colours.		

10. Mapping

A review of mapping of the Maroondah Planning Scheme indicates a number of apparent anomalies, as well as instances where a change to the zone or overlay of a property is warranted by changes in policy or a change in the purpose of the land. Council last conducted a 'fix up' amendment in 2019 (Amendment C126). Required mapping changes or matters which require further strategic work are grouped as follows:

- Application of the Transport Zone
- Application of Overlays
- Resolution of mapping anomalies and required updates
- Zoning of Council land

10.1 Application of the Transport Zone

The purposes of the Transport Zone are:

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

To provide for an integrated and sustainable transport system.

To identify transport land use and land required for transport services and facilities.

To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.

To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

10.1.1 Railways

The purpose of the Transport Zone 1 is to provide for state transport infrastructure. Within the Maroondah Planning Scheme it is applied to the Lilydale and Belgrave rail lines. Exceptions are where bridges are located over the rail line. In these instances the zone of the associated roadway is applied. As detailed with respect to Eastfield Road and Lincoln Road however there are some minor errors in the application of the zone which require correction. Due to the overlap with consideration of arterial roads, these are detailed below.

10.1.2 Arterial roads

The Ministerial Direction on the form and content of planning schemes requires that

A road which is declared as a freeway or an arterial road under the Road Management Act 2004 must be shown as Transport Zone 2 on the planning scheme maps.

and that

A planning scheme may only include land in a Transport Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council or with the written consent of the Head, Transport for Victoria.

A review of the Maroondah Planning Scheme indicates a number of instances where:

- Declared arterial roads, or parts of them, are not located in the Transport Zone 2.
- Rezoning along arterials would not appear to have been conducted following former road widening.

- The Transport Zone 2 has been applied to land that is in private ownership.
- The Transport Zone 2 has been applied to land controlled by Council that is primarily used for landscaping rather than road.

Council has conducted preliminary consultation with VicRoads to seek input on the recommendations below. No written response has been received from the Authority to date. The recommendations below assume that small land parcels previously created adjacent to arterial roads are currently in the ownership of the Authority. This should be confirmed prior to the submission of a planning scheme amendment for authorisation.

These are shown in detail below. There are also some instances where the Transport Zone 2 has been applied to land that is in private ownership. Council has sought advice from the Department of Transport and Planning in relation to these properties.

Canterbury Road

Canterbury Road Service Road, Heathmont (within Heathmont Neighbourhood Activity Centre)

Mapping of arterial roads indicates that a portion of the service road on the southern side of Canterbury Road in this location is an arterial road. The land is currently in the Commercial 1 Zone.



Figure 10: Zone and aerial photography of the Canterbury Road Service Road, Heathmont (within Heathmont Neighbourhood Activity Centre)

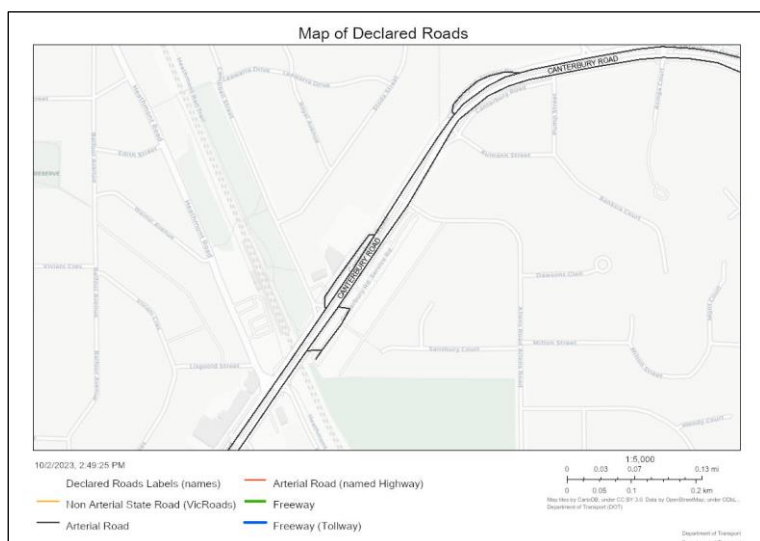


Figure 11: DTP Map of Declared Roads



It is apparent that the link to Canterbury Road toward the northern end of this road is not a declared road, and it is appropriate that the rezoning extend to the northern boundary of 164 Canterbury Road (lot 51).

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 2.³⁵

The northern 41.0m of the road is to remain in the Commercial 1 Zone.

Canterbury Road Service Road, Heathmont (within Heathmont East Activity Centre)



Figure 12: Zone and aerial photograph of the Canterbury Road Service Road, Heathmont (within Heathmont East Activity Centre)

Mapping of arterial roads indicates that a portion of the service road on the southern side of Canterbury Road in this location is an arterial road. The land is currently in the Commercial 1 Zone (C1Z).

It is therefore appropriate that this section of Road be rezoned.

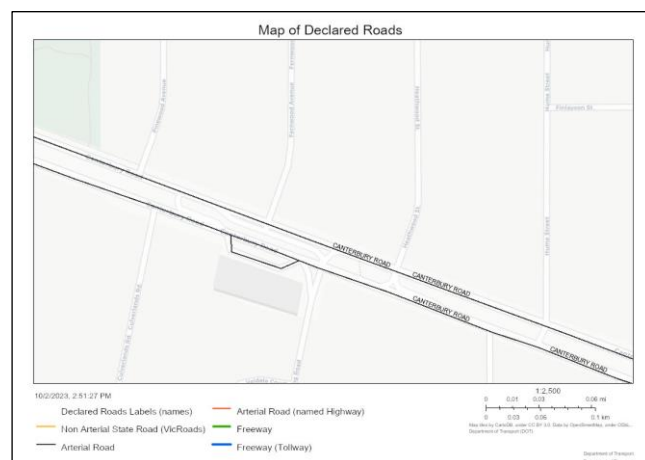
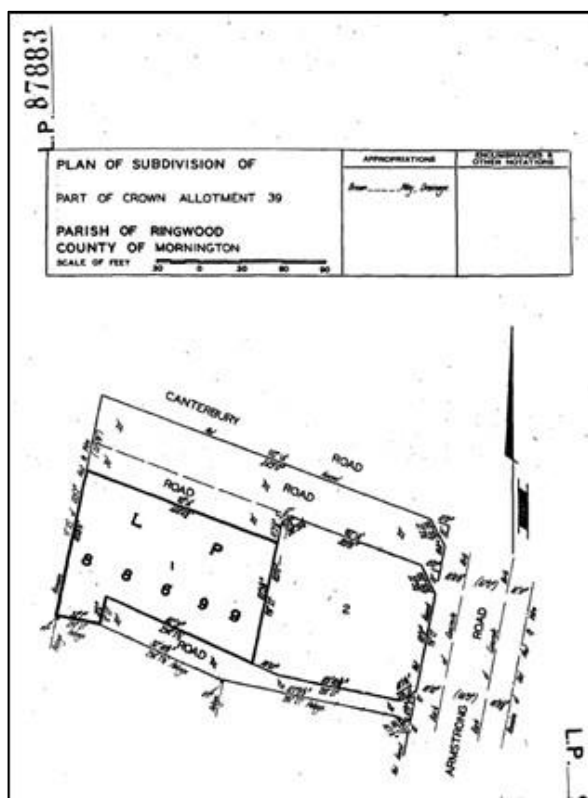


Figure 13: DTP Map of Declared Roads

T03 Rezone the Road in LP87883 (Canterbury Road Service Road, Heathmont within the Heathmont East Activity Centre) from Commercial 1 Zone to Transport Zone 2.³⁶

³⁵ Shown on Volume 4, Appendix 2, Map 41

³⁶ Shown on Volume 4, Appendix 2, Map 31

Croydon Road

Croydon Road (west of No. 320-340 Wonga Road), Warranwood

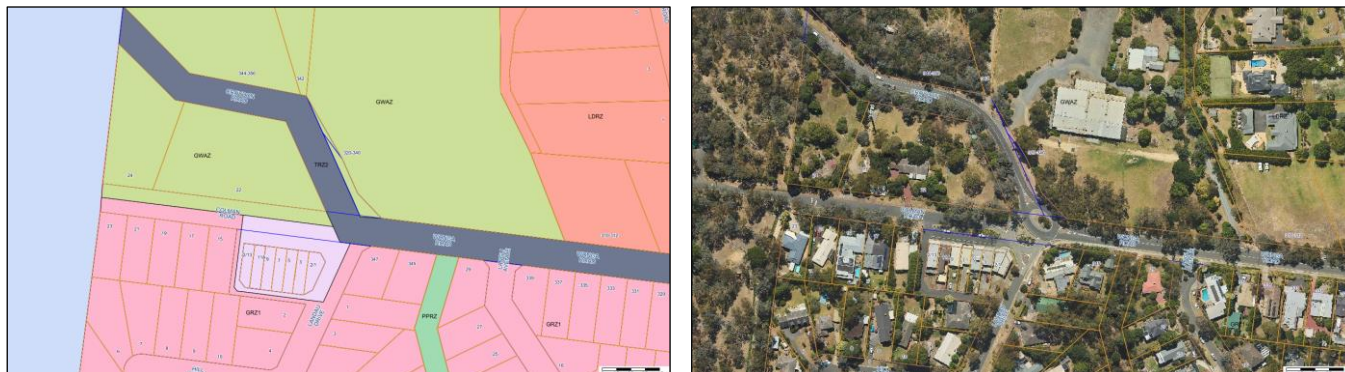


Figure 14: Zone and aerial photography of Croydon Road (west of No. 320-340 Wonga Road), Warranwood

The Transport Zone 2 (TRZ2) does not follow the road alignment immediately west of 320-340 Wonga Road.

A review of Council mapping and PS317893 and TP82541 indicates that the section of land immediately west of No. 320-340 Croydon Road forms part of the road reserve. The land is located within the road formation and is appropriately included in the Transport Zone 2 along with the remainder of the roadway.

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 2.³⁷

Dorset Road

Dorset Road (East side, north of Drewett Circuit), Croydon



Figure 15: Zone and aerial photography of Dorset Road (East side, north of Drewett Circuit), Croydon

The Road shown on PS612199, which currently supports a slip lane, nature strip and footpath, remains in the Neighbourhood Residential Zone Schedule 3 rather than the Transport Zone 2 which applies to the remainder of Dorset Road. Dorset Road is an arterial road under the management of the DTP.

T05 Rezone the east side of Dorset Road, shown as Road on PS612199, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.³⁸

³⁷ Shown on Volume 4, Appendix 2, Map 1

³⁸ Shown on Volume 4, Appendix 2, Map 4

Dorset Road (East side, Parsons Street to Drewett Circuit), Croydon



Figure 16: Zone and aerial photography of Dorset Road (East side, Parsons Street to Drewett Circuit), Croydon

The Road shown on PS636538, which currently supports slip lanes, nature strip and footpath, remains in the Neighbourhood Residential Zone Schedule 3 rather than the Transport Zone 2 which applies to the remainder of Dorset Road. Dorset Road is an arterial road under the management of the DTP.

T06 **Rezone the east side of Dorset Road, shown as Road on PS636538, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.³⁹**

Adjacent to 327 Dorset Road, Croydon



Figure 17: Zone and aerial photography of land adjacent to 327 Dorset Road, Croydon

³⁹ Shown on Volume 4, Appendix 2, Map 7

Council records indicate that Lot 1 on TP135710 was, in 2011, owned by the Roads Corporation. The land is part of the Dorset Road road formation, and its location within the Neighbourhood Residential Zone Schedule 3 would appear to be an error.

T07 Rezone Lot 1 on TP135710 (Dorset Road adjacent to No. 327) from Neighbourhood Residential Zone to Transport Zone 2.⁴⁰

Dorset Road (West side, Leigh Road to Parry Street), Croydon



Figure 18: Zone and aerial photography of Dorset Road (West side, Leigh Road to Parry Street), Croydon

Portions of the west side of Dorset Road between Leigh Road and Parry Road are located within the General Residential Zone Schedule 1 rather than the Transport Zone 2. Some land appears to have been acquired by the then Roads Board in the 1980s, with Council records including titles for land to the east of No's 378, 380 and 382.

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.⁴¹

Dorset Road (West side, near Dumosa Avenue), Croydon



Figure 19: Zone and aerial photography Dorset Road (West side, near Dumosa Avenue), Croydon

⁴⁰ Shown on Volume 4, Appendix 2, Map 19

⁴¹ Shown on Volume 4, Appendix 2, Map 19

Portions of the west side of Dorset Road both north and south of Dumosa Avenue are located within the Neighbourhood Residential Zone Schedule 3 rather than the Transport Zone 2. This would appear to be a result of road widening by the then Roads Board in 1989 and 1990, with Council records including titles for land to the east of No's 416, 422 and 424.

- 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.⁴²**

Dorset Road (East side, Lindel Court to Barclay Avenue), Croydon



Figure 20: Zone and aerial photography of Dorset Road (East side, Lindel Court to Barclay Avenue), Croydon

Portions of the east side of Dorset Road between Lindel Court and Barclay Avenue are located within the General Residential Zone Schedule 1 rather than the Transport Zone 2. This would appear to be an error in the drafting of the zone boundary following road widening by the then Roads Board in 1989 and 1990, with Council records including titles for land to the west of No's 421-423 and 427-429.

- 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.⁴³**

440 Dorset Road, Croydon



Figure 21: Zone and aerial photography of 440 Dorset Road, Croydon

A portion of 440 Dorset Road, which is Reserve No. 1 on PS303099P, is in the Transport Zone 2 and the remainder in the Neighbourhood Residential Zone Schedule 3. The land is not a road on title, but is set aside for use by Council and accommodates extensive landscaping as well as a footpath. There is no

⁴² Shown on Volume 4, Appendix 2, Map 26

⁴³ Shown on Volume 4, Appendix 2, Map 26

delineation between publicly and residentially zoned land on the ground, with both zones accommodating both the footpath and the landscaping.

Other similar reservations within the municipality are zoned to accord the adjoining properties rather than the roadway. It is considered appropriate that the same principle be applied in this instance.

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.⁴⁴

618A Dorset Road, Croydon

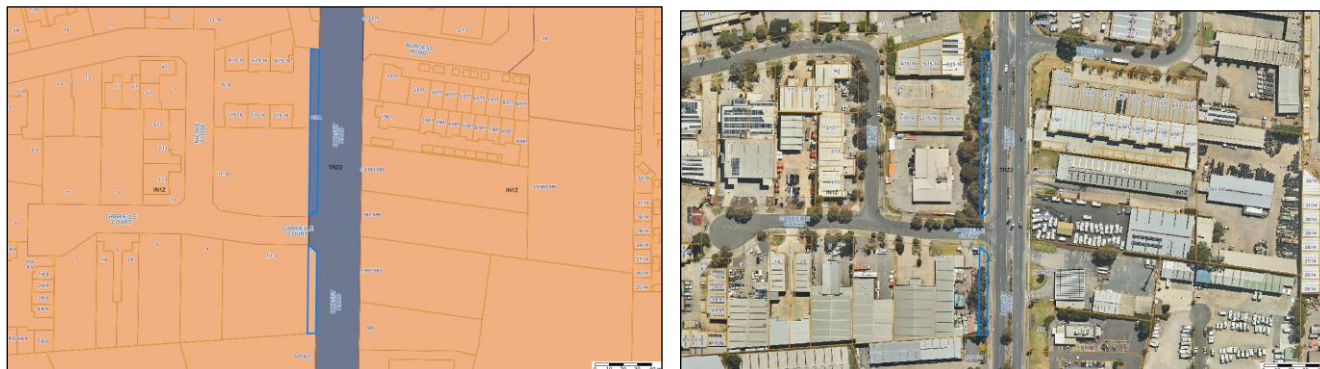


Figure 22: Zone and aerial photography of 618A Dorset Road, Croydon

Tree Reserve 1 on LP212350F is located in the Transport Zone 2, rather than the Industrial 1 Zone (INZ1) which applies to Tree Reserve 2.

Given the nature of the Reserve it is not appropriate to include the land within the Transport Zone. This space is currently used for landscaping (naturestrip) and footpath.

SEE OTHER SIDE		212350	
		<p>NOTATIONS</p> <p>LAND SUBJECT TO EASEMENT</p> <p>SECTION 88(1) OF THE LOCAL GOVERNMENT ACT 1988</p> <p>LAND APPROPRIATED OR SET APART</p> <p>ROADS WITHIN CONTIGUOUS TOWN LINES FOR ANY</p> <p>DRAINAGE RESERVE AND FOR THE USE OF THE SIDE OF</p> <p>THE ROAD FOR THE PURPOSES OF THE LOCAL GOVERNMENT ACT 1988</p> <p>C-3, C-4, DRAINAGE & SEWERAGE</p> <p>LOT 10 HAS BEEN OMITTED FROM THIS PLAN.</p> <p>TO BE COMPLETED WHERE APPLICABLE</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT</p> <p>MARKS NOS:</p> <p>IN PRELIMINARY SURVEY AREA NO.</p> <p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY</p> <p>THICK LINES</p> <p>TITLE REF: VOL. 1179 FOL. 100 / VOL. 999 FOL. 100</p> <p>LAST PLAN REF: LP 1504 (LOT 31)</p>	
<p>CERTIFICATION BY SURVEYOR</p> <p>098212</p> <p>DATE: 20 OCT 1988</p> <p>SURVEYOR: 15953</p>		<p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>COUNCIL REF:</p> <p>CERTIFICATE A</p> <p>THIS PLAN ACCORDS WITH A PLAN</p> <p>RESOLVED BY THE COUNCIL UNDER SECT. 54(1) OF THE LOCAL GOVERNMENT ACT 1988 ON</p> <p>CONFIRMED BY THE PLANNING APPEALS BOARD ON</p> <p>AND A REQUIREMENT OF THE LOCAL GOVERNMENT ACT 1988</p> <p>HAS BEEN MADE</p> <p>THE REGULAR PLAN HAS FIRST BEING ON</p> <p>MUNICIPAL CLERK</p> <p>DATE:</p> <p>CERTIFICATE B</p> <p>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (2) OF DIVISION (2) OF PART XIX OF THE LOCAL</p> <p>GOVERNMENT ACT 1988 BY</p> <p>THE COUNCIL ON</p> <p>THE PLANNING APPEALS BOARD ON</p> <p>MUNICIPAL CLERK</p> <p>DATE:</p>	
<p>PLAN OF SUBDIVISION</p> <p>COUNTY MORRINGTON</p> <p>PARISH RINGWOOD CHART 33</p> <p>CROWN ALLOTMENTS 30E (PART) &</p> <p>34 (PART)</p> <p>NUMBER OF SHEETS IN PLAN: 2</p> <p>NUMBER OF THIS SHEET: 1</p> <p>SCALE</p> <p>1:1250</p> <p>LENGTHS ARE IN METRES</p> <p>OFFICE USE ONLY</p> <p>LP 212350F</p>		<p>POSTED CHECKED</p> <p>PLAN APPROVED</p> <p>AT 20 OCT 1988</p> <p>ASSISTANT REGISTRAR OF TITLES</p>	

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.⁴⁵

⁴⁴ Shown on Volume 4, Appendix 2, Map 26

⁴⁵ Shown on Volume 4, Appendix 2, Map 34

Hull Road

Adjacent to 46 and 48 Hull Road, Croydon



Figure 23: Zone and aerial photography of 46 and 48 Hull Road, Croydon

Land in TP517160 and TP601464 is located in the Neighbourhood Residential Zone Schedule 3, rather than the Transport Zone 2 which applies to the remainder of Hull Road (an arterial road under the management of the Department of Transport and Planning). The land is currently developed with footpath and nature strip associated with the roadway.

T13 **Rezoned the land in TP517160 and TP60146 (Hull Road, adjacent to No's 46 and 48) from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.⁴⁶**

Lincoln Road

Lincoln Road (Maroondah Highway to Arthur Place), Croydon



Figure 24: Zone and aerial photography of Lincoln Road (Maroondah Highway to Arthur Place), Croydon

The section of Lincoln Road between Maroondah Highway and Arthur Place is nominated as an Arterial Road on the Department of Transport and Planning website:

⁴⁶ Shown on Volume 4, Appendix 2, Map 13

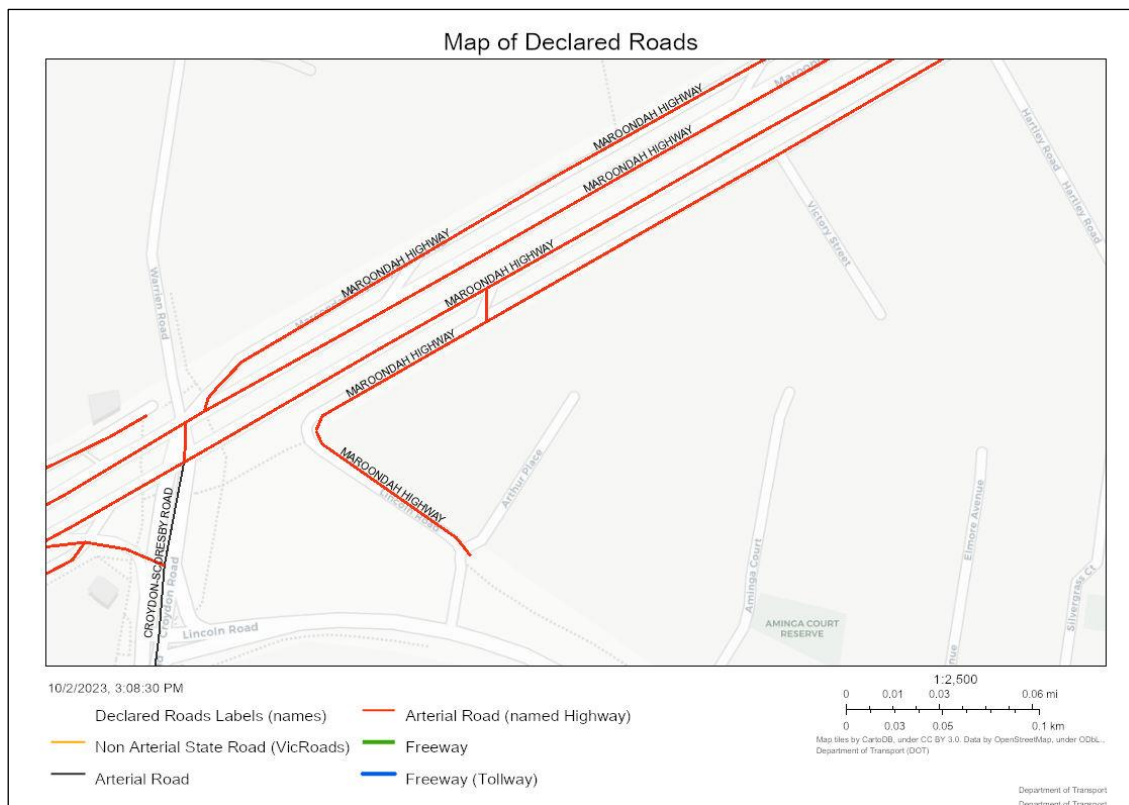


Figure 25: DTP Map of Declared Roads

The roadway is located in the General Residential Zone Schedule 1 rather than the Transport Zone 2 as required by the Ministerial Direction.

T14 Rezone the southbound arm of Lincoln Road, extending from Maroondah Highway to Arthur Place, from General Residential Zone Schedule 1 to Transport Zone 2.⁴⁷

Maroondah Highway

Adjacent to 1 Heatherdale Road, Ringwood

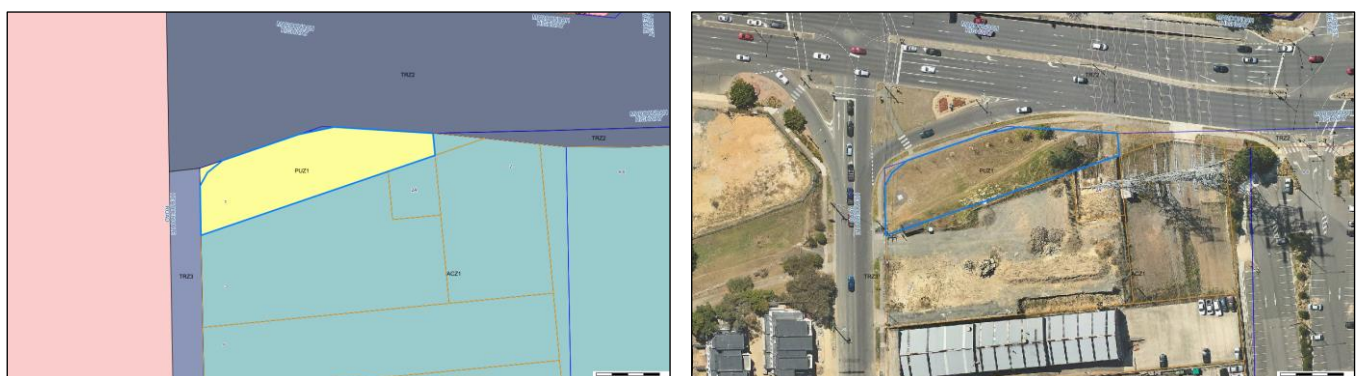


Figure 26: Zone and aerial photography of 1 Heatherdale Road, Ringwood

⁴⁷ Shown on Volume 4, Appendix 2, Map 6

Part of the land in TP423864 is located in the Public Use Zone (PUZ1), however this land lies within the Maroondah Highway road formation. Council's records indicate that the land, as well as the remainder of the parcel zoned Public Use Zone, is owned by the Head, Transport for Victoria.

Council has conducted preliminary consultation with VicRoads to also determine whether the zoning of the land at 1 Heatherdale Road is appropriate, however no response has been received to date. The property should be included on a list for further review.

T15 Rezone that part of TP423864 that is within the Public Use Zone (PUZ1) to Transport Zone 2.⁴⁸

88 Maroondah Highway, Ringwood

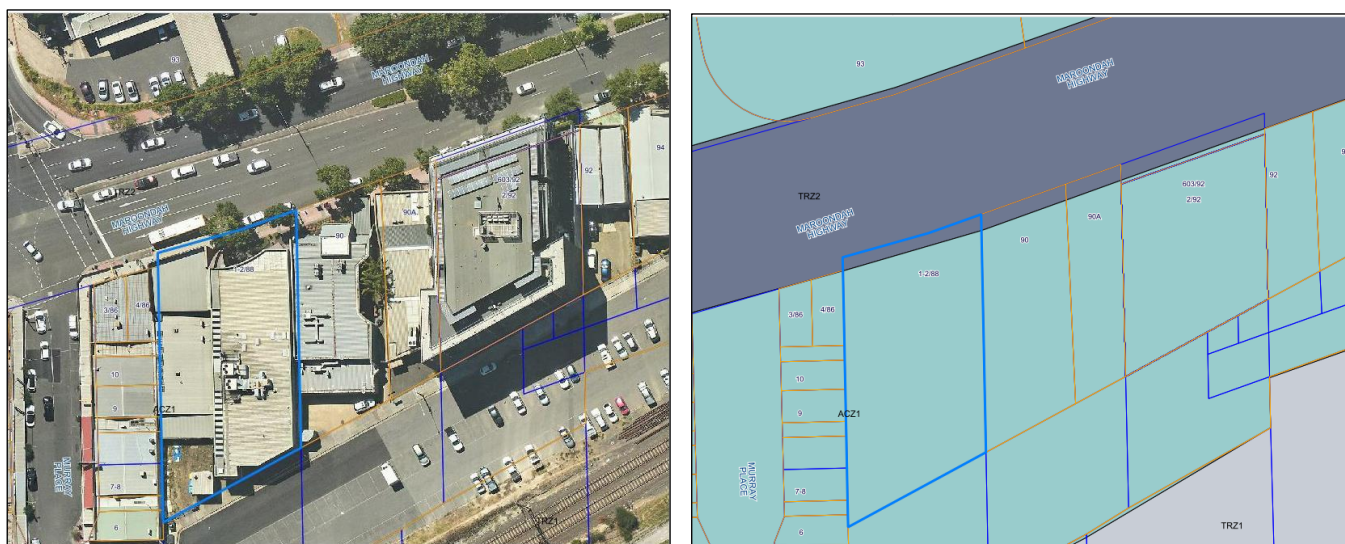


Figure 27: Zone and aerial photography of 88 Maroondah Highway, Ringwood

The northern section of this privately owned property is located in the Transport Zone 2. Whilst the land is utilised for a footpath it is not designated as a Road or in control or ownership of either Council or the Head, Transport for Victoria.

Council has conducted preliminary consultation with VicRoads to determine whether the zoning is appropriate and whether a Public Acquisition Overlay should be applied. No response has been received to date. The property should be included on a list for further review.

⁴⁸ Shown on Volume 4, Appendix 2, Map 29

90 & 90A Maroondah Highway, Ringwood

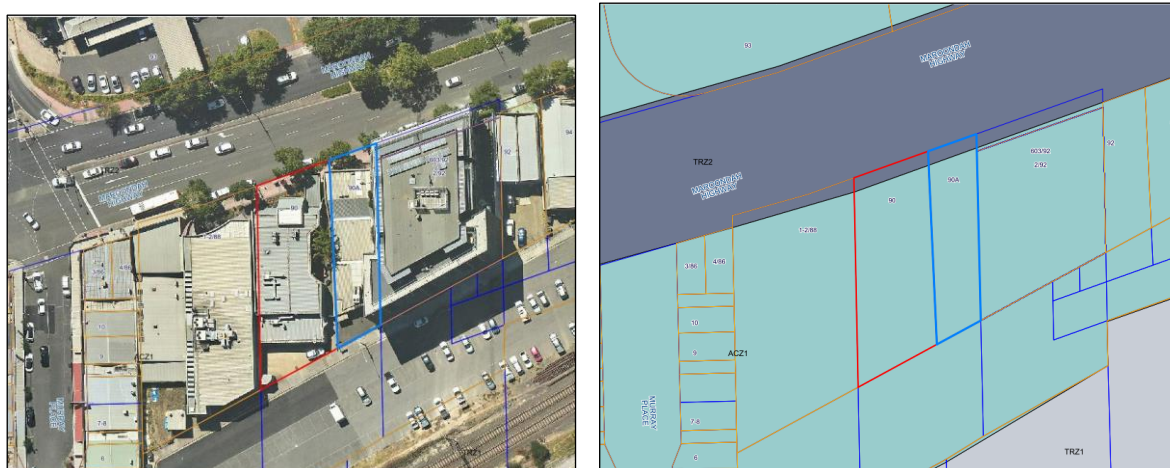


Figure 28: Zone and aerial photography of 90 & 90A Maroondah Highway, Ringwood

The northern section of this privately owned property is located in the Transport Zone 2. Whilst the land is utilised for a footpath it is not designated as a Road or in control or ownership of either Council or the Head, Transport for Victoria.

A review of the certificate of title for the property indicates that the land is privately owned.

Council has conducted preliminary consultation with VicRoads to determine whether the zoning is appropriate and whether a Public Acquisition Overlay should be applied. No response has been received to date. The property should be included on a list for further review.

Adjacent to 92 Maroondah Highway, Ringwood



Figure 29: Zone and aerial photography of 92 Maroondah Highway, Ringwood

PS735856 sets aside the northern part of this land as Road. The Road has now been transferred to Council. Part of the land is zoned Transport Zone 2, and part Activity Centre Zone Schedule 1. Its inclusion in the Transport Zone 2 is appropriate (the land is used as footpath)

T16 **Rezoned that portion of the Road on PS735856 that is within the Activity Centre Zone Schedule 1 to Transport Zone 2.⁴⁹**

⁴⁹ Shown on Volume 4, Appendix 2, Map 21

104 Maroondah Highway, Ringwood

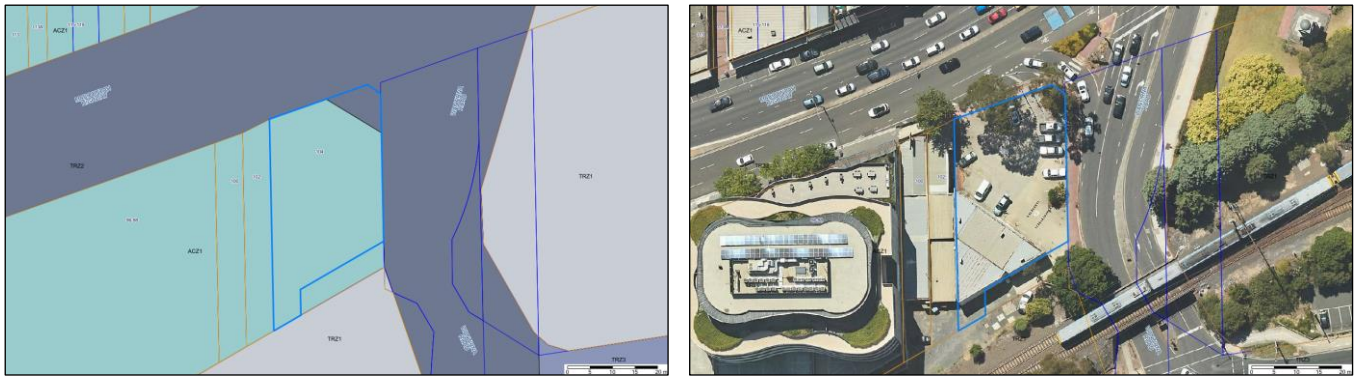
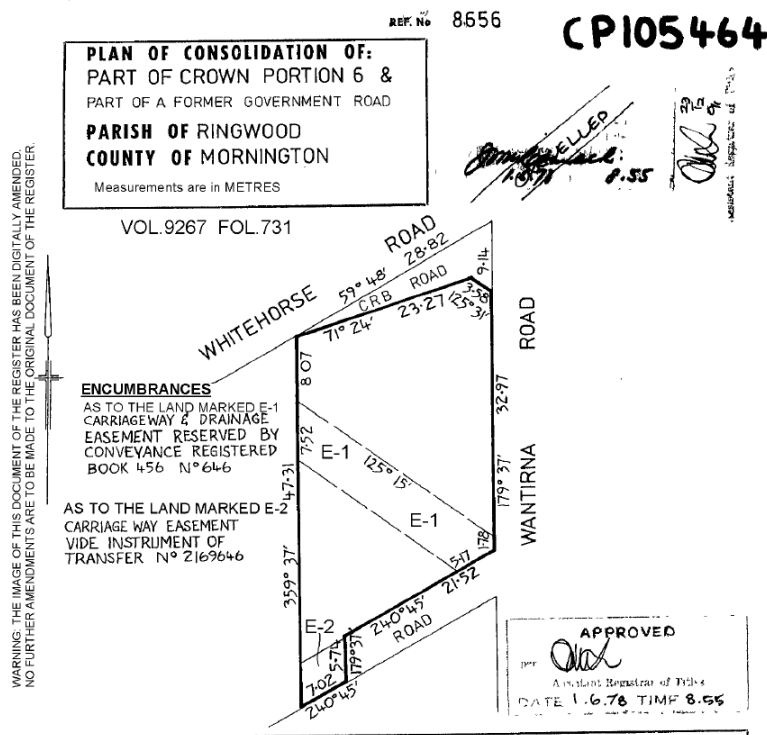


Figure 30: Zone and aerial photography of 104 Maroondah Highway, Ringwood

A portion of the land is located within the Transport Zone 2, rather than the Activity Centre Zone Schedule 1 which applies to the remainder of the property. A review of the certificate of title for the property indicates that the land is privately owned. The Plan of Subdivision shows the lot layout as follows:



Council has conducted preliminary consultation with VicRoads to determine whether the zoning is appropriate. No response has been received to date. Based upon current ownership and usage patterns however it is considered that application of the Activity Centre Zone Schedule 1 to the whole of the land is therefore appropriate.

T17 Rezone that portion of 104 Maroondah Highway Ringwood which is in the Transport Zone 2 to Activity Centre Zone Schedule 1.⁵⁰

⁵⁰ Shown on Volume 4, Appendix 2, Map 21

270-274 Maroondah Highway, Ringwood and Part 5 Mt Dandenong Road, Ringwood East



Figure 31: Zone and aerial photography of 270-274 Maroondah Highway, Ringwood and Part 5 Mt Dandenong Road, Ringwood East

The whole of the land at 270-274 Maroondah Highway, and part of the land at 5 Mt Dandenong Road are located within the Transport Zone 2, however neither is owned by the Head, Transport for Victoria nor Council. 270-274 Maroondah Highway is owned by the Metropolitan Fire Brigades Board and is used and developed with a Fire Station. Planning Permit M/2020/1250 was issued on 14 May 2021 for redevelopment of the Fire Station. The property at 5 Mt Dandenong Road is privately owned and is used and developed as a Service Station. The remainder of that property is zoned General Residential Zone Schedule 1.

It is noted that:

- The Metropolitan Fire Brigades Board is a public authority however the owner of 5 Mt Dandenong Road is not.
- The land is not located within the Public Acquisition Overlay for acquisition by the Head, Transport for Victoria.
- The then Department of Transport did not respond to repeated referrals of application M/2020/1250.
- A fire station was erected on 270-274 Maroondah Highway at some point between 1991 and 2001. Prior to this time a slip lane and footpath associated with Maroondah Highway were located on the land.

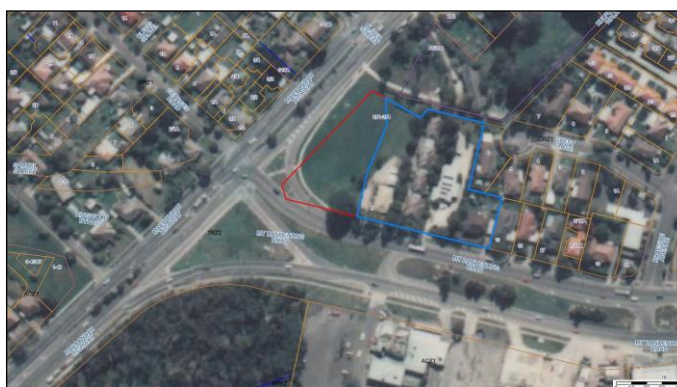


Figure 32: 1991



Figure 33: 2001

Based on this review it is considered that application of the Transport Zone, the objectives of which are to:

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

To provide for an integrated and sustainable transport system.

To identify transport land use and land required for transport services and facilities.

To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.

To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

Is not appropriate for either section of land. Rezoning the parcels to General Residential Zone Schedule 1 to match the remaining land to the north and east would enable a single zone to apply to the land at 5 Mt Dandenong Road. The zone purposes are to:

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

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Emergency Services Facility, which includes Fire Station, requires is permissible in the zone, and the retention of such a facility in the zone, at the intersection of two arterial roads, would appear to be appropriate.

T18 **Rezone the land at 270-274 Maroondah Highway, Ringwood from Transport Zone 2 to General Residential Zone Schedule 1.⁵¹**

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 1.⁵²**

Adjacent to 323-329 Maroondah Highway, Ringwood



Figure 34: Zone and aerial photography of 323-329 Maroondah Highway, Ringwood

There is a minor mapping anomaly in the boundary of the General Residential Zone adjacent to 323, 325 and 327-329 Maroondah Highway. The land forms part of the road reserve but is included in the Residential Zone.

T20 **Rezone that portion of Maroondah Highway adjacent to No.'s 323-329 from the General Residential Zone Schedule 1 to Transport Zone 2.⁵³**

⁵¹ Shown on Volume 4, Appendix 2, Map 22

⁵² Shown on Volume 4, Appendix 2, Map 22

⁵³ Shown on Volume 4, Appendix 2, Map 22

Adjacent to 371 Maroondah Highway, Ringwood



Figure 35: Zone and aerial photography of 371 Maroondah Highway, Ringwood

There is a minor mapping anomaly in the boundary of the General Residential Zone adjacent to 371 Maroondah Highway. The residual land in TP243341 is within the 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 2.⁵⁴

Adjacent to 416-422 Maroondah Highway, Ringwood



Figure 36: Zone and aerial photography of 416-422 Maroondah Highway, Ringwood

Land nominated as Road on PS613948 remains in the General Residential Zone Schedule 1, rather than the Transport Zone 2. The land in question forms part of the Maroondah Highway / Old Lilydale Road intersection, and is currently occupied by road pavement, footpath and naturestrip.

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 2.⁵⁵

⁵⁴ Shown on Volume 4, Appendix 2, Map 16

⁵⁵ Shown on Volume 4, Appendix 2, Map 17

Adjacent to 425-429 Maroondah Highway, Croydon



Figure 37: Zone and aerial photography of 425-429 Maroondah Highway, Croydon

The land within TP120017 forms part of Maroondah Highway. The land is within the Commercial 1 Zone rather than the Transport Zone 2. The land comprises sections of on-street car parking spaces.

T23 Rezone the land in TP120017 from Commercial 1 Zone to Transport Zone 2.⁵⁶

Mt Dandenong Road

Adjacent to 174 Mt Dandenong Road, Ringwood East



Figure 38: Zone and aerial photography of 174 Mt Dandenong Road, Ringwood East

Land shown as Road on PS835031 and utilised as a footpath is located within the General Residential Zone Schedule 1 rather than the Transport Zone 2. The roadway, which forms part of the Mt Dandenong Road service road in this location is required by the Ministerial Direction to be located in the 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 2.⁵⁷

⁵⁶ Shown on Volume 4, Appendix 2, Map 4

⁵⁷ Shown on Volume 4, Appendix 2, Map 17

Adjacent to 176-192 Mt Dandenong Road, Ringwood East



Figure 39: Zone and aerial photography of 176-192 Mt Dandenong Road, Ringwood East

The Mt Dandenong Road Service Road adjacent to 176-102 Mt Dandenong Road (the Velma Grove Shopping Strip) is an arterial road, however it is located in the Commercial 1 Zone. Portions of the road formation (car parking and footpath) are also located on a number of privately owned land parcels.

Council has conducted preliminary consultation with VicRoads to determine whether a Public Acquisition Overlay should be applied. No response has been received to date. The private land parcels should be included on a list for further review.

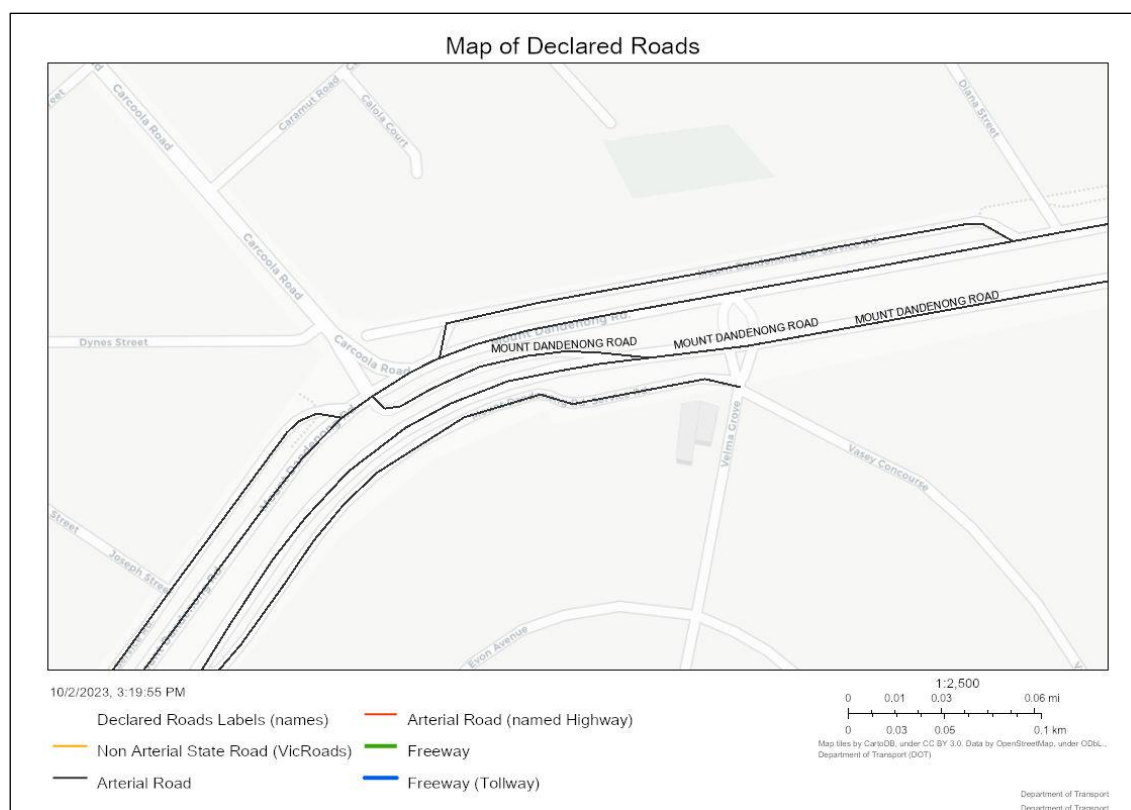


Figure 40: DTP Map of Declared Roads

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 2.⁵⁸

⁵⁸ Shown on Volume 4, Appendix 2, Map 17

Oban Road

Oban Road (west of Warrandyte Road), Ringwood North



Figure 41: Zone and aerial photography of Oban Road (west of Warrandyte Road), Ringwood North

The Transport Zone 2 has been applied to Oban Road west of Warrandyte Road, however Oban Road is not a declared arterial road.

A review of Department of Transport and Planning mapping indicates that whilst Warrandyte Road (Ringwood-Warrandyte Road on the map) is an Arterial Road, Oban Road is not. Oban Road east of Warrandyte Road is a link road and located in the Transport Zone 3. Application of the Transport Zone 2 west of Warrandyte Road, rather than the General Residential Zone Schedule 1 which applies to the surrounding residential area would appear to be an error.

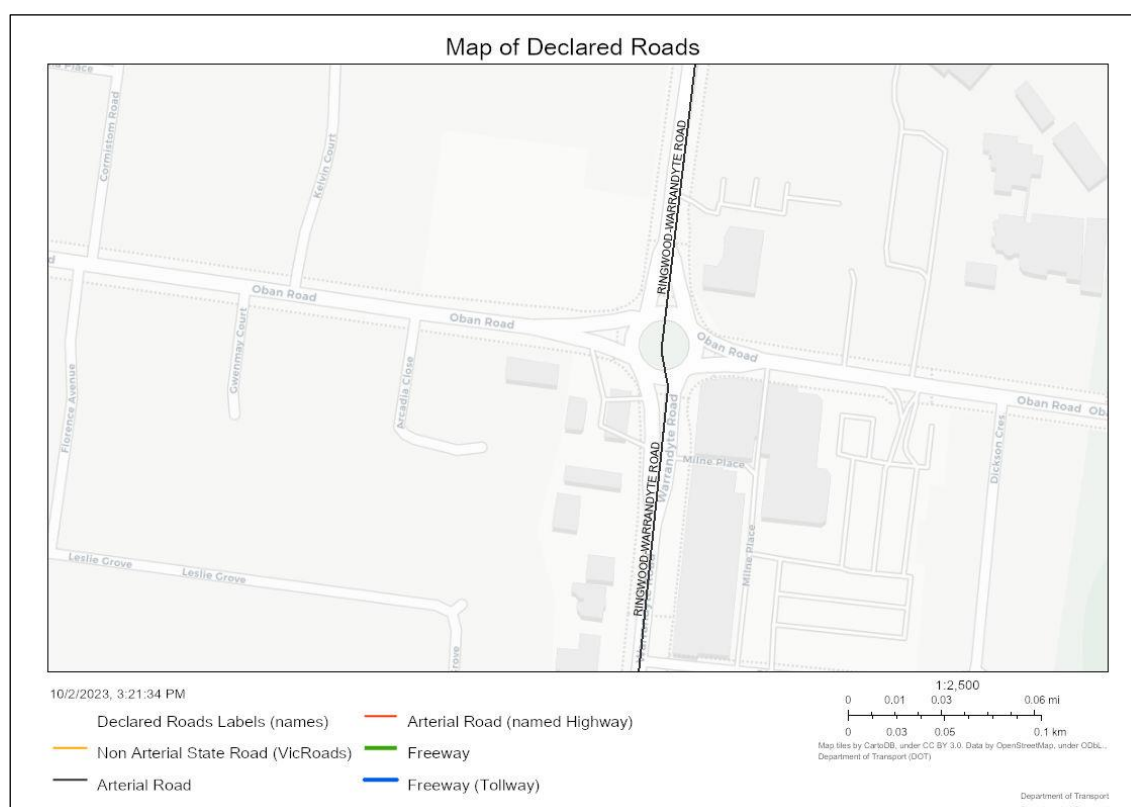


Figure 42: DTP Map of Declared Roads

Whilst the zoning would appear to be a mapping error it is noted that rezoning the roadway to General Residential Zone would have the following implications for 125 and 127 Oban Road, which do not also have frontage to Warrandyte Road:

- Requirements for minimising crossovers, the siting of parking spaces, turning and passing areas for some car parks/accessways that connect to the TRZ2 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:
 - Car Wash
 - Convenience Restaurant
 - Service Station
 - Take Away Food Premises
- A permit would now be required for Medical Centre and Place of Worship, as the conditions in Section 1 would no longer apply.

T26 Rezone Oban Road west of Warrandyte Road to General Residential Zone, whilst maintaining the intersection with Warrandyte Road in the Transport Zone 2.⁵⁹

Old Lilydale Road, Ringwood East



Figure 43: Zone and aerial photography of Old Lilydale Road, Ringwood East

Old Lilydale Road is nominated as an arterial road by the Department of Transport and Planning but is included within the General Residential Zone Schedule 1. The road is indicated as Mt Dandenong Road on DTP mapping, as shown below, but is known locally as Old Lilydale Road:

⁵⁹ Shown on Volume 4, Appendix 2, Map 9

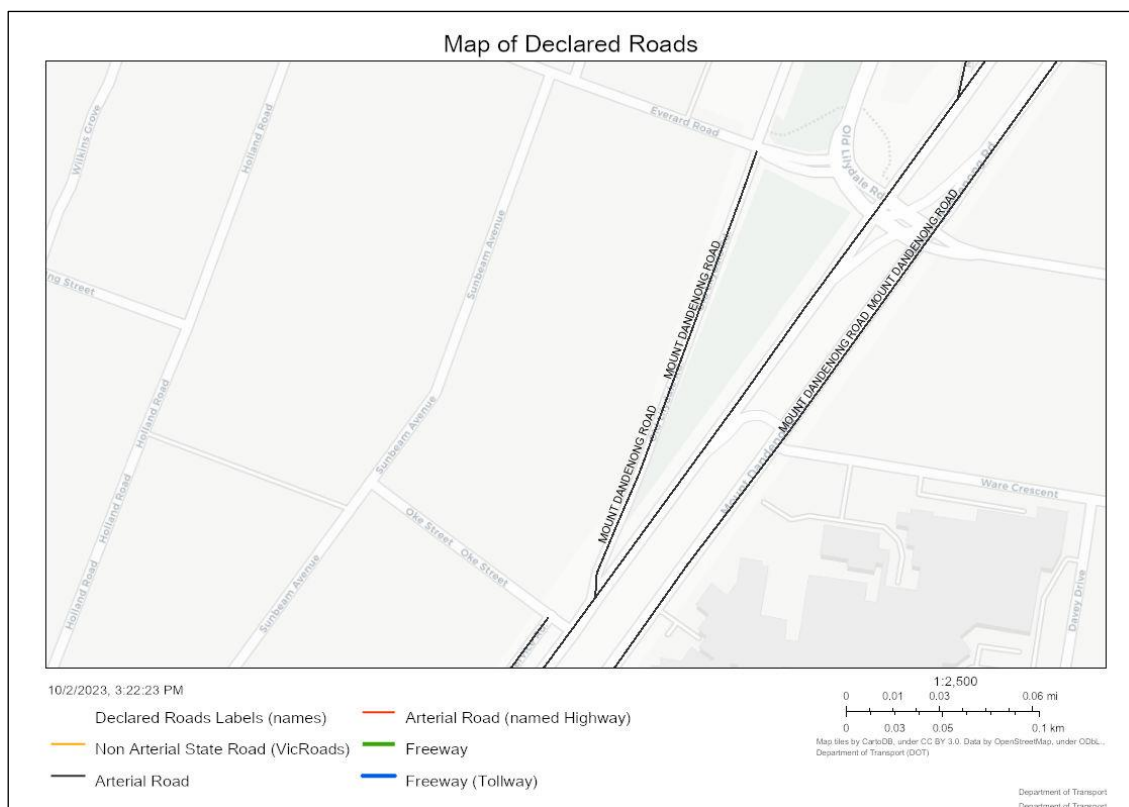


Figure 44: DTP Map of Declared Roads

T27 Rezone Old Lilydale Road between Mt Dandenong Road and Everard Street from General Residential Zone Schedule 1 to Transport Zone 2.⁶⁰

Ringwood Bypass, Ringwood

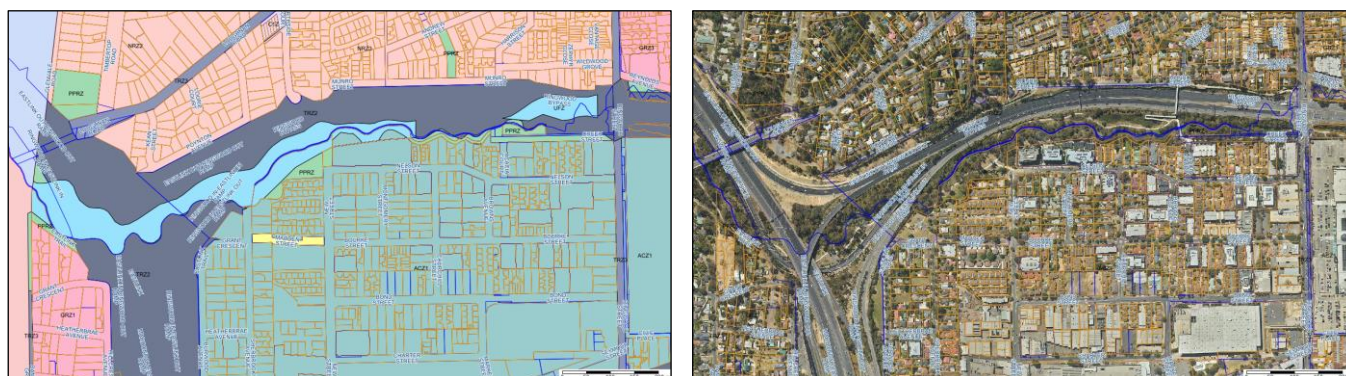


Figure 45: Zone and aerial photography of Ringwood Bypass, Ringwood

Sections of the Ringwood Bypass are located within the Urban Floodway Zone. The Ministerial Direction requires that declared arterial roads and freeways be located within the Transport Zone 2. Inclusion of sections of the road within the Urban Floodway Zone is therefore inconsistent with the Direction.

T28 Rezone that portion of the Ringwood Bypass that is within the Urban Floodway Zone to Transport Zone 2.⁶¹

⁶⁰ Shown on Volume 4, Appendix 2, Map 17

⁶¹ Shown on Volume 4, Appendix 2, Maps 20 and 21

Wantirna Road

Wantirna Road, north of Canterbury Road, Ringwood



Figure 46: Zone and aerial photography of Wantirna Road, north of Canterbury Road, Ringwood

A section of the road, including south-bound lanes, the slip lane to Canterbury Road, footpath and naturestrip, is located in the General Residential Zone Schedule 1.

Note that the service road located on the northern side of Canterbury Road, west of the intersection, is not nominated as an arterial road on Department of Transport and Planning mapping.

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 2.⁶²

Wicklow Avenue

Adjacent to 23 Wicklow Avenue, Croydon



Figure 47: Zone and aerial photography of 23 Wicklow Avenue, Croydon

Land in TP518232 forms part of the road. Whilst similar lots to the north and south have been rezoned to Transport Zone 2, the land in TP518232 remains in the Neighbourhood Residential Zone Schedule 2.

It would appear that rezoning of this parcel was previously overlooked, and the application of the Transport Zone 2 is appropriate for the majority of the land. As is standard practice, the corner splay extending into Veema Avenue should be retained in the Neighbourhood Residential Zone Schedule 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 2.⁶³

⁶² Shown on Volume 4, Appendix 2, Map 39

⁶³ Shown on Volume 4, Appendix 2, Map 18

Wicklow Avenue (adjacent to Monastery Drive), Croydon

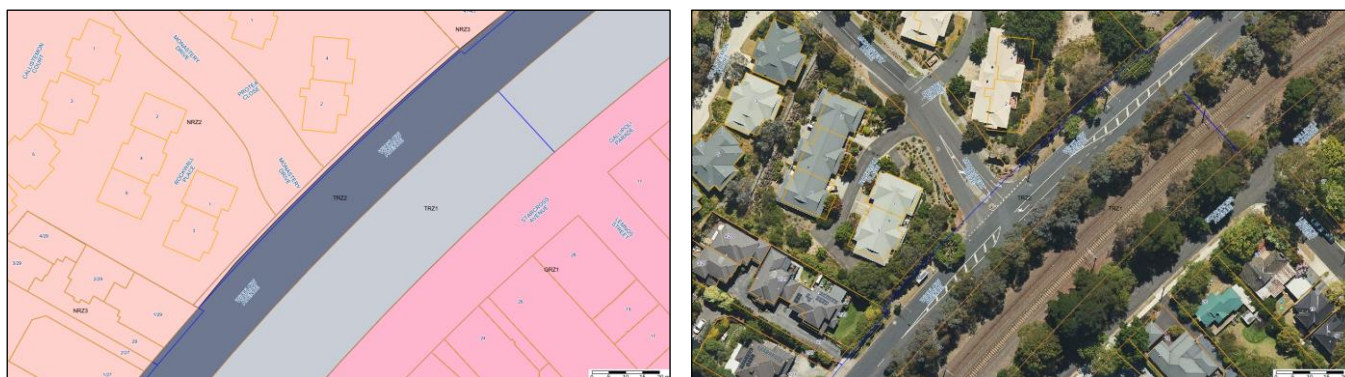


Figure 48: Zone and aerial photography of Wicklow Avenue (adjacent to Monastery Drive), Croydon

Part of the land contained in TP884533 is located in the Transport Zone 2 and part in the Neighbourhood Residential Zone Schedule 2. It would appear that a uniform curve has been applied to the zone boundary in this location, resulting in the varied alignment. The land would appear to be landscaped as part of the adjoining residential property.

Council has conducted preliminary consultation with VicRoads to determine whether the land is within the ownership of the Head, Transport for Victoria, however no response has been received to date. The property should be included on a list for further review.

41-43 Wicklow Avenue, Croydon



Figure 49: Zone and aerial photography of 41-43 Wicklow Avenue, Croydon

A small portion of the front yard of the property at 41-43 Wicklow Avenue is contained within the Transport Zone 2. It would appear that the split zoning of the property is as a result of a drafting error.

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.**⁶⁴

⁶⁴ Shown on Volume 4, Appendix 2, Map 18

Wonga Road

Wonga Road (north of No. 319), Warranwood



Figure 50: Zone and aerial photography of 319 Wonga Road, Warranwood

The Transport Zone 2 does not follow the road alignment immediately north of 319 Wonga Road.

The land, which is contained in TP144549, is located within the road formation and is appropriately included in the Transport Zone 2 along with the remainder of the roadway.

T32 Rezone the land in TP144549 (Wonga Road, adjacent to No. 319) from General Residential Zone Schedule 1 to Transport Zone 2.⁶⁵

10.1.3 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.

⁶⁵ Shown on Volume 4, Appendix 2, Map 1

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 Transport Zone 3. The following collector roads are currently located in the Transport Zone 3 however:

- Brysons Road
- Coolstore Road
- Hewish Road
- Lacey Street

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 removal. 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.

T33 Consider whether Coolstore Road, Hewish Road and Lacey Street, Croydon carry sufficient traffic to warrant their inclusion within the Transport Zone 3.

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

Table 1: Implications of rezoning and adjacent road

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.

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.

Bellara Drive



Figure 51: Zone and aerial photography of Bellara Drive, Croydon

Bellara Drive is a link road which carries in excess of 7,000 vehicles per day. As a result it is appropriate that the roadway be included within the Transport Zone 3.

T34 Rezone Bellara Drive from General Residential Zone Schedule 1 to Transport Zone 3.⁶⁶

Brysons Road

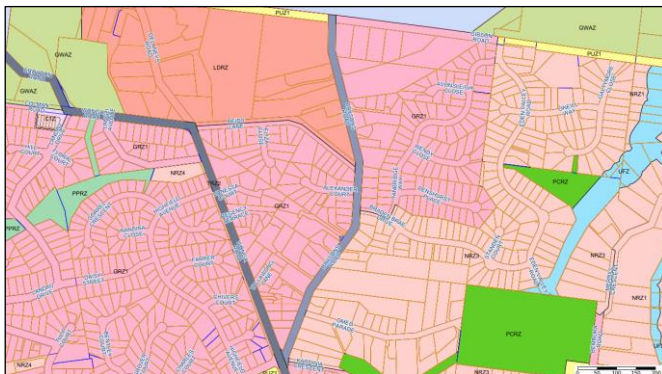


Figure 52: Zone and aerial photography of Brysons Road, Warranwood

Brysons Road performs a collector road function, servicing less than 7,000 vehicles per day. Council's Traffic and Transport Engineering Unit has advised that the level of traffic it carries does not warrant its inclusion within the Transport Zone 3. The surrounding land is located within the Low Density, General Residential and Neighbourhood Residential Zones.

A review of Council's planning register indicates that no planning permits have been issued for non-residential uses of land addressed to Brysons Road (i.e. no uses which would now be prohibited have been permitted but not commenced).

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.⁶⁷

⁶⁶ Shown on Volume 4, Appendix 2, Map 2

⁶⁷ Shown on Volume 4, Appendix 2, Map 4

Colchester Road

315-317 and 333 Colchester Road, Kilsyth South



Figure 53: Zone and aerial photography of 315-317 and 333 Colchester Road, Kilsyth South

The land at 315-317 Colchester Road is privately owned, and 333 Colchester Road is owned by Council and set aside as a tree reserve. Neither parcels form part of the road reserve. Part of each property is located in the Transport Zone 3 and part within the General Residential Zone Schedule 1.

Prior to the approval of Amendment C48 on 16 February 2006, this land was wholly located within the Residential 1 Zone. Amendment C48 rezoned land at 1/82-112 Colchester Road Kilsyth South from Rural Zone to Farming Zone and made associated changes to the Ordinance. Gazettal information indicates that this was intended to be the sole change. A review of mapping however indicates that it also altered the depiction of sections of land adjacent to Colchester Road, as shown below:



Figure 54: Prior to Gazettal of C48

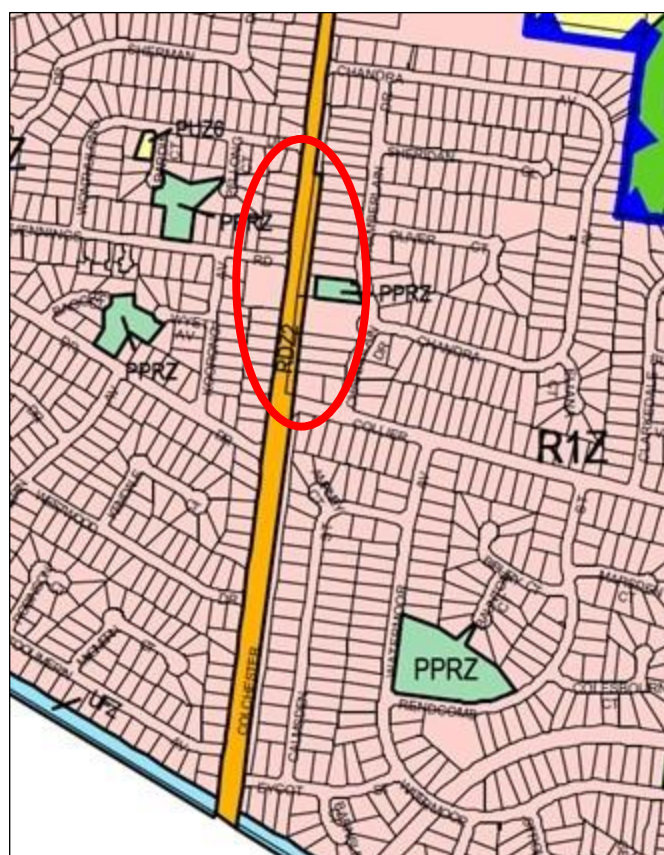


Figure 55: Upon Gazettal of C48

It appears that there was a change in the cadastre on which the Scheme was mapped at this time, and that the change in zoning is a result of this modification. The inclusion of part of the property at 315-317 Colchester Road within the Transport Zone conflicts with Paragraph 23 of the Ministerial Direction on the form and content of planning schemes, which states that:

A planning scheme may only include land in a Transport Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council or with the written consent of the Head, Transport for Victoria.

In order to correct the anomaly created and facilitate ongoing use of the land for plant nursery and tree reserve respectively, it is appropriate that the sections zoned Transport Zone 3 be rezoned to General Residential Zone Schedule 1 to match the remainder of the land.

T36 **Rezoned 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.⁶⁸**

Dampier Grove



Figure 56: Zone and aerial photography of Dampier Grove

Dampier Grove is the continuation of Heatherdale Road north of Maroondah Highway. It performs a collector road function, servicing less than 7,000 vehicles per day. Council's Traffic and Transportation Engineering Unit has advised that the level of traffic it carries does not warrant its inclusion within the Transport Zone 3. The adjoining land within Maroondah is located within the General Residential Zone Schedule 1, and it is appropriate that this be applied to the roadway also.

A review of Council's planning register indicates that no planning permits have been issued land uses which would become prohibited as a result.

T37 **Rezoned Dampier Grove between Maroondah Highway and Grant Crescent from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.⁶⁹**

⁶⁸ Shown on Volume 4, Appendix 2, Map 45

⁶⁹ Shown on Volume 4, Appendix 2, Map 20

Eastfield Road



Figure 57: Zone and aerial photography of Eastfield Road

Eastfield Road is a link road which carries in excess of 7,000 vehicles per day. As a result it is appropriate that the roadway be included within the Transport Zone 3. A review of the zoning also indicates that a portion of the Lilydale railway line is not included in the Transport Zone 1 as required by the ministerial direction. In particular, the application of residential zones to Eastfield Road does not accord with the current location of the bridge over the suburban rail line. This is shown in detail below:

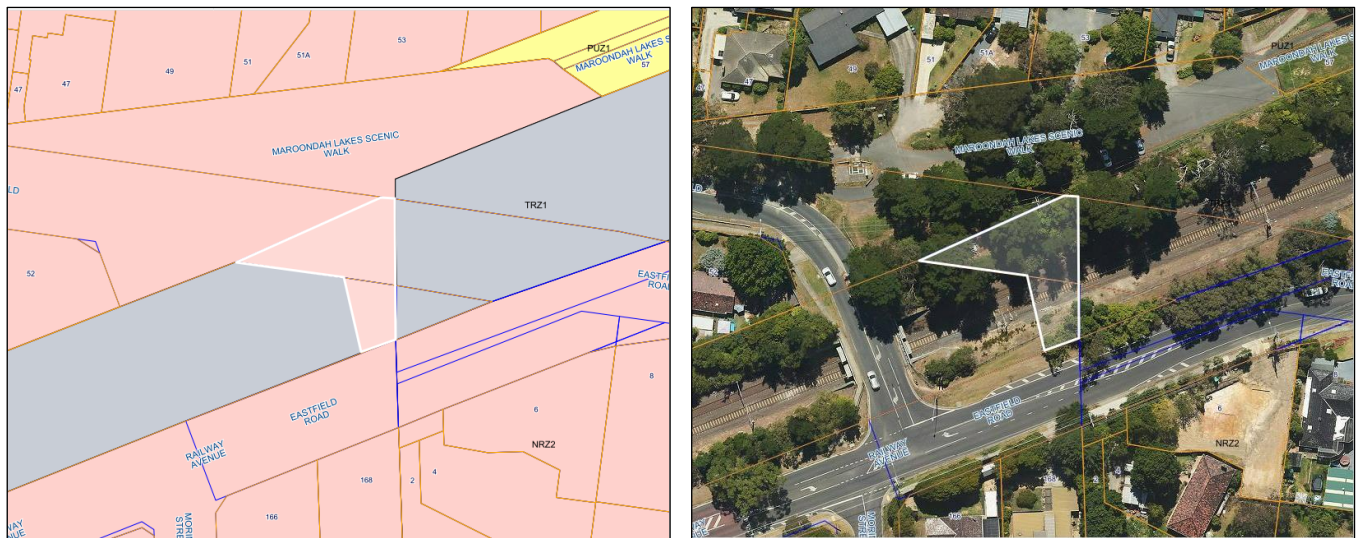


Figure 58: Detail of the zone and aerial photography of Eastfield Road at the Lilydale railway line

It is appropriate that the extent of Transport Zone 1 be altered so that it applies to all but the bridge area.

- 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 3.⁷⁰
- 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 1.⁷¹

Heatherdale Road



Figure 59: Zone and aerial photography of Heatherdale Road, south of Maroondah Highway

⁷⁰ Shown on Volume 4, Appendix 2, Maps 23-26

⁷¹ Shown on Volume 4, Appendix 2, Map 23

The section of Heatherdale Road south of Canterbury Road performs a collector road function, servicing less than 7,000 vehicles per day. Council's Traffic Engineering team has advised that the level of traffic it carries does not warrant its inclusion within the Transport Zone 3. The adjoining land within Maroondah is located within the General Residential Zone Schedule 1, and it is appropriate that this be applied to the roadway also.

A review of Council's planning register indicates that no planning permits have been issued land uses which would become prohibited as a result.

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.⁷²

Adjacent to 401 Heatherdale Road and 391-399 Canterbury Road, Ringwood



Figure 60: Zone and aerial photography of 401 Heatherdale Road and 391-399 Canterbury Road, Ringwood

This section of Heatherdale Road is a link road managed by Council. The majority of the roadway is located within the Transport Zone 3, however the section of land marked as Road on PS313447 remains in the industrial zone applying to abutting land. The section of land currently supports a slip lane and nature strip.

Correction of the zoning to Transport Zone 3 will not result in permit or practical implications for either Council or the adjoining.

T41 Rezone Road R1 in PS313447 (Heatherdale Road, north of Canterbury Road) from Industrial 3 Zone to Transport Zone 3.⁷³

⁷² Shown on Volume 4, Appendix 2, Map 38

⁷³ Shown on Volume 4, Appendix 2, Map 38

Lincoln Road



Figure 61: Zone and aerial photography of Lincoln Road

Lincoln Road (with the exception of the southbound arm extending from Maroondah Highway to Arthur Place) is a link road which carries in excess of 7,000 vehicles per day. As a result it is appropriate that the roadway be included within the Transport Zone 3.

It is noted that the zone provisions at the Dorset Road and Lincoln Road intersection appears to include some mapping errors. In particular:

- Projections of the Transport Zone 2 to the east and west of the road alignment would appear to be an error. Land shown in:
 - White below would appear to be more appropriately zoned Neighbourhood Residential Zone Schedule 3.
 - Blue below would appear to be more appropriately zoned Transport Zone 1.
- Some land included in the residential zones should be included in the Transport Zone 1. This is shown in orange below.



Figure 62: Detail of the zone and aerial photography of Lincoln Road at the Lilydale railway line

It is further noted that the alignment of Lincoln Road in the vicinity of Dorset Road is offset, and that a portion should remain within the Neighbourhood Residential Zone.

- 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 3.⁷⁴
- 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 1.⁷⁵
- 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 3.⁷⁶

Oban Road

Adjacent to 23 Oban Road, Ringwood



Figure 63: Zone and aerial photography of 23 Oban Road, Ringwood

⁷⁴ Shown on Volume 4, Appendix 2, Maps 6, 7, 13 and 14

⁷⁵ Shown on Volume 4, Appendix 2, Map 13

⁷⁶ Shown on Volume 4, Appendix 2, Map 13

Land within the Oban Road road formation adjacent to 23 Oban Road is located in the Commercial 2 Zone, rather than the Transport Zone 3 which is applied to the remainder of the road. The land is owned by Council. It is intended that the parcel perform an ongoing transport role as part of the Oban Road road formation. In this context application of the Transport Zone 3 is appropriate.

T45 Rezone Lot 1 on TP 207622Y (Oban Road, adjacent to No. 23) from Commercial 2 Zone to Transport Zone 3.⁷⁷

Ringwood Street

Ringwood Street (east side), Ringwood

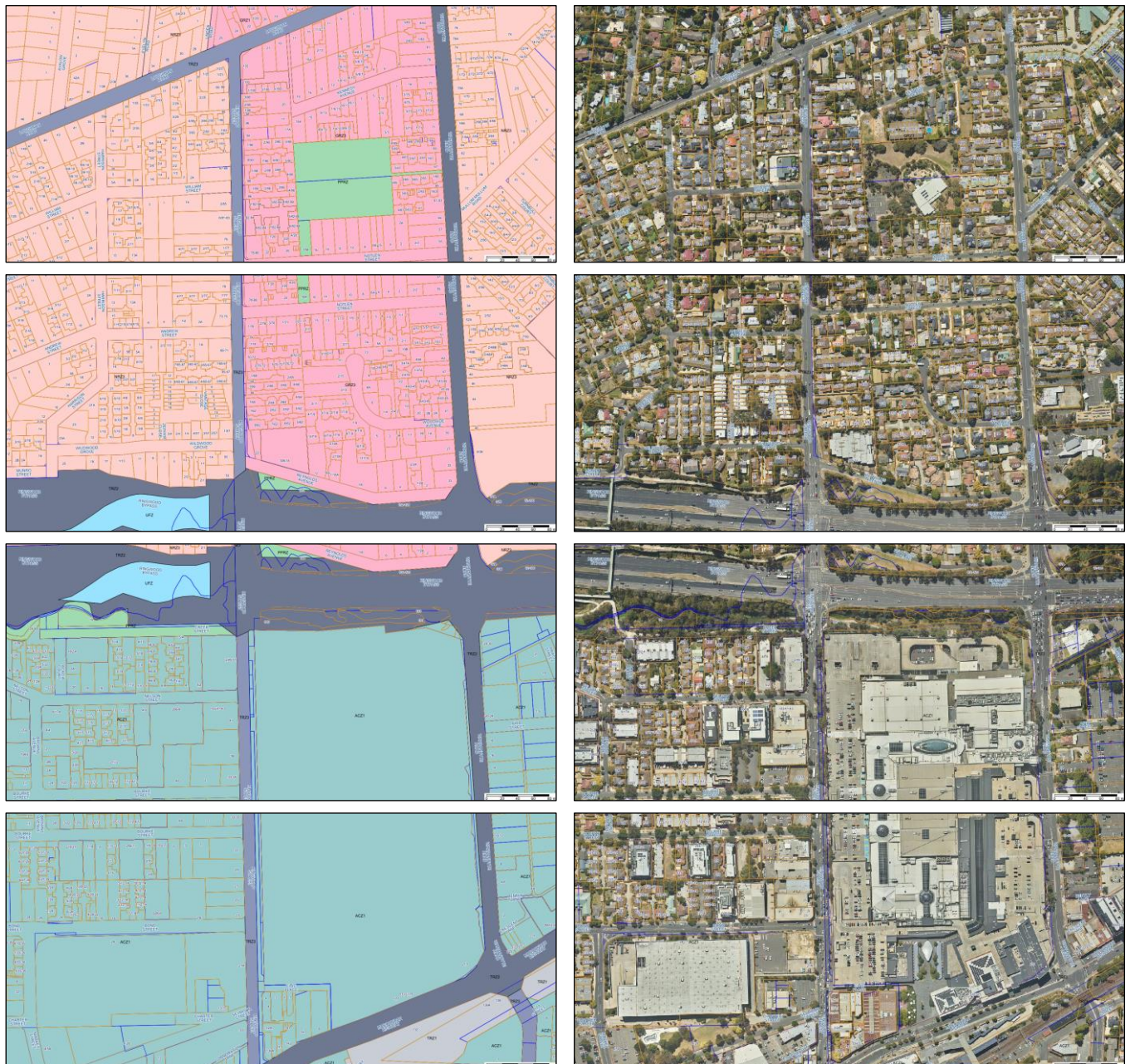


Figure 64: Zone and aerial photography of Ringwood Street, Ringwood

⁷⁷ Shown on Volume 4, Appendix 2, Map 11

While the majority of Ringwood Street, a Link road, is located in the Transport Zone 3, sections of the eastern side are located in the General Residential Zone and Activity Centre Zone.

A review of aerial and title information indicates that the Transport Zone 3 does not cover the entire road reserve or road formation. It would appear that this is a drafting error made due to the configuration of titles in the area, with road widening in the 1980s creating many land parcels along this side of the road.

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.**⁷⁸

Wonga Road

Wonga Road, east of Heron Court, Ringwood North



Figure 65: Zone and aerial photography of Wonga Road, east of Heron Court, Ringwood North

The Transport Zone 3 does not follow the road alignment immediately east of properties in Heron Court.

A review of Plan of Subdivision PS305572 indicates that the section of land immediately west of the bend is Road. It is located within the road formation and is appropriately included in the Transport Zone 3 along with the remainder of the roadway.

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.**⁷⁹

⁷⁸ Shown on Volume 4, Appendix 2, Maps 15 and 21

⁷⁹ Shown on Volume 4, Appendix 2, Map 10

10.2 Application of Overlays

This Scheme review has identified:

- That the Significant Landscape Overlay should be reinstated to part of one allotment.
- Two instances where the Heritage Overlay should be removed or relocated.
- Four Development Plan Overlays which have served their purpose and should now be removed.
- One property where the Public Acquisition Overlay should be removed.
- One property where the Environmental Audit Overlay should be removed.

10.2.1 Significant Landscape Overlay

A review of mapping of the Significant Landscape Overlay has identified that an anomaly in the mapping of the Overlay on the property at 33 Gibson Road Warranwood and the adjoining land in TP198712 to the west. The land is located at the interface with the City of Manningham, with an Environmental Significance Overlay applying within that municipality. Application of the overlays is shown on Figure 66.

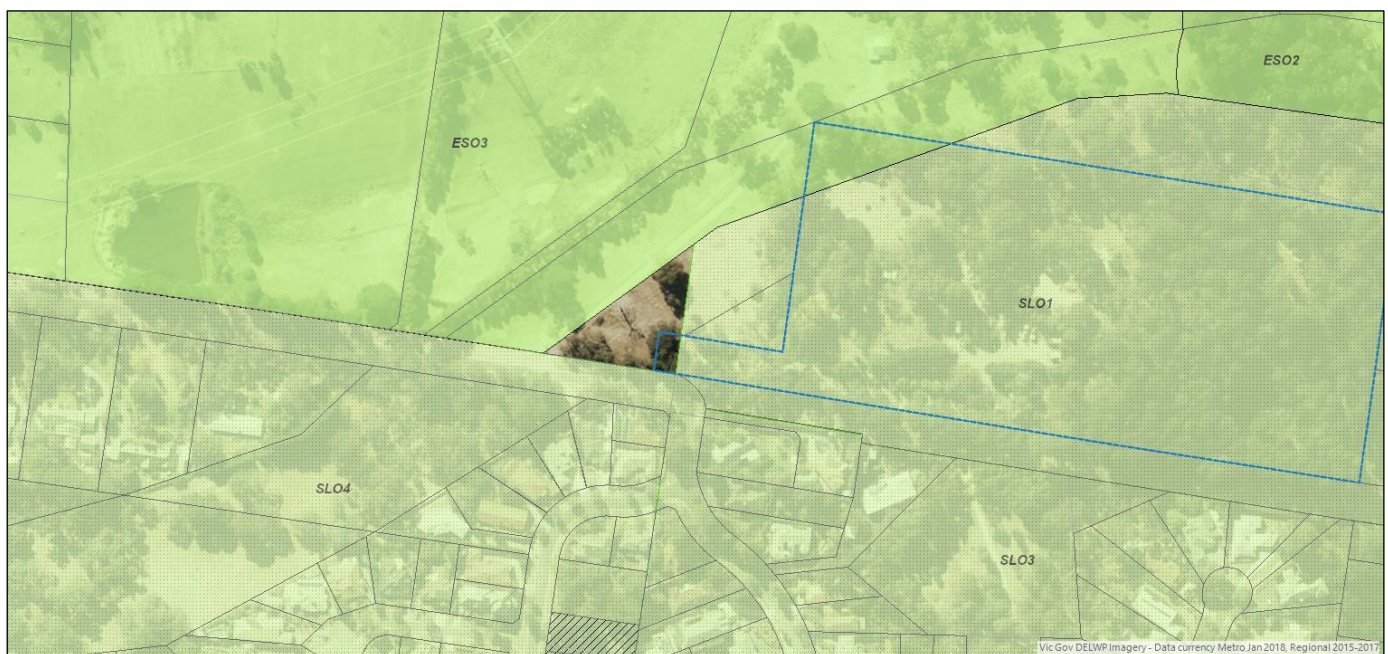


Figure 66: Environmental and Landscape Overlays on and adjoining 33 Gibson Road Warranwood



Figure 67: Area not covered by Environmental and Landscape Overlays

Figure 67 includes detail of the triangular area not affected by the SLO. It has an area of approximately 2,385 sqm and is located on the same titles as adjoining land that is within the Overlay. It has a similar level of vegetation cover as the land immediately to the east. Council records indicate that the land is owned by Transport for Victoria.

The SLO1 dates to approval of the 'new' format planning scheme in 1999. At that time the SLO1 extended south to include land now within the SLO3, as shown in Figure 68.



Figure 68: SLO Application following the New Format Planning Scheme Amendment (site is circled)

Amendment C010 introduced the SLO2 to a number of properties, including to this triangular area. The amendment recognised the need to maintain and enhance vegetation on the site. The SLO2 includes a requirement for a permit for buildings and works and tree removal (with some exemptions).



Figure 69: SLO Application following Amendment C010 (site is circled)

Amendment C034 replaced the SLO2 with the SLO4 where it applied inside the Urban Growth Boundary (UGB), as is shown on Figure 70. This represented a change in the Amendment compared with the exhibited version, which also replaced the Overlay outside the UGB. It would appear that the SLO2 on the triangular portion was accidentally deleted as part of the amendment, as the gazetted documentation shows no change to the controls on the land, but the historical version of the Scheme shows the SLO2 deleted. Reintroduction of the SLO2 to the land would address this error. This would, however, reinstate a seemingly arbitrary boundary between two slightly different controls.

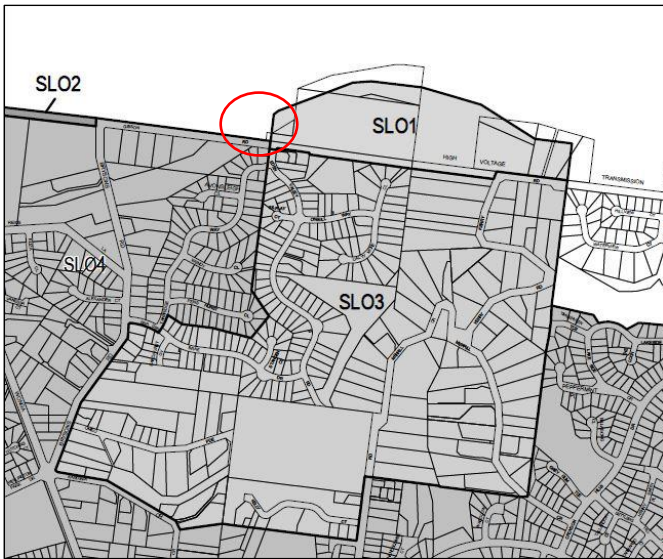


Figure 70: SLO Application following Amendment C034 (site is circled)

Given the recognised importance of maintaining and enhancing vegetation on the site, the similarity of vegetation cover on this land as the immediately adjoining land in the SLO1 and the lot layout, it is instead recommended that the SLO1 be applied to this land.

E22 Apply the Significant Landscape Overlay Schedule 1 to land in Warranwood between Eden Valley Road, Gibson Road and the municipal boundary.⁸⁰

⁸⁰ Shown on Volume 4, Appendix 2, Map 2

10.2.2 Heritage Overlay

298 Mt Dandenong Road, Croydon



Figure 71: HO application and aerial photography of 298 Mt Dandenong Road, Croydon

The land at 298 Mt Dandenong Road is affected by a Heritage Overlay, however the building identified as being significant has been demolished.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO111	Californian Bungalow 298 Mount Dandenong Road, Croydon	Yes	No	No	Yes	No	No	No	No

Figure 72: Extract of the HO Schedule

Planning Permit M2013/351 allowed demolition of the existing dwelling on the land and redevelopment of the site and that at No. 296 with a four storey building containing 26 dwellings. Council’s aerial photography indicates that the permit was acted upon between 2014 and 2015, with the 2014 aerial indicating the previous dwelling:



Figure 73: HO application and aerial photography of 298 Mt Dandenong Road, Croydon in 2014

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.⁸¹

5-9 Toorak Avenue and 69 Wicklow Avenue, Croydon

A detailed discussion on the application of the Heritage Overlay at 5-7 Toorak Avenue and 69 Wicklow Avenue, Croydon is contained in Volume 1.

10.2.3 Development Plan Overlay

As detailed in Section 5.2.3, Development Plan Overlay Schedules 2, 3, 4 and 5 are considered to now be spent and should be removed from the scheme. Their removal results in deletion of map maroondah01dpo and modifications to maps maroondah04dpo and maroondah05dpo.

10.2.4 Public Acquisition Overlay

TWR 1/271 Bayswater Road, Bayswater North



Figure 74: PAO application and aerial photography of TWR 1/271 Bayswater Road, Bayswater North

⁸¹ Shown on Volume 4, Appendix 2, Map 19

The land is within a PAO3 (i.e. Acquisition by VicRoads), however Council records indicate that the property is currently owned by Transport for Victoria, who is the successor to VicRoads. Transport for Victoria's representative has confirmed this ownership. The Public Acquisition Overlay over this land is therefore now spent.

T48 Remove the Public Acquisition Overlay from the land at TWR 1/271 Bayswater Road, Bayswater North.⁸²

P23 Amend the Schedule to Clause 45.01 (Public Acquisition Overlay) to delete reference to the PAO3.

10.2.5 Environmental Audit Overlay

58-62 Vinter Avenue, Croydon



Figure 75: EAO application and aerial photography of 58-62 Vinter Avenue, Croydon

The land at 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R) is affected by the Environmental Audit Overlay, however an Environmental Audit has been issued, indicating that the property is suited to sensitive uses.

Planning Permit M/2014/398 has been issued for a multi dwelling development on the land. It is a requirement of the planning permit that a Certificate of Environmental Audit or a statement in accordance with Part IXD of the Environment Protection Act 1970 be prepared prior to the commencement of the sensitive use or associated buildings and works. The required environmental audit has been issued for the whole of the land and provided to both Council and the Environment Protection Authority. It is therefore appropriate that the EAO be removed.

E21 Remove the Environmental Audit Overlay from 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R). This will result in removal of map Maroondah05EAO from the Maroondah Planning Scheme.⁸³

⁸² Shown on Volume 4, Appendix 2, Maps 32 and 33

⁸³ Shown on Volume 4, Appendix 2, Map 18

10.3 Zoning anomalies and updates

In addition to the Transport Zone mapping reviews, this Scheme review has identified a number of mapping anomalies and minor modifications that should be addressed as part of the Scheme Review amendment.

10.3.1 108 and 110 Bellara Drive, Croydon

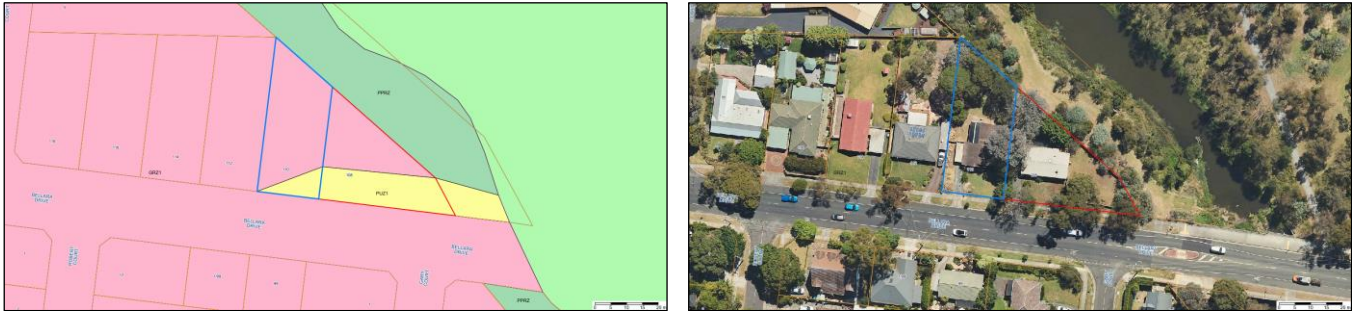
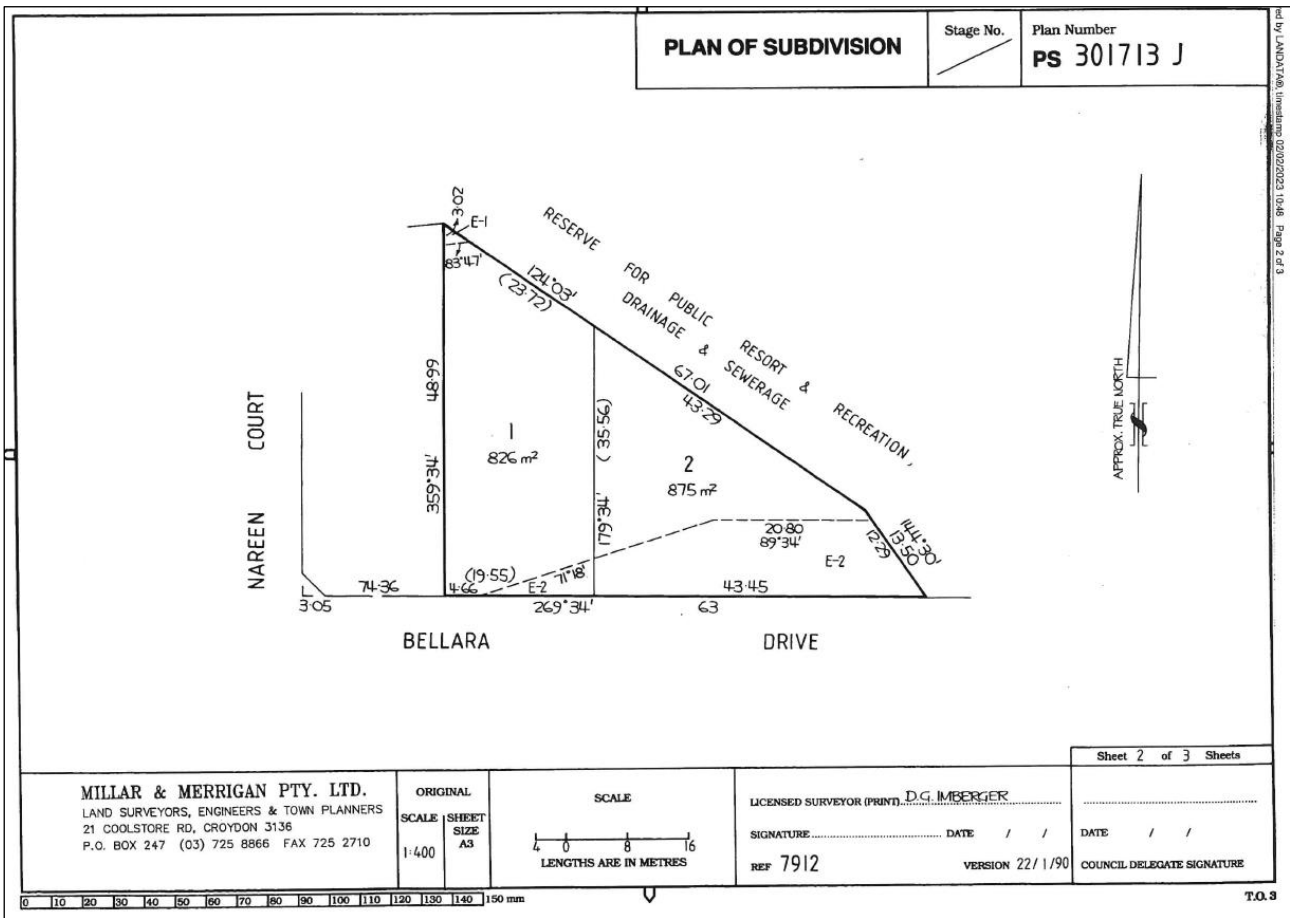


Figure 76: Zone and aerial photography of 108 and 110 Bellara Drive, Croydon

Council’s records indicate that the properties at 108 and 110 Bellara Drive are privately owned. This includes the area currently shown as PUZ1, which is partly within a water supply easement (shown as E-2 below).



Melbourne Water's advice has been sought, and for each property is as follows:

The subject property, which is partly zoned PUZ1, is encumbered by an easement for water supply created on LP77241. The easement contains a water main owned by Melbourne Water.

Melbourne Water has no objection for part of the subject property zoned PUZ1 to be rezoned to the surrounding residential zone as it will continue to be encumbered by the easement for water supply purposes.⁸⁴

It is noted that the Significant Landscape Overlay Schedule 4 applies to the whole of each property.

Regulation 8(a) of the *Planning and Environment Regulations 2015* outlines that an amendment to "correct an obvious or technical error in ... a planning scheme" may be processed under Section 20A of the *Planning and Environment Act 1987*.

P32 **Rezone the sections of 108 and 110 Bellara Drive, Croydon that are within the Public Use Zone 1 to General Residential Zone Schedule 1.⁸⁵**

10.3.2 136 Bellara Drive, Croydon



Figure 77: Zone and aerial photography of 108 and 110 Bellara Drive, Croydon

The property at 136 Bellara Drive is shown as a Tree Reserve on Plan of Subdivision 119053. It is included within the Public Park and Recreation Zone, however large parts of it are used for transport, including sections of the Bellara Drive / Canterbury Road intersection and associated footpath. Whilst it would appear to be most appropriately be zoned Transport Zone 2 also, however further strategic work is required to determine whether the reservation on title raises any issue in relation to this.

⁸⁴ Email dated 21 September 2022

⁸⁵ Shown on Volume 4, Appendix 2, Map 4

10.3.3 15 Chamberlain Drive, Kilsyth South



Figure 78: Zone and aerial photography of 15 Chamberlain Drive, Kilsyth South

Part of the Reserve is located in the General Residential Zone.

Prior to the approval of Amendment C48 on 16 February 2006, this land was wholly located within the Public Park and Recreation Zone. Amendment C48 rezoned land at 1/82-112 Colchester Road Kilsyth South from Rural Zone to Farming Zone and made associated changes to the Ordinance. Gazettal information indicates that this was intended to be the sole change. A review of mapping however indicates that it also rezoned sections of land adjacent to Colchester Road, as shown below:



Figure 79: Prior to Gazettal of C48

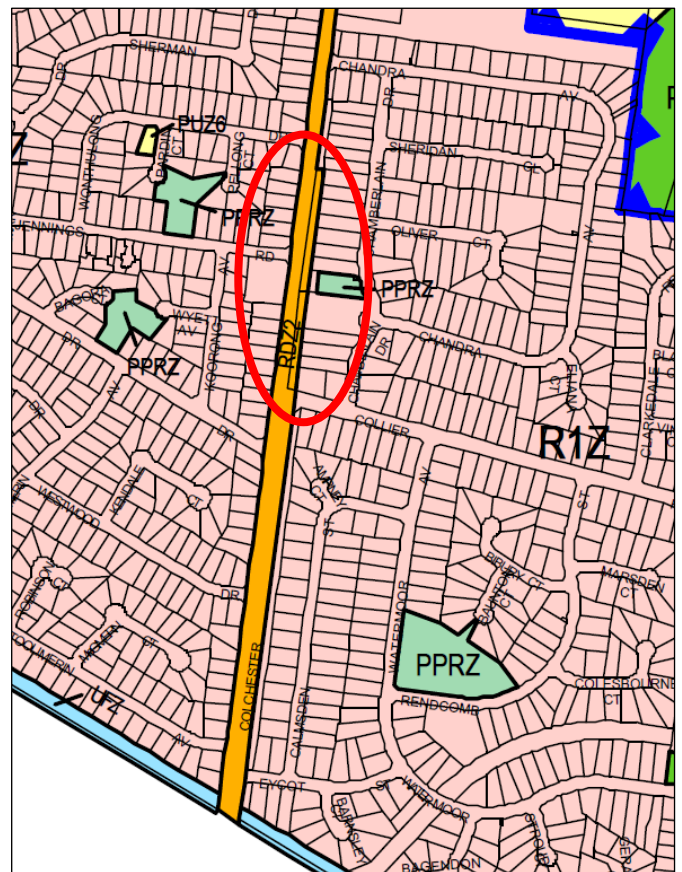


Figure 80: Upon Gazettal of C48

It appears that there was a change in the cadastre on which the Scheme was mapped at this time, and that the change in zoning is a result of this modification. The current zone boundary does not align with a lot or usage boundary. The property remains in Council ownership. Reinstatement of the Public Park and Recreation Zone over the western side of the land is considered to be appropriate.

P33 **Rezone the eastern portion of 15 Chamberlain Drive, Kilsyth South from General Residential Zone Schedule 1 to Public Park and Recreation Zone.⁸⁶**

10.3.4 62 Colchester Road, Kilsyth South

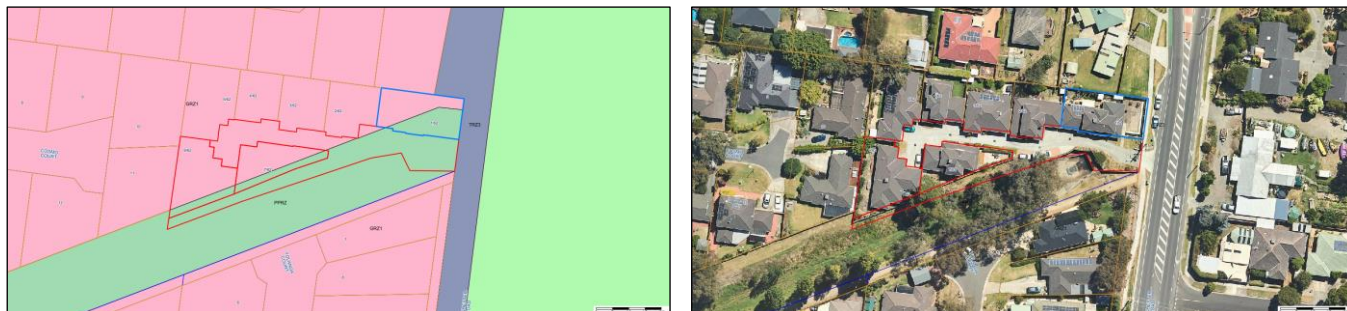


Figure 81: Zone and aerial photography of 10.3.4 62 Colchester Road, Kilsyth South

Parts of 1/62, 6/62, 7/62 Colchester Road and the common property at the address are located within the Public Park and Recreation Zone.

Council records indicate that the land in question was subdivided from the larger open space parcel and sold the then-owner of the residentially zoned portion of the land in February 2006. It is apparent that the land was not rezoned at that time. The dwellings existing on the land were constructed in 2008/2009 and later subdivided.

Ongoing application of the Public Park and Recreation Zone to the property is inappropriate, and the land should be rezoned General Residential Zone Schedule 1 to match the remainder of the property.

The landowners have been informally advised of Council's intention to pursue a rezoning of this area of land and have not provided any feedback.

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.⁸⁷**

⁸⁶ Shown on Volume 4, Appendix 2, Map 45

⁸⁷ Shown on Volume 4, Appendix 2, Map 28

10.3.5 281-283 Colchester Road, Kilsyth South



Figure 82: Zone and aerial photography of 281-283 Colchester Road, Kilsyth South

Approximately 3,000sqm of this property is zoned PUZ1, however the land is privately owned. This section of land is also located outside the Urban Growth Boundary. A review of mapping from the commencement of the New Format Planning Scheme in 1999 indicates that the anomaly has been in place since at least that time. It would appear that either there was a mapping error or a transfer of land at an earlier time, with the Amalgamation amendment approved in 1996 indicating similar mapping, but a slightly different cadastre:

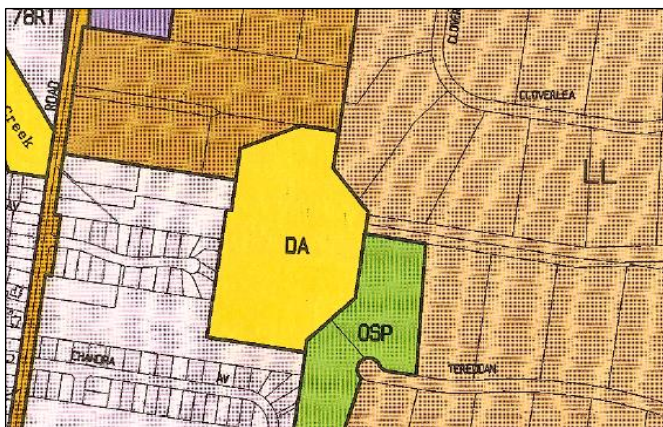


Figure 83: 'Amalgamation' amendment (printed 22 August 1996)

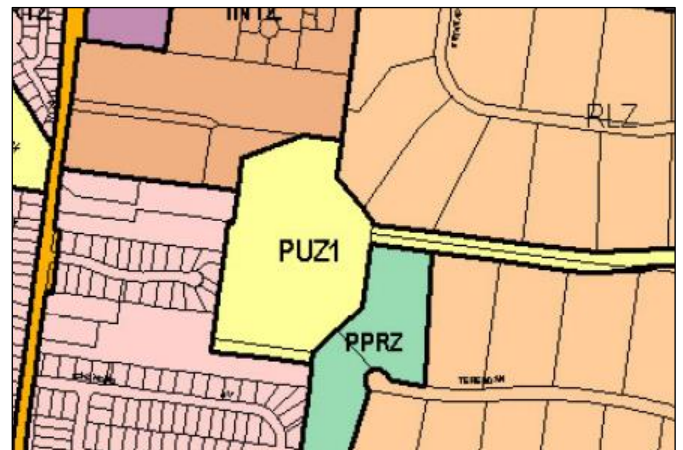


Figure 84: New format Planning Scheme (printed 30 November 1999)

Application of a public zone over privately-owned land is inappropriate.

The land is currently used and developed as a Place of Worship, Kindergarten and an office. The latter straddles the zone boundary.

In 2020 the owner informally requested Council that the land be zoned General Residential Zone Schedule 1 to match the remainder of their site. Discussion with then-DELWP officers confirmed that there is difficulty with this as the PUZ land is located outside the Urban Growth Boundary. It appears that the UGB has been incorrectly drafted in this location as a result of the zoning anomaly, however a modification requires approval of both houses of Parliament.

Given the delay in modifying the UGB and the inappropriate nature of the existing zone, relevant Rural zones have been reviewed as a potential interim step prior to rezoning the land General Residential Zone Schedule 1 to match the remainder of the site if/when the urban growth boundary is adjusted. The Green Wedge A Zone, which applies in other locations outside of the Urban Growth Boundary in Maroondah would have the following implications:

Land Use:

Office (other than Medical Centre) is prohibited in the General Residential Zone Schedule 1, whilst all Office is prohibited in the GWAZ. As a result the use of the smaller building on the site as an office would be prohibited. At present, the use requires a permit for that part within the PUZ1 (as it is not carried out by or on behalf of the public land manager).

Place of Worship requires a permit in the GWAZ, PUZ1 and (if, as the aerial photographs would indicate, floor area exceeds 250sqm) in the General Residential Zone Schedule 1.

Buildings and works:

A planning permit is required for buildings and works associated with Section 2 uses in both the GWAZ and the PUZ1. By comparison, a permit would also be required for buildings and works for a Place of Worship within the General Residential Zone Schedule 1, whilst Clause 63.05 provides that a permit is required for buildings and works associated with a prohibited use.

Subdivision:

The minimum lot size specified in the header provision to the GWAZ is 8 hectares. The area of land to be rezoned, by comparison, is 0.3 hectares. There is no minimum lot size within the General Residential Zone Schedule 1, and development of the land for multi dwelling development, or its subdivision for development with dwellings, would be appropriate in this Zone. Application of the GWAZ is not ideal in this context, and is considered to be the first step in addressing the zoning anomaly.

VicSmart:

The construction of buildings and works with a value of up to \$250,000 is generally a VicSmart application within the GWAZ. This differs from the:

- GRZ, where there are more complex criteria on VicSmart applications for buildings and works.
- PUZ, where no VicSmart provisions apply.

Based on this assessment, it is considered that the existing zone, whilst inappropriate, should remain in the short-medium term, and that Council action at this point should be to advocate for a change in alignment of the UGB.

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).

10.3.6 342-436 and 348-350 Dorset Road, Croydon



Figure 85: Zone and aerial photography of 342-436 and 348-350 Dorset Road, Croydon

The boundary between the Industrial 1 Zone and Public Park and Recreation Zone does not accord with lot or usage boundaries in this location, with a section of the service station at No. 342-346 located in the Public Park and Recreation Zone and a section of the Council-owned reserve at No. 348-350 located in the IN1Z.

A review of Council records indicates that the majority of the section of No. 342-246 that is in the Public Park and Recreation Zone was previously owned by Council. A parcel was subdivided off in 2005 and subsequently consolidated with the service station title. It would appear that the land was not rezoned in conjunction with the transfer, although aerial photographs show its use as a driveway, starting from some point between 1991 and 2001:



Figure 86: 2001 Aerial photograph

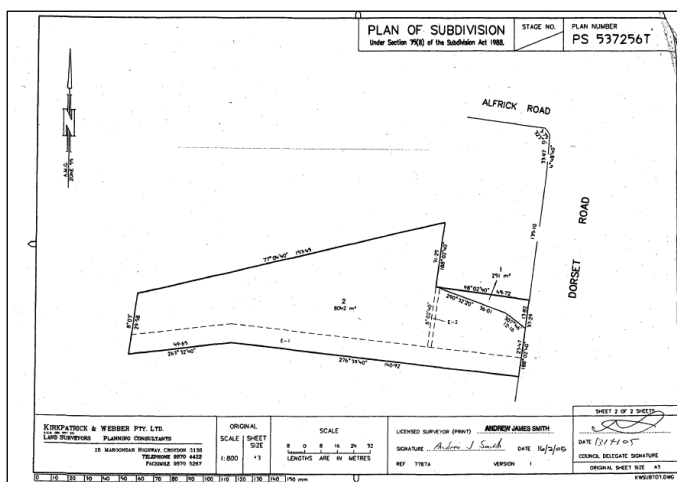


Figure 87: Plan approved April 2005

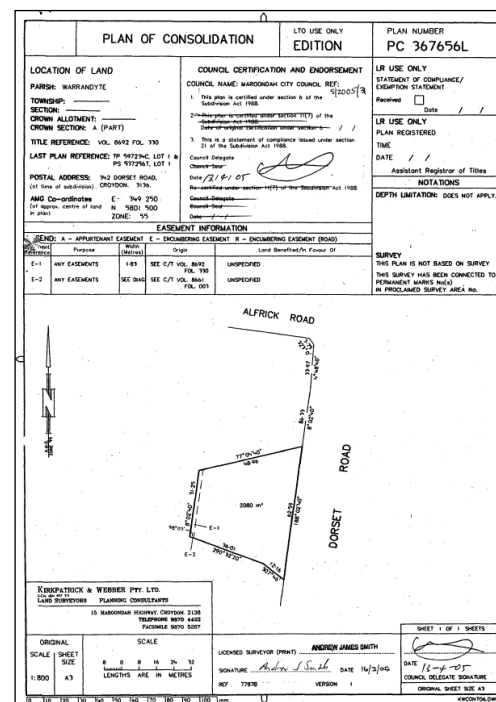


Figure 88: Plan approved April 2005

It appears that the westerly extent of the IN1Z is longstanding. A review of the maps approved as part of the amalgamation amendment which created the Maroondah Planning Scheme on 31 July 1996 indicates that the current alignment appears to have existed since at least that time:

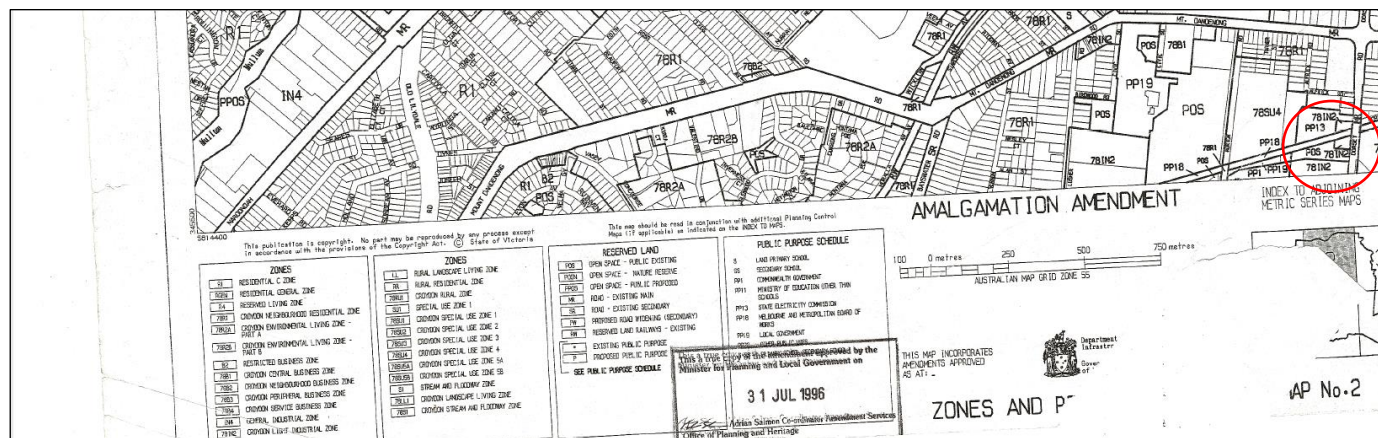


Figure 89: July 1996 Zoning Map

The strip of industrially zoned parkland is approximately 6.3m wide however, and the scale of earlier maps makes confirmation difficult given that the zone boundary also appears to be depicted as following lot boundaries.

A review of historical aerial photographs indicate that until at least 1963 the parkland and now-service station were a single parcel. The 1975 aerial shows the first construction on the land, with fencing or other structures appearing to correspond to the current western boundary of No. 342-346. This would tend to indicate that the extension of the Industrial 1 Zone into the parkland is an error, and that no potentially contaminating use of that land has occurred. It is anticipated that any potential contamination of the section of land to be corrected is unlikely to be materially different to the existing Public Park and Recreation Zone land to the south.



Figure 90: March 1963 aerial



Figure 91: 1975 aerial

- 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.⁸⁸
- 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.⁸⁹

As the need for rezoning arises from an error in relation to the parkland this amendment should be processed pursuant to Section 20A, whilst exhibition of the rezoning of the service station land is appropriate.

⁸⁸ Shown on Volume 4, Appendix 2, Map 19

⁸⁹ Shown on Volume 4, Appendix 2, Map 19

10.3.7 53 Hewish Road, Croydon



Figure 92: Zone and aerial photography of 53 Hewish Road, Croydon

The property at 53 Hewish Road is utilized as a telephone exchange. It is held in private ownership and the majority of the property is located within the Industrial 1 Zone. The split zoning dates from at least the 1996 amalgamation of planning schemes amendment, where the land now zoned Public Park and Recreation (PPRZ) was shown as being Open Space - Nature Reserve. Application of the PPRZ over private land is inappropriate however, and it should be rezoned to Industrial 1 to match the remainder of the property.

P37 Rezone the portion of 53 Hewish Road Croydon that is within the Public Park and Recreation to Industrial 1 Zone to match the remainder of the property.⁹⁰

10.3.8 32 Jull Parade, Ringwood North



Figure 93: Zone and aerial photography of 32 Jull Parade, Ringwood North

Council's records indicate that the property is privately owned and the area currently shown as PUZ1 is a drainage and sewerage easement.

Melbourne Water's advice has been sought, and is as follows:

The subject property which is partly zoned PUZ1 was formerly part of the adjoining reserve for municipal purposes on LP129587. It was later excised from the reserve and consolidated with the subject property in PC360741, with the original easement for drainage and sewerage.

Note the municipal reserve is owned by Maroondah Council and is licensed to Melbourne Water for a drainage retarding basin.

Melbourne Water has no objection for part of the subject property zoned PUZ1 to be rezoned to the surrounding residential zone as it lies outside the retarding basin asset boundary within Council's land and will continue to be encumbered by the easement for drainage and sewerage purposes.⁹¹

It is noted that the Significant Landscape Overlay Schedule 4 applies to the whole of the property.

⁹⁰ Shown on Volume 4, Appendix 2, Map 19

⁹¹ Email dated 21 September 2022

It is appropriate that the zone of the land be altered to reflect its ongoing use and development for private residential purposes.

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.**⁹²

10.3.9 Little John Road, Warranwood



Figure 94: Zone and aerial photography of Little John Road, Warranwood

The road reserve adjacent to 3 Prue Court and 18A Daniel Court Warranwood is included within the Public Use Zone rather than the General Residential Zone Schedule 1 that applies to surrounding land. The land is intended to provide local road access to surrounding land. It does not perform a service or utility function that is not normal to a road.

Application of the Public Use Zone over the roadway is considered to be inappropriate given its ongoing role in the provision of local transport access to the community. Application of the General Residential Zone Schedule 1 to accord with the remaining surrounding land is considered to be appropriate.

Council records indicate that the adjoining Public Use Zone 1 land and Urban Floodway Zone land is owned by the City. Melbourne Water's advice has been sought, and is as follows:

The subject road and adjoining Council reserve described as Res2 on LP203027 are both partly zoned PUZ1. The reserve partly zoned PUZ1 is encumbered by an easement for drainage and floodway created by dealing N672890L. The easement contains open and underground drainage assets owned by Melbourne Water.

*Melbourne Water has no objection for part of the subject road zoned PUZ1 to be rezoned to the surrounding residential zone as the reserve will continue to be encumbered by the easement for drainage and floodway.*⁹³

P39 **Rezone the portion of Little John Road which is located in the Public Use Zone 1 to General Residential Zone Schedule 1.**⁹⁴

10.3.10 School sites

Two schools are partially located in the Public Use Zone and partially within the Public Park and Recreation Zone. It would appear that this is a result of changes in land ownership over time.

⁹² Shown on Volume 4, Appendix 2, Map 10

⁹³ Email dated 21 September 2022

⁹⁴ Shown on Volume 4, Appendix 2, Map 5

Ringwood Secondary College, 55a Bedford Road Ringwood



Figure 95: Zone and aerial photography of Ringwood Secondary College, 55a Bedford Road, Ringwood

Whilst the majority of the land within the PPRZ is used and developed as part of the school grounds, a strip along the northern boundary is fenced off from the grounds. This area is used and developed as public parkland. There are also power lines located within this area, however fencing does not accord with the associated easements on title. The offset of the fence from the northern boundary is depicted in Figure 96.



Figure 96: Offset of existing school fencing from northern boundary

It is appropriate to rezone the portion of the land that is fenced within the school grounds to Public Use Zone 2 to accord with the majority of the property.

- 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 2.⁹⁵**

Croydon North Primary School, 431 Maroondah Highway Croydon North



Figure 97: Zone and aerial photography of Croydon North Primary School, 431 Maroondah Highway, Croydon North

A portion of land along the eastern and northern boundaries of the Croydon North Primary School is located in the PPRZ rather than the PUZ2 which applies to the remainder of the land. The area in question is used and developed as part of the school.

- P41** **Rezone that portion of 431 Maroondah Highway Croydon North that is within the Public Park and Recreation Zone to Public Use Zone 2.⁹⁶**

10.3.11 20 Tintern Avenue, Ringwood East

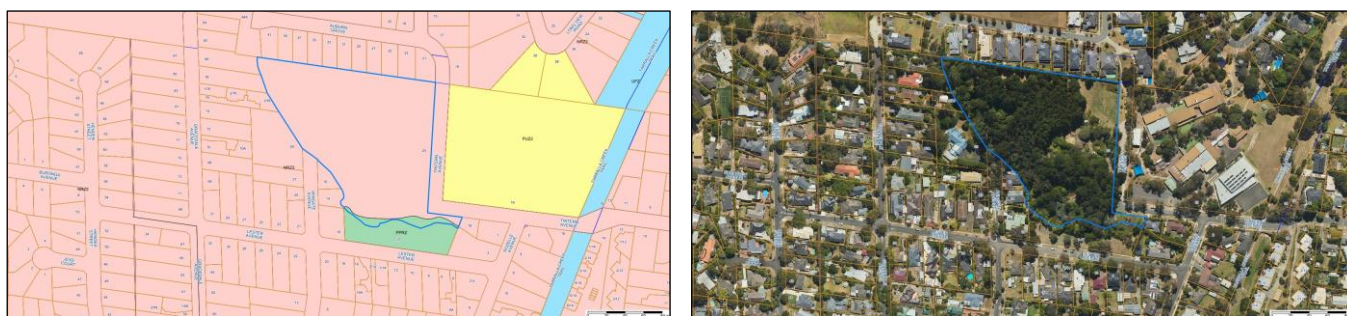


Figure 98: Zone and aerial photography of 20 Tintern Avenue, Ringwood East

The property at 20 Tintern Avenue, Ringwood East is located partly in the Neighbourhood Residential Zone and partly in the Public Park and Recreation Zone. The property is held in private ownership and developed with a single dwelling.

⁹⁵ Shown on Volume 4, Appendix 2, Map 22

⁹⁶ Shown on Volume 4, Appendix 2, Map 4

The southern and western boundaries of the property are defined by the centreline of the adjoining watercourse as it existed in the 1950s. The boundary with Council land at 7-17 Lester Avenue is on the survey below. The alignment of the watercourse has shifted, and the zone boundary appears to align more closely to the existing waterway alignment, rather than the title boundary. This would be an error. Application of the PPRZ over private land is inappropriate, and this section should be rezoned NRZ3 to match the remainder of the property.

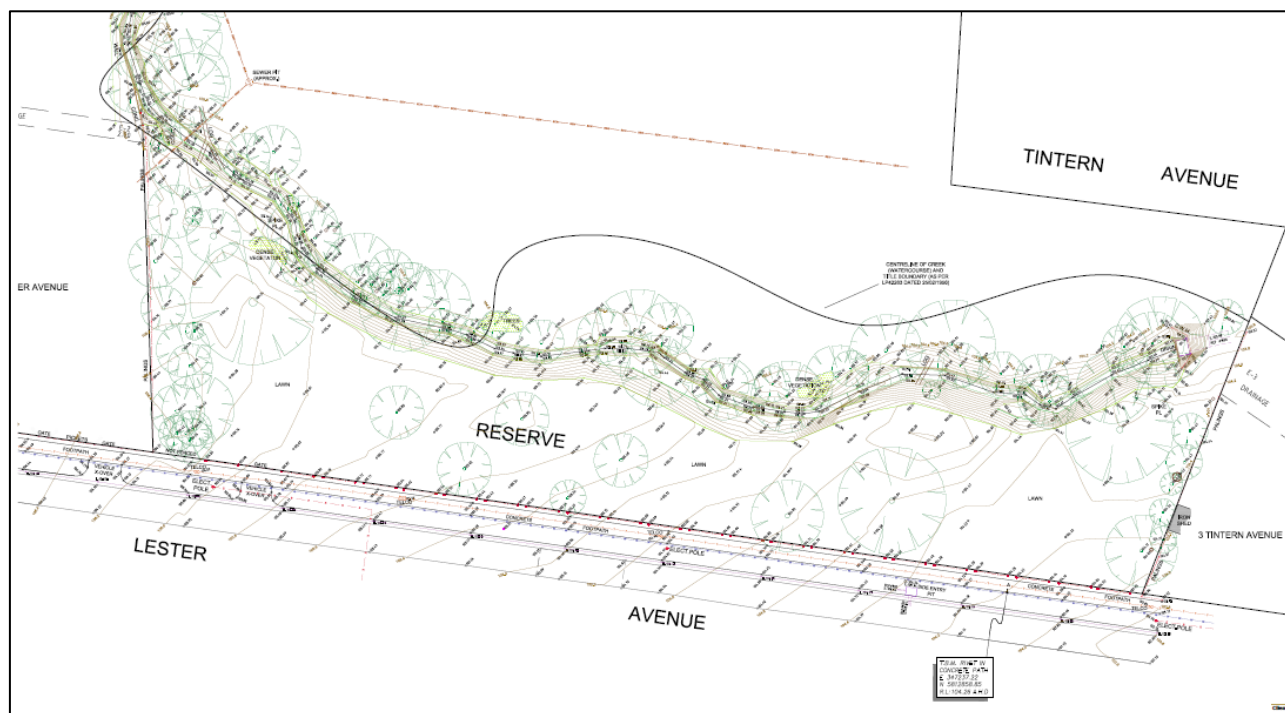


Figure 99: Location of the title boundary and creek alignment at 20 Tintern Avenue Ringwood East

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 1.⁹⁷

10.3.12 Waterloo Street, Cuthbert Street and Sunset Drive, Heathmont

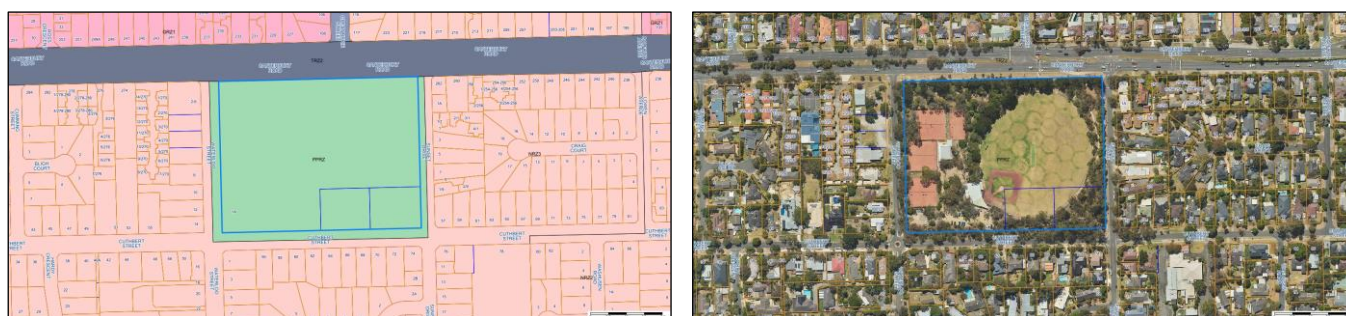


Figure 100: Zone and aerial photography of Heathmont Park, Heathmont

The Public Park and Recreation Zone extends to approximately half the depth of the roadways surrounding Heathmont Park, rather than applying solely to the Reserve.

⁹⁷ Shown on Volume 4, Appendix 2, Map 32

Application of the Public Park and Recreation Zone to the road is contrary to standard planning practice and appears to have occurred in error. It is appropriate that the roads be located in the Neighbourhood Residential Zone Schedule 3 that applies to the surrounding area.

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 3.⁹⁸

10.3.13 Alfrick Road, Croydon



Figure 101: Zone and aerial photography of Heathmont Park, Heathmont

Sections of privately owned land at 4 and 10 Alfrick Road, Council owned land at 14A Alfrick Road and part of the roadway itself are contained within the Public Use Zone associated with the adjoining Swinburne College. Privately owned land is primarily utilized for in association with the dwellings held in common ownership, whilst the Council owned land has the potential to provide linkages to the College from Alfrick Road, but is currently fenced off from it. Application of the Public Use Zone to the land is not appropriate, and it should be rezoned to the General Residential Zone Schedule 2 that applies to the remainder of the land.

P44 Rezone 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 2.⁹⁹

10.3.14 342 Wonga Road and 15 Delaneys Road, Warranwood



Figure 102: Zone and aerial photography of 342 Wonga Road and 15 Delaneys Road, Warranwood

The Zone and Urban Growth Boundary alignments follow a former subdivision pattern, and as a result parts of each property are located in the Low Density Residential Zone (LDRZ) and the Green Wedge A Zone (GWAZ), with the properties also straddling the Urban Growth Boundary.

⁹⁸ Shown on Volume 4, Appendix 2, Map 40

⁹⁹ Shown on Volume 4, Appendix 2, Map 19

Table 2: Approximate land areas inside and outside the UGB

	15 Delaneys Road, Warranwood	342 Wonga Road, Warranwood
Area inside Urban Growth Boundary / In the Low Density Residential Zone	3,538 sqm	531 sqm
Area outside Urban Growth Boundary / In the Green Wedge A Zone	462 sqm	24,029 sqm
Total	4.000 sqm	24,560 sqm

A review of Council files indicates that a boundary realignment between 342 Wonga Road and 13-15 Delaneys Road was approved by Planning Permit M/2001/353 on 11 July 2001. The alignment of current and former zones, and therefore the Urban Growth Boundary, follows the original lot alignment. Lot A, being the Delaneys Road property, has since been further subdivided. The affected property is now known as 15 Delaneys Road.

The endorsed plan for Planning Permit M/2001/353 depicts the realignment of the boundary. The officer report advises that no change to the individual lot sizes resulted. The officer report also notes that the boundary between the [then] Low Density Residential Zone and Rural Living Zone accorded with the original alignment, and that this would be altered as part of a future planning scheme amendment.

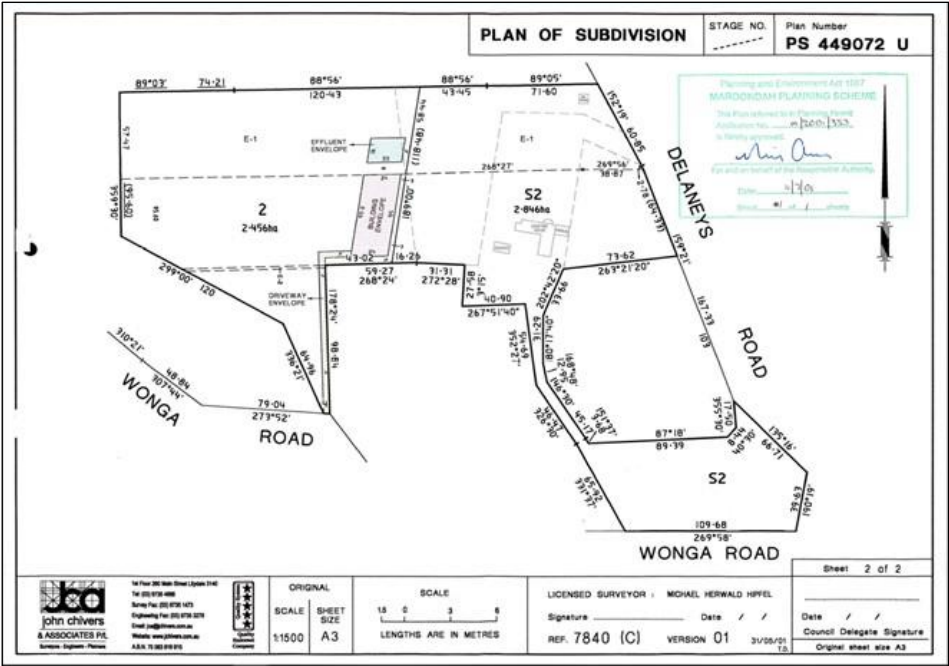


Figure 103: Plan of subdivision showing previous boundary locations

Information available on file indicates that sewer is available to land in Delaneys Road. As a result both the LDRZ and GWAZ would require a minimum lot size of 2,000 sqm. The land now known as 15 Delaneys Road has an area of 4,000 sqm. Rezoning the whole of the property to LDRZ will have no impact on the dwelling yield permitted by the Scheme.

Similarly, with an area of 2.456 ha, rezoning a portion of the Wonga Road property to GWAZ would not alter its potential dwelling yield. It is also anticipated that there are unlikely to be other significant impacts in relation to the potential use of either allotment. However, it is appropriate that the Urban Growth Boundary be adjusted prior to any rezoning.

R23 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:

- 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.

10.3.15 Part 33-41 Maroondah Highway, Ringwood

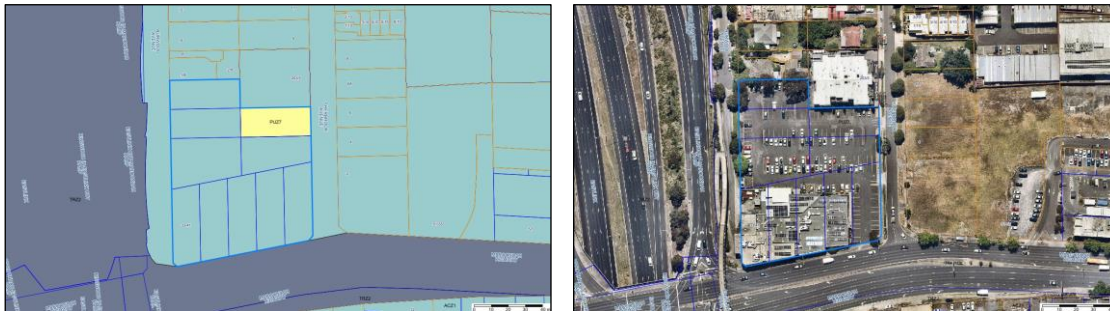


Figure 104: Zone and aerial photography of 33-41 Maroondah Highway, Ringwood

One lot (Vol. 05246 Fol. 059) which forms part of this property is contained in the Public Use Zone 7 ('Other Public Use'). Council records indicate that it is privately owned, consistent with its use as part of the car park for the hotel on the broader site. The current zoning of the parcel has been in place since at least 1999, however the car park was constructed at some point between 1991 and 2001. Application of the Public Use Zone to the land is not appropriate, and it should be rezoned to the Activity Centre Zone Schedule 1 that applies to the remainder of the land.

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 1.¹⁰⁰

¹⁰⁰ Shown on Volume 4, Appendix 2, Map 24

10.4 Zoning of Council-owned land

During preparatory work for the Maroondah Housing Strategy: 2022 Refresh it was noted that many Council open space reserves were located within residential zones rather than the Public Park and Recreation Zone (PPRZ) or Public Conservation and Resource Zone (PCRZ). As a result a comprehensive investigation of the zone of all Council-owned land has been conducted. This investigation has found that:

- 204 properties are included in zones that are the best fit for their current use.
- 65 properties are partly located in zones that are the best for their current use. These properties are often comprised of more than one title, with the public land zones applying to some, but not all parcels.
- 230 properties may not be located in zones that are the best fit for their current use. These include:
 - A range of public open spaces located within residential or industrial zones.
 - Spaces that perform both an access and informal open space function and are located in residential or industrial zones.
 - Flora reserves which should be investigated for inclusion in the Public Conservation and Resource Zone rather than the current Public Park and Recreation Zone.
 - Tree reserves that should also be investigated for inclusion in the Public Conservation and Resource Zone rather than the current residential or industrial zones.

The number of properties involved, and the lack of a current Open Space Strategy for the Municipality results in a need for further detailed strategic work before rezoning of properties is proposed. Resultant future action is to:

V23 Conduct a review of the zoning of Council owned land used for community, recreation and conservation purposes.

It is noted that the review may occur in stages, based upon the nature of the land use and vegetation cover.