

Maroondah Planning Scheme Review 2024

Volume 4

**Marked-up copy of recommended ordinance
and map changes**

Document Control

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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.

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Approval

Adopted by Council
[Insert date]

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1. Preamble

This document comprises two sections. Section 1 contains a consolidated set of mark-ups to the Maroondah Planning Scheme ordinance referred to in Volumes 1 and 2 of the review. Each clause of the ordinance is marked to indicate whether the changes included are suited to:

Procedural Amendment	Approval under Section 20A
Neutral Amendment	Approval under Section 20(4)
Standard Amendment	A full amendment, inclusive of public exhibition

Where some, but not all amendments to a clause warrant a standard amendment, this is proposed for the whole clause, regardless of whether some modifications are either procedural or neutral in impact. As a result, whilst the planning scheme review recommends that two planning scheme amendments be prepared, each clause is to be amended once.

Appendix 1 of the document is a series of maps showing the location of proposed zone and overlay mapping changes. The maps include a key denoting the related action contained in Volumes 1, 2 and 3 of the review.

2. Municipal Planning Statement

Standard
Amendment

02.01

14/11/2023
C144maro

CONTEXT [Action V11]

The City of Maroondah is located 22 kilometres east of the Central Business District, strategically positioned at the north-eastern junction of the Eastern Freeway and EastLink. It is a substantially developed residential municipality that includes the suburbs of Bayswater North, Croydon, Croydon Hills, Croydon North, Croydon South, Heathmont, Kilsyth South, Ringwood, Ringwood East, Ringwood North and Warranwood. The City of Maroondah also includes parts of the suburbs of Kilsyth, Park Orchards, Vermont and Wonga Park.

There are numerous parts of the municipality that possess special environmental and landscape characteristics. The municipality is physically dominated by two ridgelines, the Wicklow Hills Ridge and the Loughnan-Warranwood Ridge, with intervening waterways and floodplains that form part of two main water catchments. The Mullum Mullum Creek, Jumping Creek and Brushy Creek are tributaries of the Yarra River, while Tarralla Creek and Bungalook Creek are tributaries of the Dandenong Creek which forms a large part of the municipality's southern boundary.

The ridgelines and their extensive coverage of natural bushland and large canopy trees play a prominent role in defining the landscape and character significance of the municipality. Near-continuous canopy tree cover, interspersed by rooftops, dominates views to the ridgelines. The hills help define the sense of place and provide views from dwellings and streets that are evident both within and outside the municipality.

The first inhabitants of the area were the people of the Kulin Nation, having lived here for at least the past 40,000 years. European settlers arrived in the 1830's and commenced using the land for grazing cattle. The original Ringwood village emerged in the mid to late 19th century, following the initial sale of land in the 1850s. The proclamation in 1924 of the Borough of Ringwood coincided with the electrification of the railway line to Croydon which provided a stimulus for development and subdivision. Considerable suburban expansion during the post-war period gave rise to the declaration of the City of Ringwood in 1960 and the City of Croydon in 1971.

In the twentieth century, with improved transport to Melbourne in the form of a fast and efficient rail service from Maroondah, better roads to the district and the increased car ownership, the locality evolved as a desirable residential area. Development after World War II transformed much of Maroondah from a cluster of country communities to a suburb of Melbourne. Numerous smaller and medium size industries were also established in the Post War years, to create one of the major industrial and employment centres of Melbourne's eastern suburbs.

Maroondah is a well-established municipality that blends the best of both city and country lifestyles. There are older, more established residential areas along the railway lines and major transport routes and newer residential pockets in the northern and south-eastern parts of Maroondah. With no land available for residential greenfield development, new dwellings will occur through consolidation and medium density development.

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

Compared to metropolitan Melbourne Maroondah has a slightly greater proportion of people aged 45 to 69 years and a smaller proportion of young adults (aged 20-34 years). Cultural diversity is increasing with immigrants arriving from Burma, China, Malaysia, India, Thailand and Iran. Maroondah is home to the largest Burmese community in Melbourne's Eastern Region.

There are over 9,000 businesses in Maroondah that provide employment for over 44,000 people with small business comprising over 96 percent of these organisations. Most businesses are in the construction, property and business services, finance and insurance, retail trade and manufacturing sectors, while the largest employers are the manufacturing, retail trade and health care sectors. Industrial land in Bayswater forms part of a major industrial and economic hub and is home to many national and international firms.

Maroondah has two major retail centres in Ringwood and Croydon. Ringwood is one of the largest retail centres in Melbourne and is identified as a Metropolitan Activity Centre in Plan Melbourne, and Croydon as a Major Activity Centre. The Two Neighbourhood Activity Centres are located adjacent to Ringwood East and Heathmont train stations. There are a range of service and retail precincts clustered along the Maroondah Highway corridor and 21 smaller local shopping centres throughout the municipality.

Maroondah Hospital plays a vital role in providing easy access to general, surgical, emergency and specialised medical services in the eastern metropolitan region of Melbourne.

The municipality is serviced by two train lines, five train stations and 21 bus routes. Some areas have limited public transport and residents in those areas are reliant on private vehicles. Sustainable transport links include a network of footpaths, on road cycling paths and shared paths on major trails including the Mullum Mullum Creek, EastLink, Box Hill to Ringwood, Carrum to Warburton and Dandenong Creek trails.

02.01-1 **LOCATION**

The City of Maroondah covers a land area of 61.4 square kilometres. It lies between 22 and 31 kilometres east of Melbourne's central business district. The area was inhabited by the Wurundjeri Woi Wurrung, who are the traditional owners of the Yarra River valley, for tens of thousands of years. Europeans began using the land to graze cattle in the 1830s. They settled permanently in 1849.¹

Today Maroondah is a well-established municipality that blends the best of both city and country lifestyles. Its neighbourhoods range from semi-rural areas located outside of Melbourne's Urban Growth Boundary to the urbanised environment of the Ringwood Metropolitan Activity Centre.

02.01-2 **COMMUNITY**

The City has approximately 115,000 residents (ABS, 2021). They live in a diverse mix of accommodation. Housing ranges from dwellings on acreage to multi-level apartment buildings. Maroondah's population is expected to rise to 133,570 by 2036 (Victoria in Future 2023). An additional 8,630 dwellings will be needed to accommodate these new residents.

02.01-3 **ECONOMY²**

Over 9,500 businesses operate within the City. The largest employment sectors are health care, retail trade, manufacturing and construction. The municipality has a particular strength in the manufacturing of transport and technical equipment.

Retail and commercial land use is focused on Maroondah's activity centres. The largest of these are the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre. These are supported by neighbourhood activity centres in Heathmont and Ringwood East and a network of smaller shopping centres throughout the municipality. In total they provide 6,800 retail jobs and 2,900 jobs in food and beverage services.

Industrial land includes precincts in Bayswater North and Heatherdale that are of regional significance, and smaller precincts in Croydon, Kilsyth and Maroondah Highway Ringwood. The Bayswater Business Precinct includes land in the Cities of Maroondah and Knox and the Shire of

¹ Maroondah Heritage Identification Study, Peterson and Barrett, 1998.

² [Maroondah | Region summary | Data by region | Australian Bureau of Statistics \(abs.gov.au\), Remplan](#)

Yarra Ranges. It is a regional economic hub providing 10,500 manufacturing jobs for the broader region.

02.01-4 **ENVIRONMENT**

Maroondah's landscape is characterised by its topography and extensive tree canopy cover. The heavily treed Wicklow Hills Ridge and the Loughnan-Warranwood Ridge, and the intervening waterways and floodplains are the prominent topographical features. The vegetated ridgelines and creeklines, along with numerous patches of significant remnant bushland, contribute significantly to providing habitats that support Maroondah's biodiversity.

02.01-5 **FACILITIES AND SERVICES**

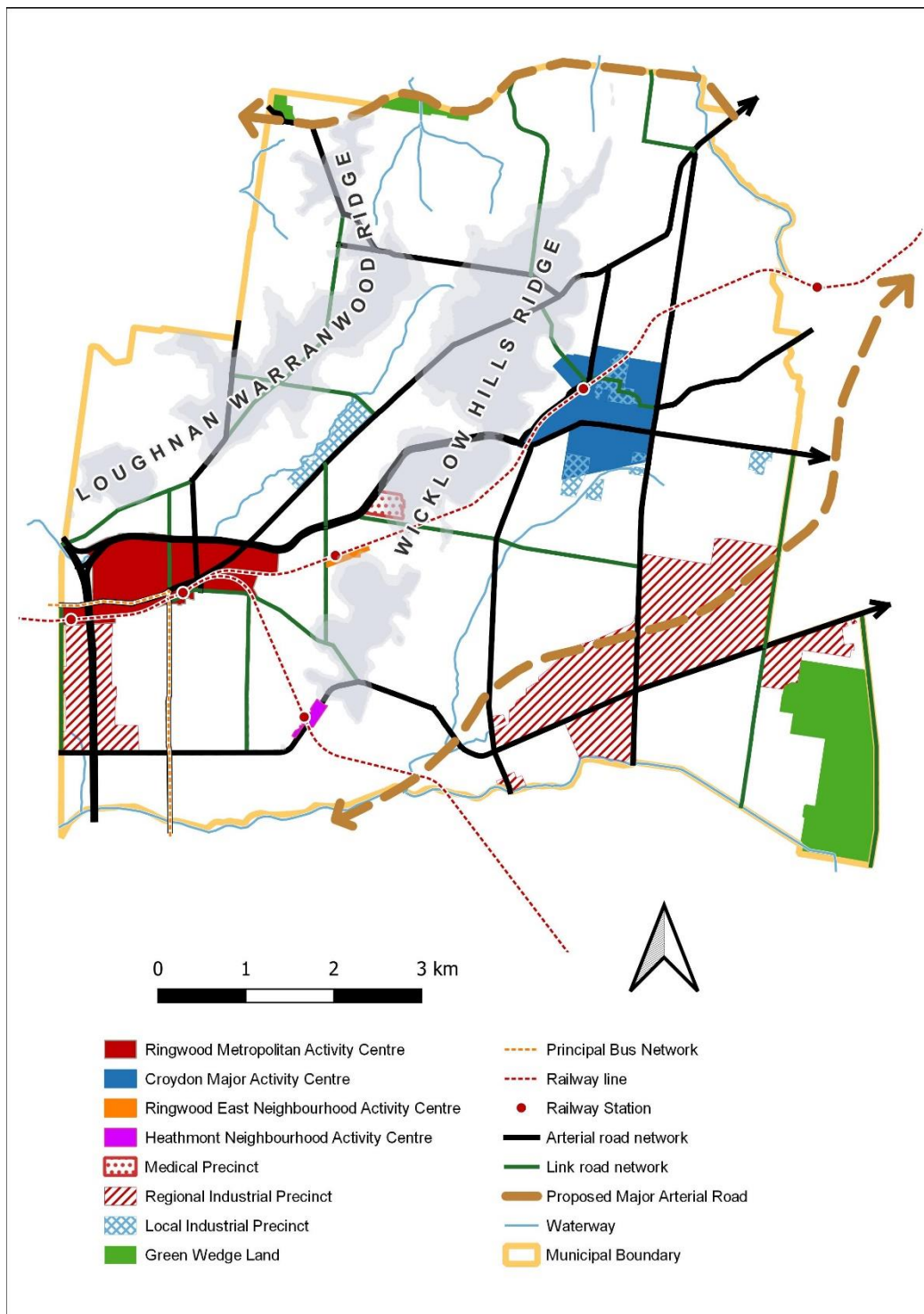
A broad range of community and transport facilities provide access for people and goods within and through the municipality.

The municipality is serviced by two train lines, five railway stations and a range of bus services, cycling and shared trails.

The Maroondah Hospital is a key community resource. It provides easy access to general, surgical, emergency and specialised medical services to the municipality and the surrounding region. The City is also home to the Ringwood Private Hospital.

Educational facilities cater for those from early childhood through to tertiary level, with Swinburne University's Croydon campus being a feature of the Croydon Major Activity Centre.

CONTEXT PLAN



02.02
14/11/2023
C144maro

VISION [Action V02]

~~In 2040, Maroondah will be a vibrant and diverse city with a healthy and active community, living in green leafy neighbourhoods that are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment.~~

The community's vision for the municipality is that:

In 2040, Maroondah will be a vibrant and diverse city with a healthy and active community, living in green leafy neighbourhoods that are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment.

This vision will be facilitated through the following planning priorities:

- Provide employment land and floorspace that responds to the needs of an evolving economy and workforce.³
- Support the growth and diversity of Maroondah's activity centres and business precincts.⁴
- Protect, improve and connect the habitats that support Maroondah's biodiversity and other natural features of Maroondah's landscape.⁵
- Reduce greenhouse gas emissions and adapt to the impacts of climate change.⁶
- Provide a safer, connected and more efficient integrated transport network, including sustainable and active transport options.⁷
- Strengthen Maroondah's network of neighbourhoods to support local living.⁸
- Pursue high quality urban design that enhances the connection between the built, natural and social environments.⁹
- Proactively manage growth while retaining the unique characteristics of Maroondah, including the leafy character of many neighbourhoods.¹⁰

³ Maroondah 2040 Refresh - Our Future Together, page 27

⁴ Maroondah 2040 Refresh - Our Future Together, page 27

⁵ Maroondah 2040 Refresh - Our Future Together, page 34

⁶ Maroondah 2040 Refresh - Our Future Together, page 34

⁷ Maroondah 2040 Refresh - Our Future Together, page 39

⁸ Maroondah 2040 Refresh - Our Future Together, page 43

⁹ Maroondah 2040 Refresh - Our Future Together, page 43

¹⁰ Maroondah 2040 Refresh - Our Future Together, page 43

02.0314/11/2023
C144maro**STRATEGIC DIRECTIONS****02.03-1**14/11/2023
C144maro**SETTLEMENT** [Action V03, V16]

~~Maroondah's well-established urban environment and the need to preserve extensive areas of natural environment leave limited opportunity to accommodate growth through greenfield development. Population growth will be accommodated via greyfield housing consolidation opportunities and medium density development.~~

Maroondah's urban environment is well established and includes a diversity of development in terms of use, landscape and built form. Residential development ranges from single dwellings set on more than a hectare through to multi-level apartment buildings. A diversity of commercial and industrial development provides services and employment opportunities.

Sections of Maroondah are located within Melbourne's green wedges. These areas are located outside of Melbourne's Urban Growth Boundary and are adjacent to green wedge land within the City of Manningham and Shire of Yarra Ranges.

Managing growth

The established nature of the municipality and location of Melbourne's Urban Growth Boundary means that increased development in Maroondah will be through redevelopment of the existing suburban fabric. There will be an emphasis on the redevelopment of land within and surrounding activity centres, local places and identified greyfield renewal precincts.

Council's strategic directions for managing growth are:

- Encourage increased residential capacity in and around activity centres, with the most significant increases to occur in the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and the Heathmont and Ringwood East Neighbourhood Activity Centres.¹¹
- Encourage an increase in employment floorspace in activity centres and industrial precincts.¹²
- Promote greyfield renewal, particularly through land consolidation opportunities.¹³
- Plan for the future growth of Activity Centres and key employment precincts through the preparation of Structure Plans.¹⁴
- Ensure that development protects and enhances identified distinctive areas and significant landscapes.

Planning for places

Maroondah is serviced by a network of activity centres and local places. These places serve a range of catchments, and provide a number of employment opportunities, as detailed in Tables 1 - 3 below.

¹¹ Maroondah Housing Strategy: 2022 Refresh

¹² Response to the Melbourne Industrial and Commercial Land Use Plan (MICALUP)

¹³ Maroondah Housing Strategy: 2022 Refresh

¹⁴ Maroondah Housing Strategy: 2022 Refresh and MICALUP

Table 1: Places with a regional catchment

<u>Type</u>	<u>Location</u>	<u>Role</u>
<u>Activity Centre</u>	<u>Ringwood Metropolitan Activity Centre</u>	<u>Principal retail, commercial, community, entertainment and employment focal point of the municipality. Serves a metropolitan catchment.</u>
<u>Industrial Precinct</u>	<u>Bayswater Business Precinct</u>	<u>Industrial precinct of identified metropolitan significance.</u> <u>Restricted retail frontage to Canterbury Road serves a regional catchment.</u>
<u>Industrial Precinct</u>	<u>Heatherdale</u>	<u>Industrial precinct of identified metropolitan significance.</u>
<u>Health Precinct</u>	<u>Medical Precinct</u>	<u>Medical precinct with a regional catchment surrounding the Maroondah Hospital.</u>

Table 2: Places with a municipal catchment

<u>Type</u>	<u>Location</u>	<u>Role</u>
<u>Activity Centre</u> <u>Industrial Precinct</u>	<u>Croydon Major Activity Centre</u>	<u>Activity Centre with a range of employment, community and educational facilities that serve a municipality-wide catchment.</u>
<u>Industrial Precinct</u>	<u>Maroondah Highway, Ringwood</u>	<u>Restricted retail frontage to Maroondah Highway, with a particular emphasis on Motor Vehicle Sales, serves a regional catchment.</u> <u>Land to rear and on Oban Road serves a municipal catchment for industrial land use.</u>

Table 3: Places with a local catchment

<u>Type</u>	<u>Location</u>	<u>Role</u>
<u>Activity Centre</u>	<u>Ringwood East Neighbourhood Activity Centre</u>	<u>Activity Centre with a retail focus. Services the surrounding neighbourhood and commuters.</u>
<u>Activity Centre</u>	<u>Heathmont Neighbourhood Activity Centre</u>	<u>Activity Centre with a retail focus. Services the surrounding neighbourhood and commuters.</u>
<u>Activity Centre</u>	<u>Local Activity Centres at:</u> <u>Bedford Road</u> <u>Burnt Bridge</u> <u>Canterbury Gardens</u> <u>Heathmont East</u> <u>Kallay Street</u> <u>Maroondah Village</u> <u>McAdam Square</u> <u>Merrindale</u> <u>Ringwood North</u> <u>The Mall / Eastfield Shops</u>	<u>Activity Centres with a focus on convenience retailing for local residents.</u>

At an even more local level multiple small strip shops, industrial precincts and isolated employment sites provide a range of functions and serve a smaller or more specialised catchment.

Council's Strategic Directions for planning for places are to:

- Reinforce the Ringwood Metropolitan Activity Centre as the principal retail, commercial, community, entertainment and employment focal point of the municipality.
- Direct the most significant growth towards places with a regional or municipal catchment.
- Encourage growth and increased activity in places with a local catchment, with more change in areas with greater access to services and alternative transport.

Activity centres, particularly Ringwood and Croydon will provide opportunities for housing growth. Clustering housing with a greater mix of land uses around quality transport services will strengthen these thriving centres.

The following Activity Centres are located in Maroondah:

- Ringwood Metropolitan Activity Centre.
- Croydon Major Activity Centre.
- The Neighbourhood Activity Centres of Ringwood East and Heathmont.

The four Activity Centres are complemented by a network of Local Shopping Centres and Restricted Retail Precincts. The existence of a comprehensive network of retail and commercial activity centres is important for income generation, employment and service provision within the municipality.

Council's strategic directions for settlement are to:

- Promote greyfield and activity centre renewal, particularly through land consolidation opportunities.
- Maintain the hierarchy of Activity Centres.
- Reinforce the Ringwood Metropolitan Activity Centre as the principal retail, commercial, community, entertainment and employment focal point of the municipality.
- Provide opportunities for integration and mixed uses of residential, business and commercial activities in the Croydon Major Activity Centre.

02.03-2

14/11/2023
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ENVIRONMENTAL AND LANDSCAPE VALUES [Actions V05 and V10]

The retention, enhancement and connection of patches of remnant vegetation that provide habitat for local indigenous plants and animals is critical to maintaining and increasing biological diversity in Maroondah.

Prior to European settlement Maroondah's landscape featured a wide range of terrestrial and aquatic ecological communities. They supported a rich diversity of indigenous plants, animals and fungi - Maroondah's biodiversity. Elements of this earlier landscape persist today and continue to support many different indigenous species.

Maroondah's current landscape is characterised by high levels of vegetation cover. This includes indigenous, Australian native and exotic species, with a tree canopy cover of over 25% of the municipality. This vegetation is highly valued by the Maroondah community.

Maroondah's vegetation is not only diverse, it is also found in a broad range of locations. This includes:

- bushland reserves,
- creeks and drainage lines,
- public parks big and small,
- nature strips,
- private and public gardens, and

- roofs and walls of buildings.

Vegetation, and the places where it is found, perform a number of distinct functions. It contributes to biodiversity within Maroondah, the health of water bodies and wetlands, and the landscape character of the municipality.

Biodiversity

Maroondah has experienced a loss of species since European settlers began clearing the land of the vegetation and habitats that supports biodiversity. This has caused a reduction in biodiversity in the municipality with approximately 14% of the indigenous plant species recorded in Maroondah now presumed to be locally extinct. The rate of loss has varied over time and from place to place, with a further 39% of the recorded indigenous plant species now considered to be critically endangered locally. The overwhelming majority of indigenous vegetation community classes that remain in Maroondah are considered to be endangered or vulnerable within Victoria.¹⁵

There are still many patches of remnant and restored vegetation that provide habitat for local indigenous plants and animals and many have been recognised as Sites of Biological Significance. The retention, enhancement and connection of these patches is critical to minimising further loss and maintaining biodiversity in Maroondah.

Council's strategic direction for biodiversity is:

- Protect and improve identified sites of biological significance and strategically important areas for expanding and connecting these sites, such as wetlands, waterways, floodplains, and ridgelines.

Water bodies and wetlands

Waterways, wetlands, and floodplains provide important habitat in Maroondah. Waterways comprise all or part of the Dandenong, Tarralla, Mullum Mullum, Bungalook, Brushy, Jumping and Anderson Creeks. Prior to European settlement wetlands were abundant on Maroondah's floodplains, particularly the broad floodplains of the Dandenong Creek and its tributaries. The original wetlands however now appear to have all been drained, now replaced by artificial lakes and ponds, wet depressions and disconnected creek meanders.

The value of Maroondah's waterways and wetlands can be enhanced by improvements to riparian and aquatic vegetation, along with management of flow extremes and improved water quality.

Council's strategic directions for water bodies and wetlands are:

- Protect existing, and encourage the re-establishment of, indigenous riparian and aquatic vegetation.
- Manage stormwater volume and quality through reducing and slowing flows, increasing infiltration into the soil, and removing litter and other pollutants. [Action V07]

Significant Environments and Landscapes

The natural landscape in Maroondah is dominated by the Wicklow Hills Ridge and the Loughnan-Warranwood Ridge. They are characterised by low density subdivision, developed with a variety of housing styles and covered by an extensive canopy of native and exotic vegetation. The extensive coverage of indigenous vegetation in the elevated parts of Maroondah plays a prominent role in defining the landscape and character significance of the municipality.

~~Waterways, wetlands, and floodplains provide important habitat in Maroondah. The value of these natural assets can be enhanced by improvements to riparian and aquatic vegetation, along with management of flow extremes, and improved water quality including litter reduction.~~

The attractiveness of many areas of Maroondah is created by the presence of vegetation, including exotic, native and indigenous tree canopy cover, exotic and native gardens, and patches of remnant vegetation.

¹⁵ Biodiversity in Maroondah 2020

Council's strategic directions for environmental and landscape values significant environments and landscapes are to:

- ~~Protect and improve identified sites of biological significance and strategically important areas for expanding and connecting these sites, such as wetlands, waterways, floodplains, and ridgelines.~~
- ~~Encourage the re-establishment of indigenous riparian and aquatic vegetation.~~
- Protect existing and increase tree canopy cover in strategically important locations.
- Prevent the overdevelopment of the ridgelines by managing the design, siting and density of development in these areas.
- Protect and enhance the landscape of the Wicklow Hills Ridge and Loughnan-Warranwood Ridge and encourage their regeneration.

02.03-3

14/11/2023
C144maro

ENVIRONMENTAL RISKS AND AMENITY

Environmental risks [Actions V06 and V10]

~~The waterways of Maroondah extend to major catchment areas that ultimately lead to Port Phillip Bay. The northern portion of the municipality drains to the Yarra River Catchment and the southern section drains to the Dandenong Creek Catchment.~~

~~Major threats to the natural environment include the loss of native vegetation due to clearing and the drying of soils, waterway degradation due to stormwater runoff and high flows causing erosion, pollution and climate change.~~

~~Storm water and runoff from nearly all of Maroondah drains to the major creeks via pipes. Ditches, dykes and more pipes have been installed on flood plains to drain former wetlands and reduce the incidence of flood.~~

Council's strategic directions for environmental risks are to:

- ~~Minimise the adverse impact of development on waterways.~~
- ~~Retain waterways in a natural state.~~
- ~~Minimise the volume of stormwater runoff flowing overland.~~

In the coming years Maroondah can expect increasingly hotter and drier conditions. The changing climate will bring with it environmental risks associated with heat, drought, flood and storm, and bushfire. Development can be designed to help mitigate against the impacts of climate change, reducing risk and improving amenity.

Areas at known risk of bushfire have been identified in the north west and far south east of the municipality.

Storm water and runoff from nearly all of Maroondah drain by pipe to the municipality's creeks. These in turn drain to the Yarra River in the north and the Dandenong Creek in the south. Ultimately, these lead to Port Phillip Bay. Ditches, dykes and more pipes have been installed on flood plains to drain former wetlands and reduce the incidence of flood. In some locations there remains a need to ensure that development is designed to have regard to potential flooding.

Major threats to the natural environment of Maroondah's drainage catchments include:

- Loss of native vegetation due to clearing and the drying of soils
- Waterway degradation due to stormwater runoff
- High flows causing erosion
- Pollution
- Climate change

Council's strategic directions for environmental risks are:

- Ensure that development responds to a changing climate and helps mitigate against its impacts by:
 - The provision of landscaping, including canopy trees, to assist with cooling of the urban environment.
 - Incorporating environmentally sustainable design, integrated water management, and water sensitive urban design features.¹⁶
 - Use of drought tolerant plant species, including native species.
 - Facilitating the use of alternative transport, including through the siting of new housing and employment close to activity centres and public transport.
 - Incorporating green infrastructure such as wetlands, rain gardens, tree pits and green facades.¹⁷
- Balance the need to manage the risk of bushfire with the need to maintain vegetation for habitat, character and urban cooling purposes.
- Minimise the adverse impact of development on waterways.
- Retain waterways in a natural state.
- Minimise the volume of stormwater runoff flowing overland.

Residential amenity

Non-residential uses in residential areas can be important in serving the needs of the local community, but they can also intrude on residential character and amenity.

Council's strategic direction for ~~non-residential uses in residential areas~~ residential amenity is to:

- Support the establishment of appropriately located and designed non-residential development in residential zones that does not adversely affect residential amenity.

02.03-5

14/11/2023
C144maro

BUILT ENVIRONMENT AND HERITAGE [Action V17]

Built environment

Maroondah is characterised by attractive streetscapes, dense canopy vegetation and a high-quality natural environment. There are two defining and distinct built form areas within Maroondah that have shaped the way the municipality has developed:

- The main commercial areas (Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and the Bayswater North Industrial area).
- The Wicklow Hills Ridge and the Loughnan-Warranwood Ridge.

The ~~urban-neighbourhood~~ character of Maroondah's residential areas is typified by individual dwelling design, varied building setbacks and the extensive use of vegetation.

~~Designing buildings to reduce their environmental impact can assist in protecting and enhancing our environment. This includes reducing energy, water use and the embodied energy of a building.~~

Council's strategic directions for the built environment are to:

- Encourage residential development that contributes to achieving the preferred future character for each of the neighbourhood areas.
- Protect and enhance the ridgelines, vegetation, neighbourhood character, local history and cultural heritage.
- Protect and enhance the visual amenity of residential, commercial and industrial precincts and streetscape.

¹⁶ Climate Change Risk and Adaptation Strategy, page 32

¹⁷ Climate Change Risk and Adaptation Strategy, page 32

- Encourage variations in residential development that respects the sensitive visual and physical characteristics of different residential locations within Maroondah.
- ~~Encourage environmentally sustainable forms of development.~~¹⁸

Heritage

~~Maroondah has a diverse range of heritage places which date from both the indigenous and post contact settlement periods. Protection of Maroondah's heritage is crucial to the development of a vibrant and confident community. Places may have a range of values for different individuals or groups and assist with creating this sense of community. Heritage~~ A diverse range of heritage places have been identified on scattered sites throughout the municipality. Places may have a range of values for different individuals or groups and assist with creating this sense of community.

Council's strategic direction for heritage is to:

- ~~Plan for the protection, enhancement and complementary use of heritage places.~~ Plan for the protection, enhancement and complementary use of heritage places.

02.03-6

14/11/2023
C144maro

HOUSING [Action V13, V14, V18]

~~Maroondah is predominantly a residential municipality. Therefore, the provision of a high quality residential environment is paramount. Maroondah has a unique blend of residential precincts, from high density housing in the Ringwood and Croydon Activity Centres, to conventional residential precincts and areas of high environmental quality.~~

Maroondah has a unique blend of residential precincts. Much of the housing stock is in the form of single and double storey dwellings in a suburban setting. However, there is also high density housing in the Ringwood and Croydon Activity Centres and low density development in areas of high environmental quality. Retention of this diversity of housing types as Maroondah's population grows will mean that change will be directed toward the key activity centres. Development in incremental change areas should respect the existing valued character or heritage significance of the area in which it is located.

The 'Greening the Greyfields' concept seeks to help manage growth and changing housing needs through better subdivision and development outcomes. The concept provides greater densities while also providing larger spaces for landscaping and open space.

The three key future housing challenges in Maroondah are: ~~the affordability of housing, diversity (a need for greater housing choice), and the capacity of infrastructure to support increases in population.~~

Council's strategic directions for housing ~~is~~ are to:

- Direct the most significant levels of housing change to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and the Ringwood East and Heathmont Neighbourhood Activity Centres.
- Limit housing change in areas identified for minimal change in the Residential Development Framework Map in Clause 02.04.
- Facilitate the renewal of greyfield precincts through opportunities for land consolidation.
- Encourage the provision of increased housing diversity, including affordable, small and adaptable dwellings.

¹⁸ Relocated to Clause 02.03-3

02.03-7

14/11/2023
C144maro

ECONOMIC DEVELOPMENT [Action V19]

Industrial developments and land use form the basis of a strong local economy in Maroondah. Appropriately located manufacturing, processing and service industries provide a range of employment and development opportunities. The provision of high-quality industrial estates and development is critical for the local economy. This is particularly relevant where significant levels of development investment by industrial companies and the operation of industrial uses can be achieved without impact on the local environment.

Health care and social assistance provides more jobs within Maroondah than any other sector. This includes employment within Maroondah's hospitals and medical facilities as well as in residential care and social assistance services.

Retailing and related commercial activity is an important sector within the City of Maroondah. The delivery of essential goods and services to residents, businesses and other users provides employment opportunities and generates significant income within the municipality.

~~Industrial developments and land use form the basis of a strong local economy in Maroondah. Appropriately located manufacturing, processing and service industries provide a range of employment and development opportunities. The provision of high-quality industrial estates and development is critical for the local economy. This is particularly relevant where significant levels of development investment by industrial companies and the operation of industrial uses can be achieved without impact on the local environment.~~

Council's strategic directions for economic development are to:

- ~~Reinforce the Ringwood Metropolitan Activity Centre as the principal retail, commercial, community, entertainment and employment focal point of the municipality.~~
- Strengthen the retail, business, industrial and employment role of the Croydon Major Activity Centre.
- Facilitate retailing and related commercial activity by encouraging a conducive physical form and tenant mix in commercial centres.
- Encourage industrial development that contributes to the development and maintenance of a sustainable economy and high-quality urban form.
- ~~Strengthen the industrial role of the Croydon Major Activity Centre.~~

02.03-8

14/11/2023
C144maro

TRANSPORT [Action V20]

~~The provision of appropriate and accessible transport is a major determinant of urban form. Both private and public transport have a significant impact and in turn are impacted by land uses, shaping the physical form of our suburbs. To ensure the movement of people and goods within and through Maroondah meets community expectations, long-term planning of our activity centres, employment precincts and suburbs must include strategies for public transport, freight, general traffic, cycling and pedestrians. It is also important that transport systems in Maroondah are provided in an environmentally and socially responsible and sustainable manner.~~

~~The provision of bicycle and walking paths, which link open space reserves with activity centres and commercial facilities, assist with decreasing reliance on private motor car travel and increasing physical activity and wellbeing. Transport provides accessibility to schools, work places, shopping and community facilities. Good transport ensures that no members of the community are deprived of opportunities to access services and participate in the broad range of activities available within the municipality. Transport provides accessibility to schools, work places, shopping and community facilities. It ensures that the goods we need can be delivered to our homes and workplaces. Good transport ensures that everyone can access services and participate activities. In order for the movement of people and goods within and through Maroondah to meet community expectations it is important that:~~

- Long term planning of our activity centres, employment precincts and suburbs considers transport.

- Strategies are developed for public transport, freight, general traffic, cycling and pedestrians.
- Transport is provided in an environmentally and socially responsible and sustainable manner.
- Bicycle and walking paths link open space reserves with activity centres and commercial facilities. This will help to:
 - Decrease reliance on private motor car travel
 - Provide increased accessibility for a broad cross-section of the community.
 - Increase physical activity and wellbeing.

Council's strategic directions for transport are to:

- Support the development and use of alternative modes of transport to the private car.
- Create shared trails, walking paths and bicycle lanes that provide access to facilities.
- Protect land set aside for future transport arterials from encroachment.

02.03-9

14/11/2023
C144maro

INFRASTRUCTURE [Action V09, V11]

Community infrastructure

Redevelopment of the former Croydon civic offices and nearby Council facilities to form the Croydon Community Wellbeing Precinct will provide significant benefit to the community. The redeveloped precinct will include Council, community and private use of land with a focus on community wellbeing.

HEALTH PRECINCT

Maroondah Hospital services the outer eastern metropolitan area with comprehensive, state-of-the-art medical services. ~~Maroondah~~ The Hospital plays a vital part in providing easy access to general, surgical, emergency and specialised medical services.

Council's strategic directions for ~~health facilities~~ community infrastructure are to:

- Encourage specialised medical land uses to locate in the Medical precinct.
- Support the establishment and growth of an integrated regional health precinct with increased provision of primary, allied and specialist treatment services and facilities, so that a comprehensive array of medical services can be provided in a single location.
- Develop the Croydon Community Wellbeing Precinct as a hub for the provision of cultural, social and health services.

Development infrastructure

Good infrastructure is essential for housing, amenity and strong communities. As Maroondah's population grows one of the key challenges will be to ensure that infrastructure meets the needs of anticipated housing development. Over time infrastructure needs to accommodate:

- Any existing infrastructure challenges
- Increased demand
- A changing climate, and
- Changes in technology and lifestyles.

Council will plan its capital works in light of the anticipated housing growth. It will also work with other providers to help them understand future needs.

Council's strategic direction for development infrastructure is to:

- Prepare developer contribution plans for Activity Centres where required to facilitate infrastructure and public realm improvements.

02.03-10

14/11/2023
C144maro

OPEN SPACE [Action V21]

The Maroondah's network of public open space is a valuable community asset. It is vital for the physical, mental, social and environmental wellbeing of residents and contributes to a quality urban environment. Waterways, creeklines and the adjacent riparian areas provide major linear corridors through the municipality for passive and active recreation.

Council's strategic directions for open space are to:

- Provide an extensive, high quality open space network.
- Provide equitable access and distribution of open space that caters for a diverse range of formal and informal leisure uses for the entire community.
- Enhance existing creeks and waterways as linear open space.
- Support development adjacent to open space that respects the function and sensitivities of that open space.

02.04

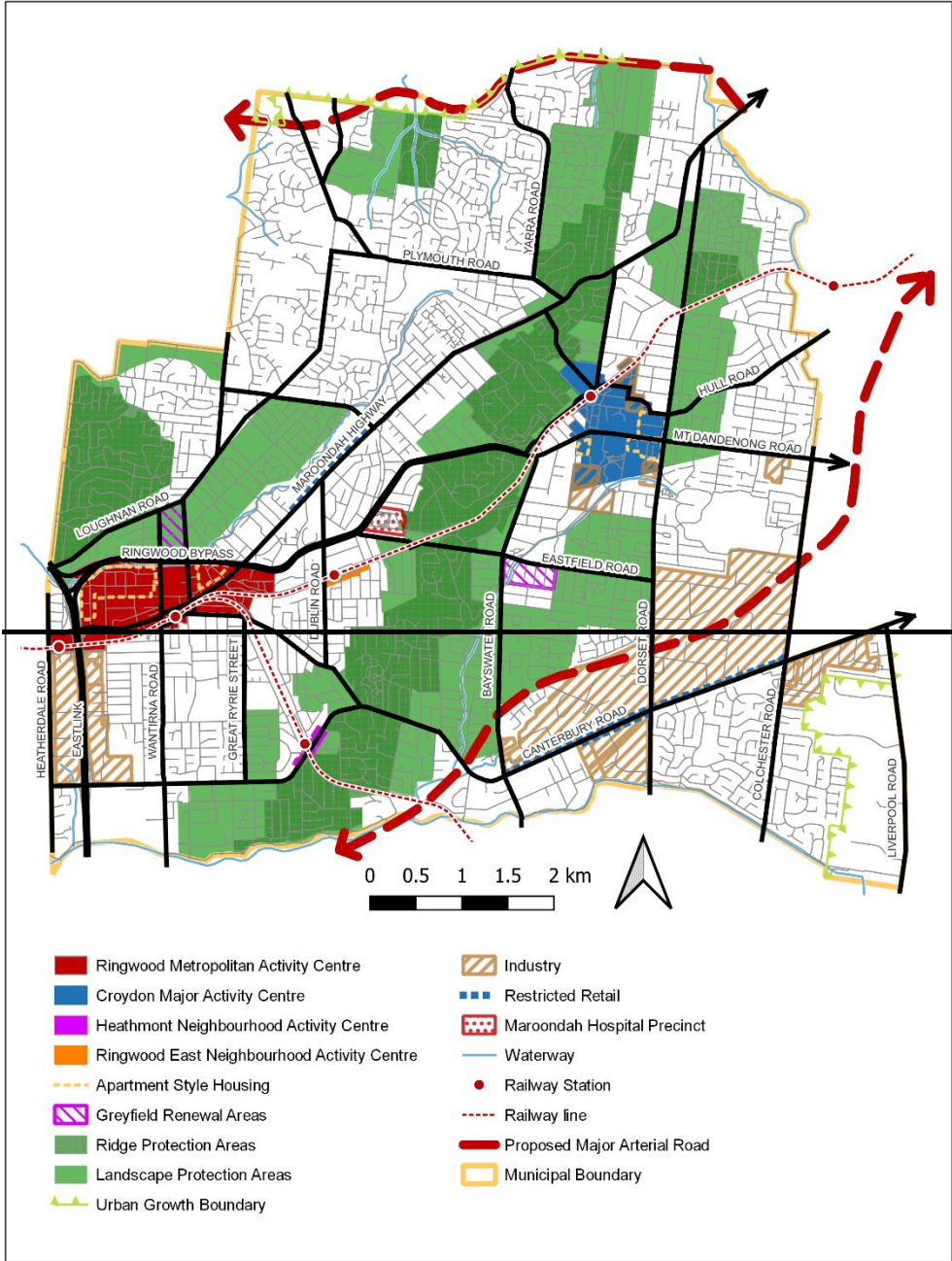
14/11/2023

C144maro

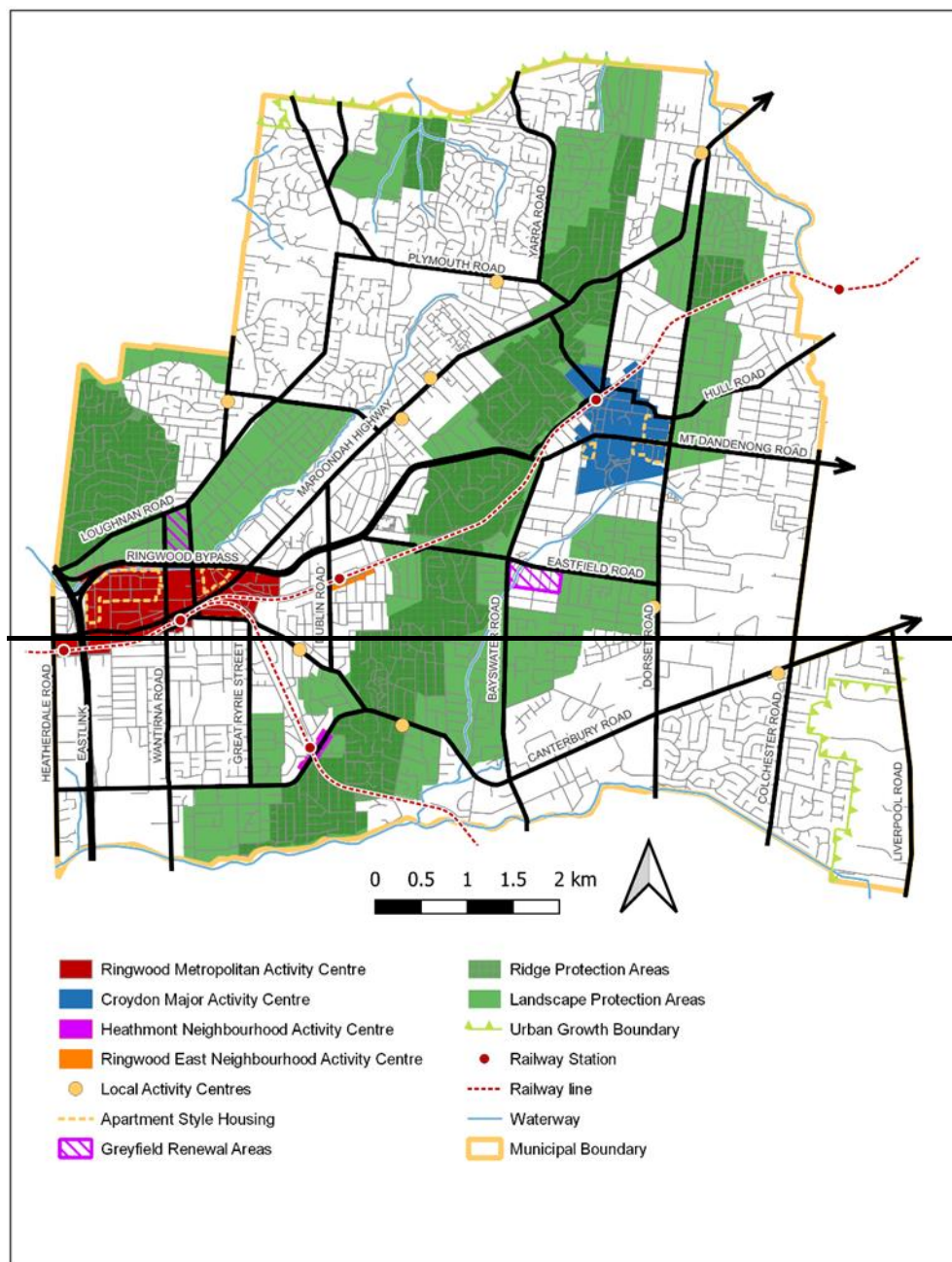
STRATEGIC FRAMEWORK PLANS [Action V04, V12, V22]

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

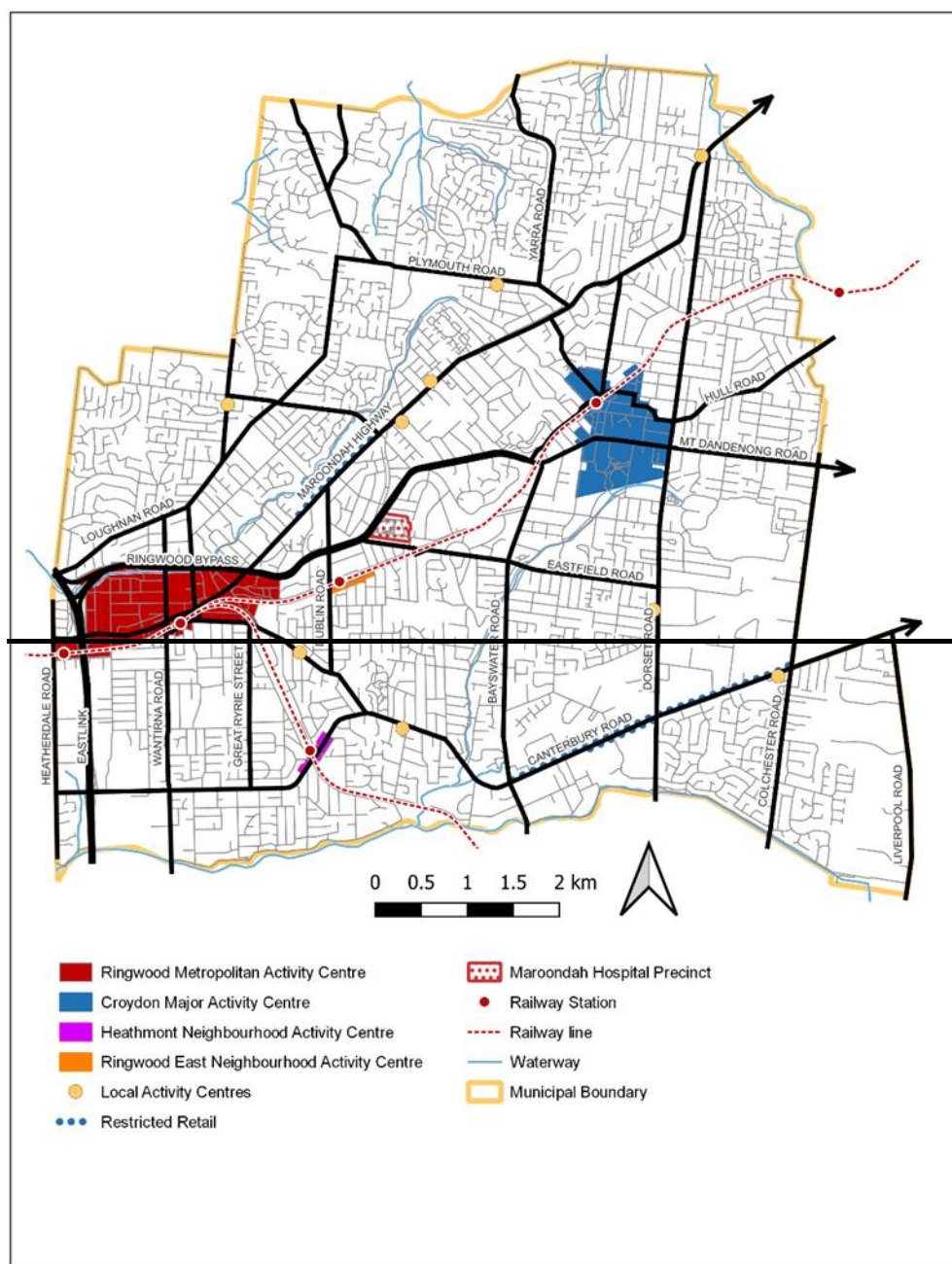
STRATEGIC LAND USE FRAMEWORK PLAN



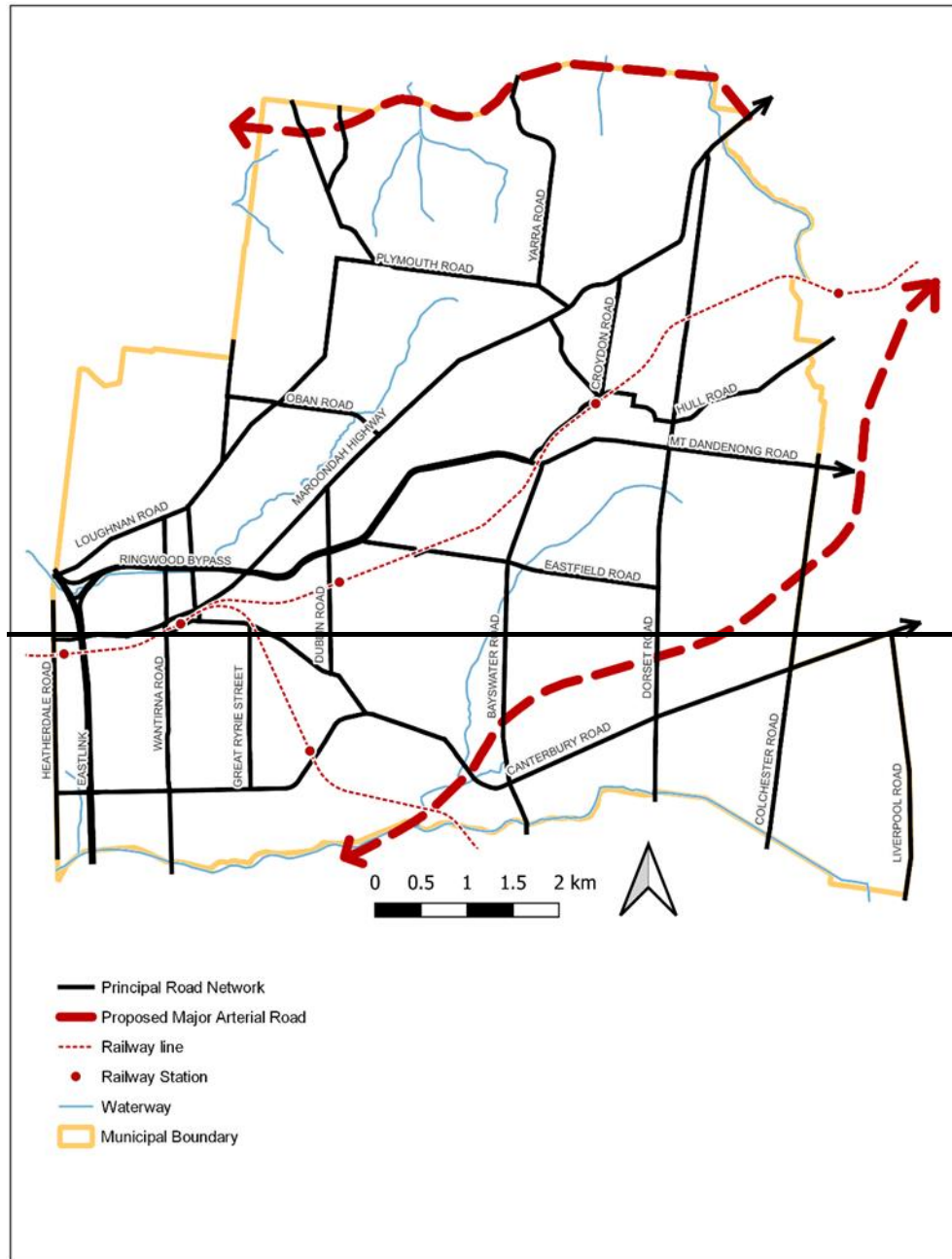
RESIDENTIAL LAND USE FRAMEWORK PLAN



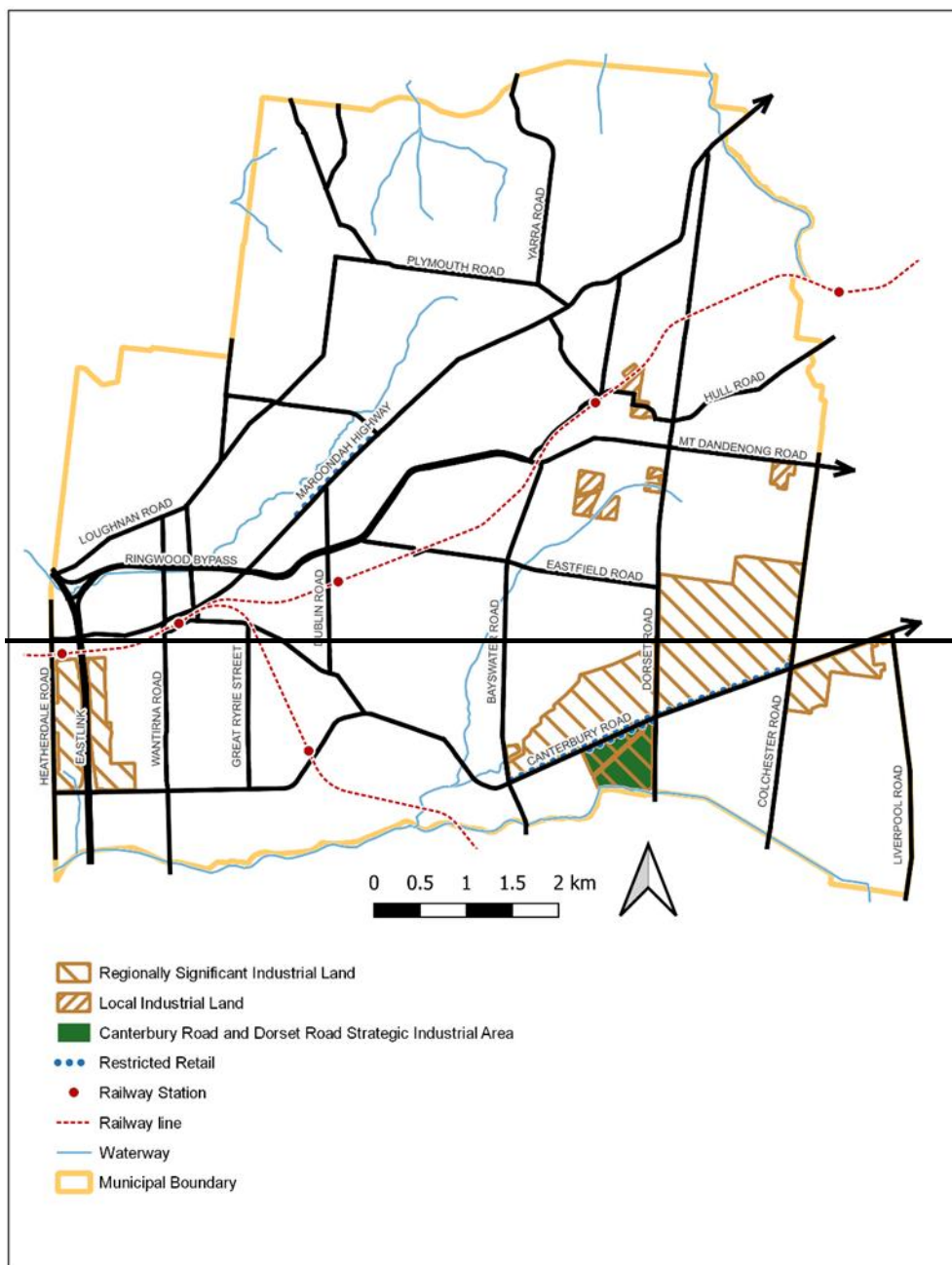
RETAIL AND COMMERCIAL LAND USE FRAMEWORK PLAN



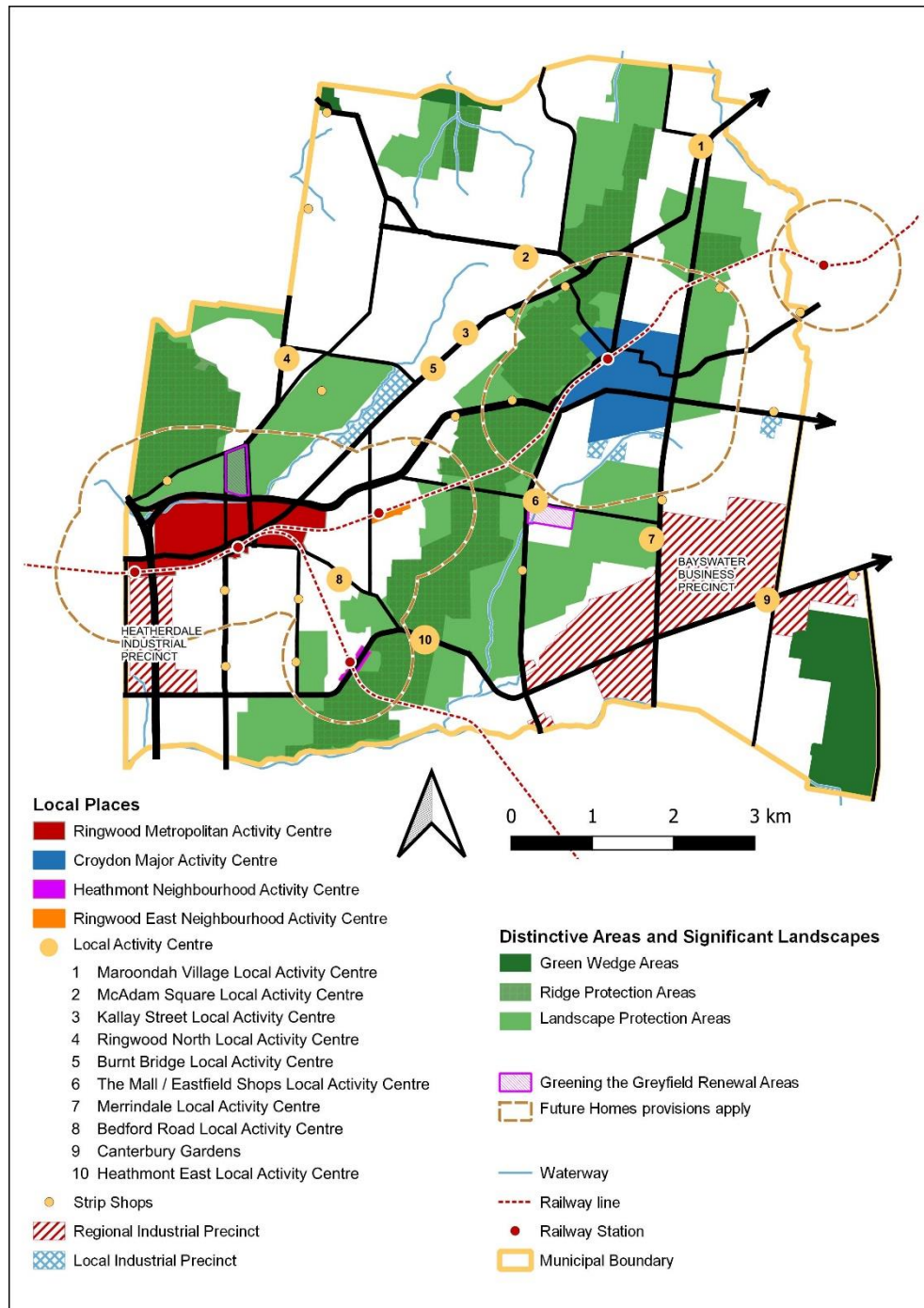
TRANSPORT LAND USE FRAMEWORK PLAN



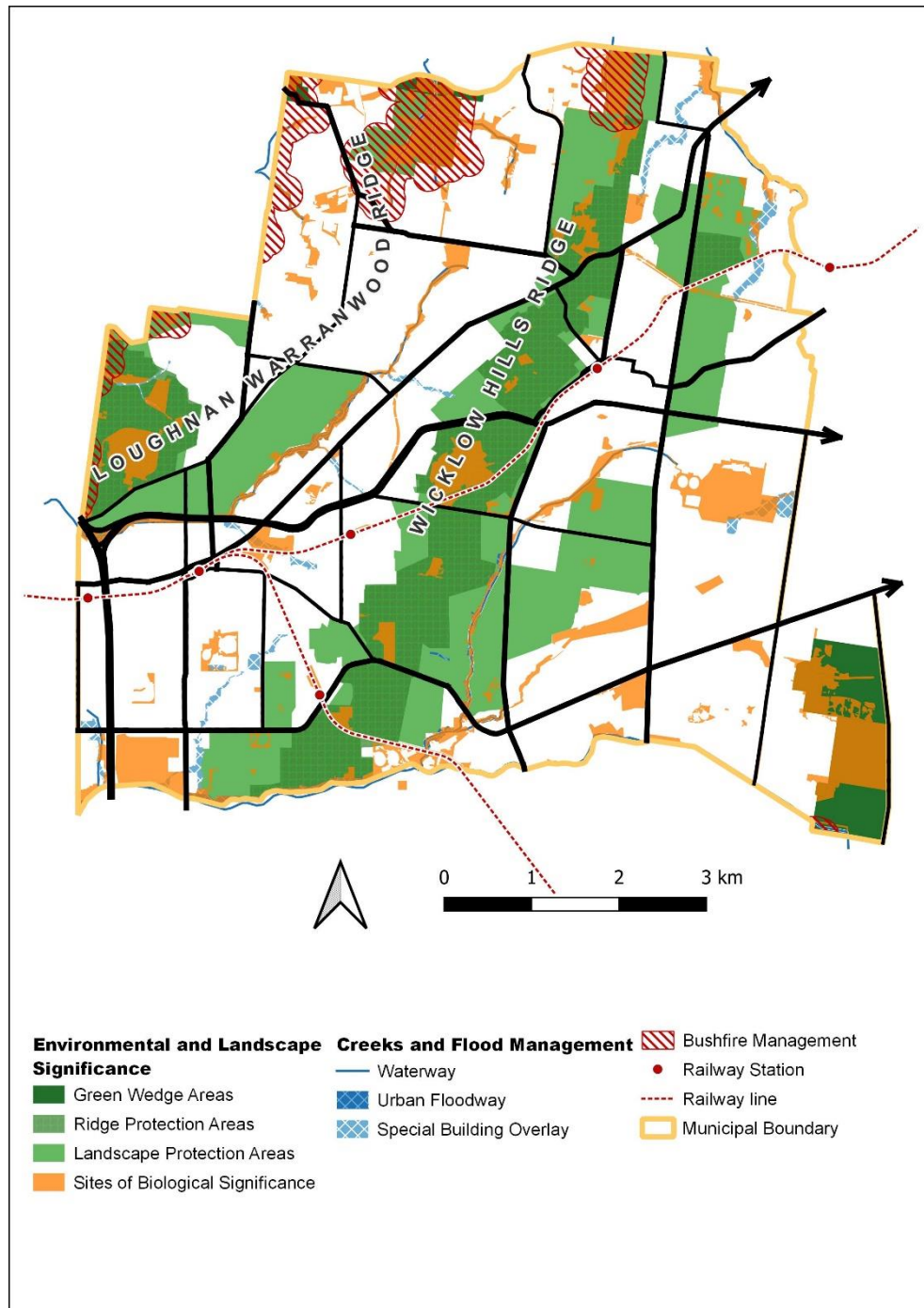
INDUSTRIAL LAND USE FRAMEWORK PLAN



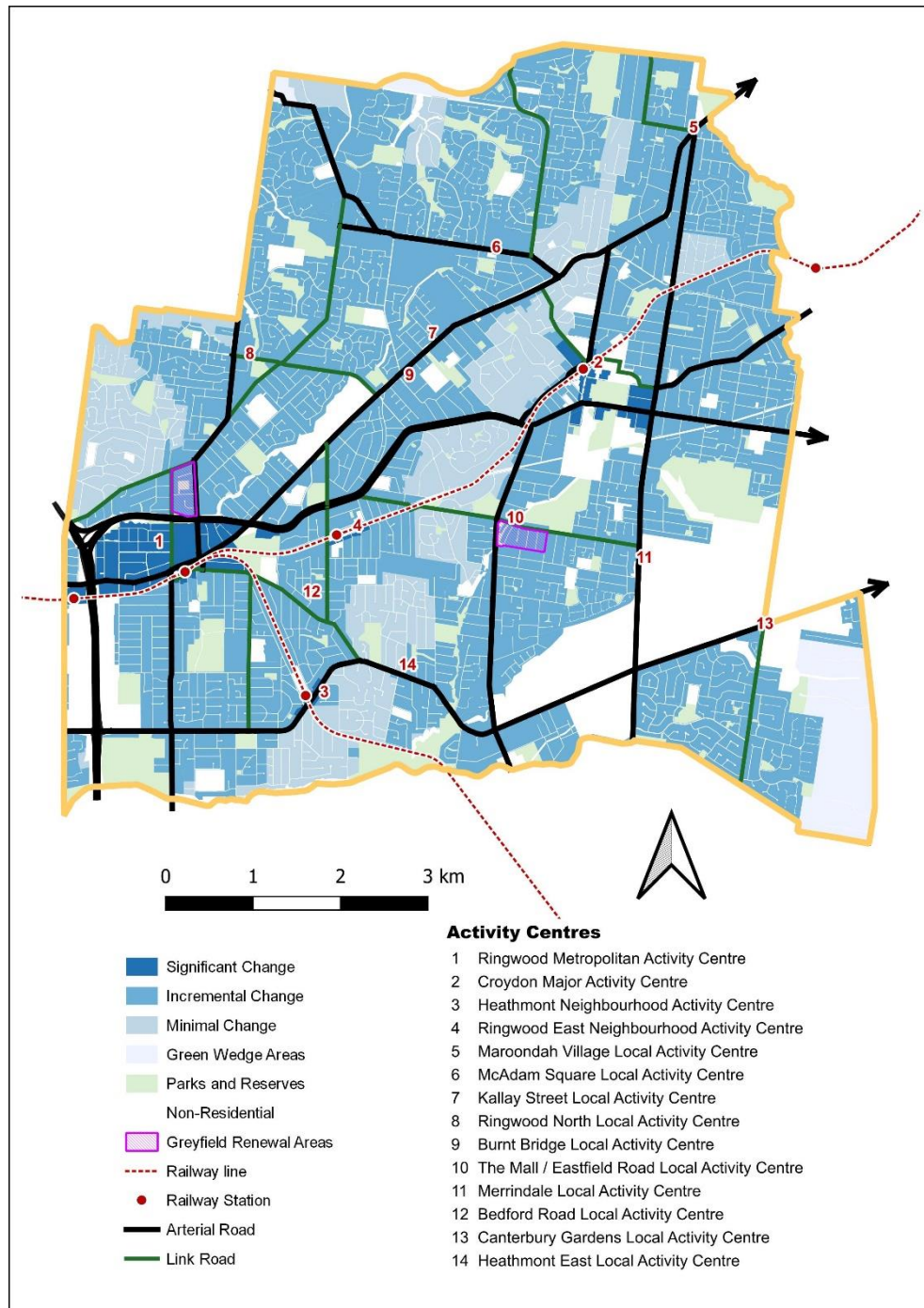
Settlement Framework Plan



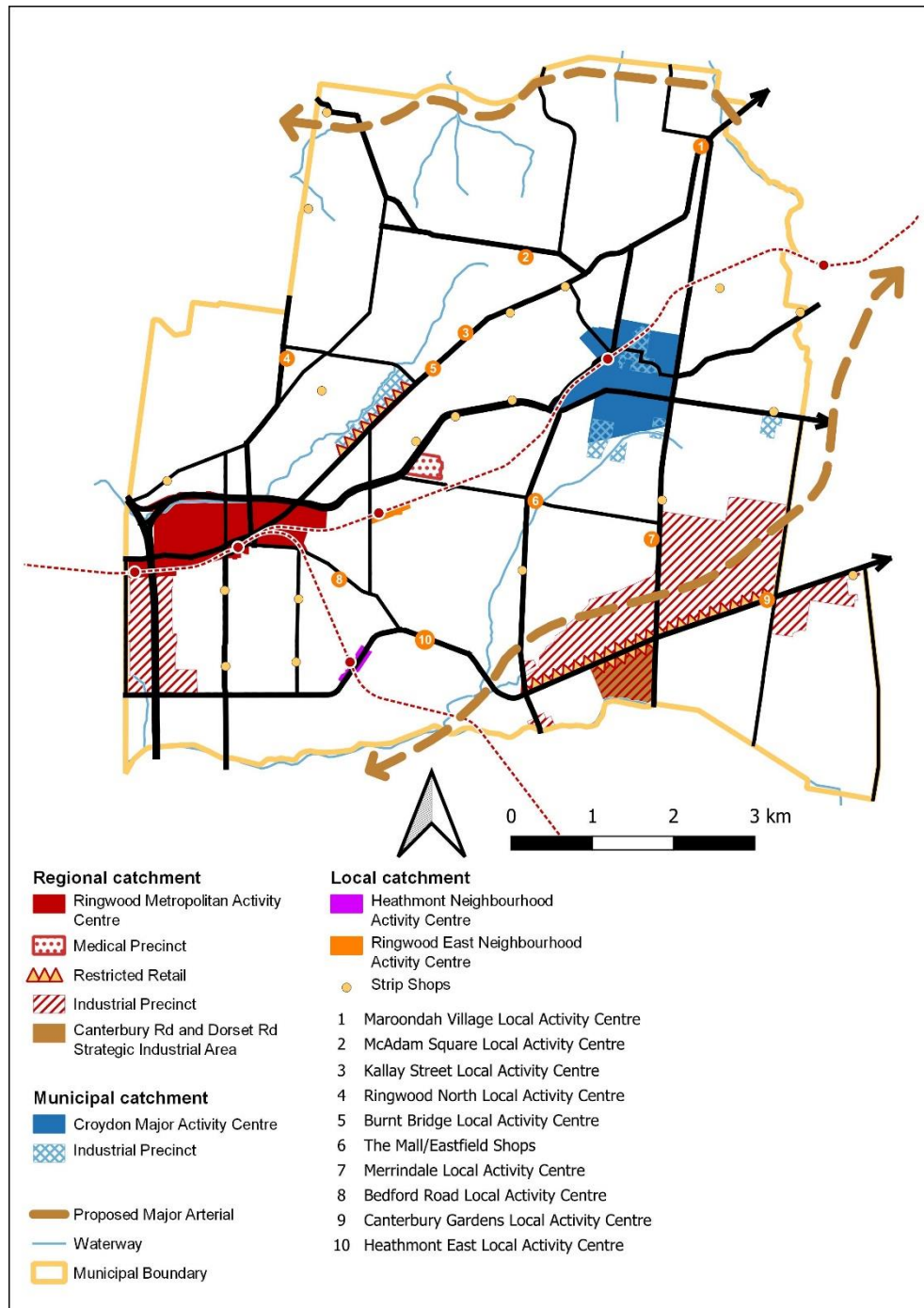
Environmental and Landscape Values and Risks Framework Plan



Residential Development Framework Plan



Economic Development Framework Plan



3. Local policies

Procedural
Amendment

12.05-2L

Ridgeline protection areas [Action E11]

Policy application

This policy applies to land affected by Schedules 1 and 2 to the Design and Development Overlay.

Objective

To minimise the visual impact of development on the ridgelines.

Strategies

Site development in a manner that does not detract from the visual dominance of vegetation along the ridgelines.

Design buildings that are not highly visible from lower areas.

Avoid the removal of large canopy trees.

Design development that allows adequate space for the retention and planting of large canopy trees.

Encourage revegetation with indigenous species, especially in locations that connect sites of biological significance.

Policy guidelines

Consider as relevant:

- Limiting the number of dwellings constructed on a lot to no more than the number of lots the land could be subdivided into under Schedules 1 and 2 to the Design and Development Overlay.

15.01-2L-01 Environmentally sustainable development**Policy application**

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Policy guidelines

Residential [Action E12]

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 3 - 9 dwellings.
- ~~Alterations and additions to a~~ building used for accommodation other than dwellings with a gross floor area between 500sqm and 999sqm.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- ~~Alterations and additions to a~~ building used for accommodation other than dwellings, ~~creating an increase in~~ with a gross floor area of more than 1000 sqm.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 500sqm to 999sqm.
- An extension to an existing non-residential building creating between 500sqm to 999sqm of additional gross floor area.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1000sqm.
- An extension to an existing non-residential building creating more than 1000sqm of additional gross floor area.

Mixed use

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')

- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

Commencement

This policy does not apply to applications received by the responsible authority before 7 ~~April~~ April 2022.

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

17.02-1L

14/11/2023
C144maro**~~Retail and Office Development~~ Commercial land use and development**
[Action L12]**Policy application**

This policy applies to applications for the use and development of land for retail and office development.

Objectives

To ensure retail and office development supports Activity Centres and public infrastructure contributing to a functional and sustainable urban form.

Strategies

Support restricted retail in the following locations, as shown in the Economic Development ~~Retail and Commercial Land Use~~ Framework Plan in Clause 02.04:

- In the Croydon Major Activity Centre.
- In the Maroondah Highway Restricted Retail Area, on the north side of Maroondah Highway between Oban Road and immediately east of Wingrove Place, Ringwood.
- On the north side of Canterbury Road, between Bayswater Road and Colchester Road, Kilsyth.
- On the Canterbury Road frontage of the Bayswater North Strategic Industrial Area.

~~Direct~~ Encourage office development ~~to~~ in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centres Centre.

17.03-1L14/11/2023
C144maro**Industrial land** [Action L13]**Policy application**

This policy applies to land in the Industrial 1 Zone, Industrial 3 Zone and Commercial 2 Zone.

Strategies

Provide a wide range of lot sizes when subdividing land.

Limit retailing in industrial zones to providing for the daily needs of people employed in the area and activities that would be inappropriate in Commercial 1 Zone.

Discourage office use and development, except for office associated with an industry conducted on the land, in the Industrial 1 Zone and Industrial 3 Zone.

17.03-3L14/11/2023
C144maro**Canterbury Road and Dorset Road Strategic Industrial Area** [Action P10]**Policy application**

This policy applies to the Canterbury Road and Dorset Road Strategic Industrial Area as shown on the ~~Industrial Land Use~~ Economic Development Framework Plan in Clause 02.04.

Strategy

Discourage multi-tenancy factoryette development.

18.01-1L14/11/2023
C144maro**EastLink environs [Action P11]****Policy application**

This policy applies to applications for development (excluding subdivision) on land identified in the map to this policy document ~~Corridor Plans – City of Maroondah (Connect East, August 2022)~~ to this clause.

Objective

To encourage a visually attractive interface between the EastLink motorway and adjoining land.

Strategies

Encourage building design and a site layout that maintains the visual amenity of the EastLink motorway.

Provide fencing and landscaping treatments that complements the established urban design treatment of the EastLink motorway.

Design signs to complement the established EastLink urban form.

Design and site development to protect existing viewlines from the EastLink motorway.

Integrate business identification signs into the design of buildings in a manner that reduces their visual impact on the EastLink motorway.

Discourage promotion signs, especially in locations that would pose a safety hazard to motorists traveling on the EastLink motorway.

Discourage major promotion and sky signs, other than where they would not have an adverse visual impact on the landscape and on the urban design of the EastLink motorway.

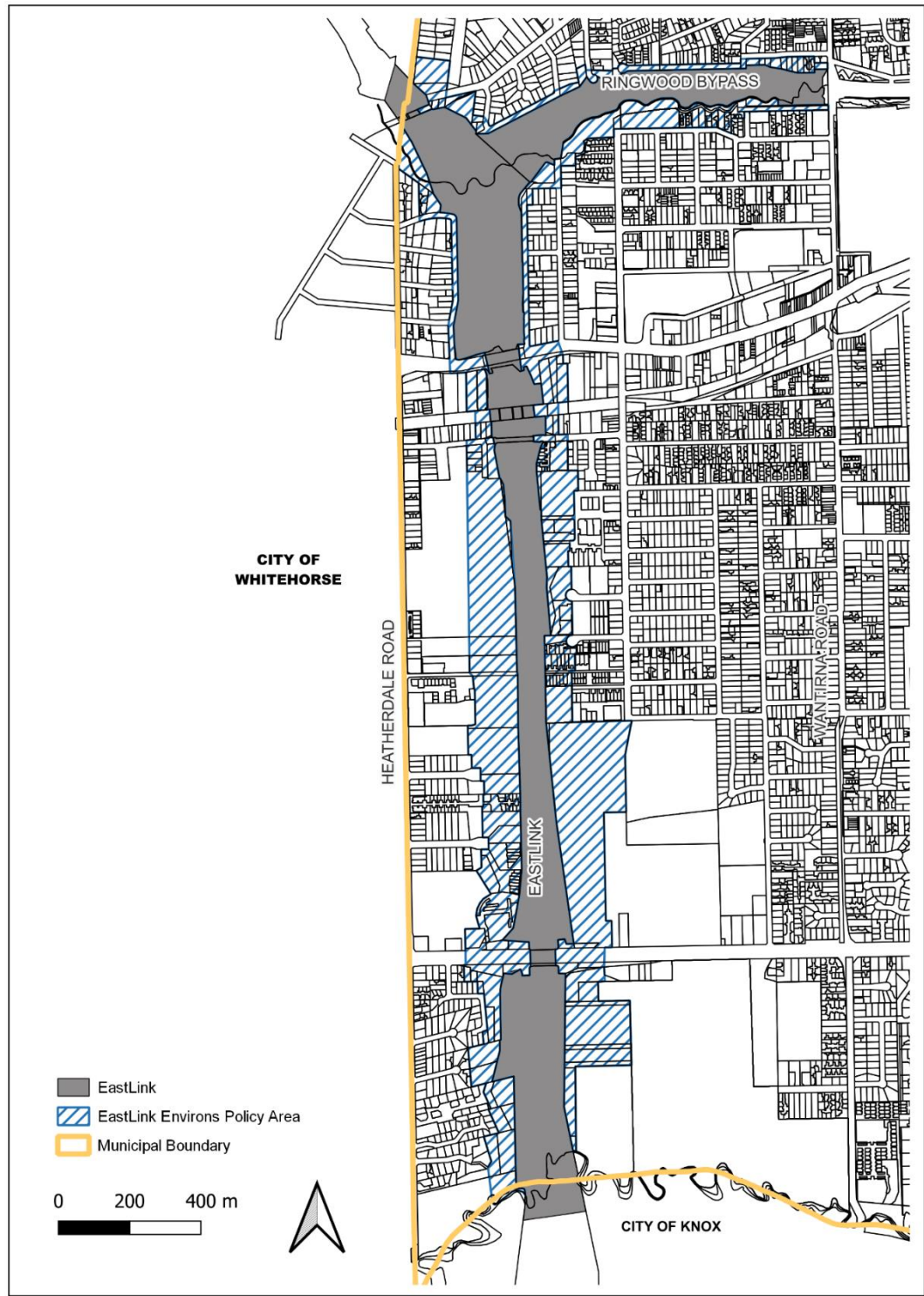
Discourage signs that would contribute to, or result in, a proliferation or repetition of similar signs.

Policy documents

Consider as relevant:

- Approved outdoor advertising site locations on EastLink (ConnectEast, June 2010)
- EastLink Advertising Code (Linking Melbourne Authority, November 2010)
- ~~Corridor Plans – City of Maroondah (Connect East, August 2022)~~

EastLink Environs Map



19.02-1L

14/11/2023
C144maro

~~Maroondah Hospital Medical Precinct~~ [Action L14]

Policy application

~~This policy applies to land within land within the Maroondah Hospital Medical Precinct as shown on the Strategic Land Use Framework Plan in Clause 02.04.~~

Strategies

Support medical related land uses in the ~~Maroondah Hospital~~ Medical Precinct.

Encourage the core services of Maroondah Hospital, related specialist medical services and ancillary facilities to ~~be centrally located within the Maroondah Hospital~~ Medical Precinct.

4. Zone Schedules

Procedural
Amendment

10/09/2021
C131maro

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as LDRZ1. [Action P12]

1.0
10/09/2021
C131maro

Subdivision requirements

Land	Area (hectares)
Minimum subdivision area (hectares)	None specified

2.0
10/09/2021
C131maro

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified



32.07
31/07/2018
VC148

RESIDENTIAL GROWTH ZONE [Action P13]

Remove this clause from the ordinance

10/09/2021
C131maro**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as GRZ1.

GENERAL RESIDENTIAL AREAS [Action P45]**1.0**10/09/2021
C131maro**Neighbourhood character objectives**

None specified.

2.010/09/2021
C131maro**Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement****Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?**

No

3.010/09/2021
C131maro**~~Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot~~****~~Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?~~**~~No~~**~~Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?~~**~~No~~**43.0**10/09/2021
C131maro**Requirements of Clause 54 and Clause 55**

Standard		Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.

	B28	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	Streets in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres

54.0

10/09/2021
C131maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

65.0

10/09/2021
C131maro

Application requirements

None specified.

76.0

10/09/2021
C131maro

Decision guidelines

None specified.

10/09/2021
C131maro

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ2.

CROYDON MAJOR ACTIVITY CENTRE [Action P45]

1.0
10/09/2021
C131maro

Neighbourhood character objectives

None specified.

2.0
10/09/2021
C131maro

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling, <u>small second dwelling</u> or residential building exempt from the minimum garden area requirement?
No

3.0
10/09/2021
C131maro

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

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No
Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot
No

43.0
20/01/2022
VC205

Requirements of Clause 54 and Clause 55

Standard		Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.

	B28	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	Streets in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres

54.0
10/09/2021
C131maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

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

65.0
10/09/2021
C131maro

Application requirements

None specified.

76.0
10/09/2021
C131maro

Decision guidelines

None specified.

18/11/2022
C134maro

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ3.

GREYFIELD RENEWAL PRECINCTS ~~GREYFIELD RENEWAL PRECINCTS~~ [Action P14, P45]

1.0
18/11/2022
C134maro

Neighbourhood character objectives

- To facilitate the renewal of the existing residential building stock through a coordinated precinct-based approach to design and development.
- To encourage development to occur on amalgamated development sites to deliver community benefits including infrastructure, open space and landscaping improvements.
- To allow increased building heights and reduced building setbacks on consolidated lots contingent on design outcomes derived from precinct design guidelines.
- To improve walkability through the upgrading of existing laneways and the provision of additional pedestrian connections.
- To improve drainage outcomes in keeping with best practice sustainability and urban design principles.

2.0
18/11/2022
C134maro

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling, <u>small second dwelling</u> or residential building exempt from the minimum garden area requirement?
Yes

3.0
18/11/2022
C134maro

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

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

4.0
18/11/2022
C134maro

Requirements of Clause 54 and Clause 55

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

Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0
18/11/2022
C134maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

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

6.0
18/11/2022
C134maro

Application requirements

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

- For a residential development of four storeys or less, a neighbourhood and site description and design response plan.
- A detailed site analysis that includes proposed subdivision layout and use of each part of the land, building heights, massing, setbacks, and indicative scale.
- A pedestrian walkway and cycle path plan.
- A landscape plan prepared by a suitably qualified and experienced person or firm, which shows the following:
 - A survey of all existing vegetation, abutting street trees, natural features and vegetation.
 - Building, outbuildings and trees in neighbouring lots that would affect the landscape design.
 - Planting within and around the perimeter of the site.
 - –A schedule of the botanical name of all trees and shrubs proposed to be retained and those to be removed.
 - –The proposed design features such as paths, paving, lawn and mulch
 - –A planting schedule of all proposed vegetation (trees, shrubs and ground covers) which includes, botanical names, common names, pot size, mature size and total quantities of each plant. **[Action P15]**
- A Parking Plan.
- A civil infrastructure and drainage report that addresses the capacity of infrastructure to service the development (including drainage and sewerage), the treatment and retardation of stormwater and responds to the principles of water sensitive urban design. The report should have regard to the policies and guidelines of servicing authorities.
- A comprehensive Sustainability Management Plan prepared by a suitably qualified person(s) demonstrating best practice in environmentally sustainable design and responding to the Maroondah Sustainability Strategy 2016. The Sustainability Management Plan should address the following:
 - Building energy management (conservation and generation);
 - Water sensitive urban design/integrated water management (with reference to the Maroondah City Council Water Sensitive City Strategy);
 - Construction materials;
 - Indoor environment quality;
 - Waste management and reduction;
 - Public realm design for access and mobility;
 - Transport.

Decision guidelines

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

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

19/06/2014
C93

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ1.

RIDGELINE PROTECTION AREA A

1.0
10/09/2021
C131maro

Neighbourhood character objectives

~~None specified.~~ To protect the provide a planning framework for lower density residential development and subdivision.

To ensure that development and subdivision creates a coordinated and attractive streetscape.

To ensure that development and subdivision allows for the protection and enhancement of areas of high environmental quality and biological or landscape significance, particularly ridgelines and headwater catchments.

[Action R09]

2.0
10/09/2021
C131maro

Minimum subdivision area

The minimum lot size for subdivision is 2000 square metres.

3.0
10/09/2021
C131maro

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

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

43.0
20/01/2022
VC205

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. metresmetres.
Walls on boundaries	A11 and B18	None specified

Private open space	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
Front fence height	A20 and B32	Streets in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres

54.0
10/09/2021
C131maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

65.0
10/09/2021
C131maro

Application requirements

None specified.

76.0
10/09/2021
C131maro

Decision guidelines

None specified.

19/06/2014
C93

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ2.

RIDGELINE PROTECTION AREA B

1.0
10/09/2021
C131maro

Neighbourhood character objectives

To provide a planning framework for lower density residential development and subdivision.

To ensure that the pattern of development including lot size contributes to the creation of urban precincts with high levels of visual and environmental amenity.

To ensure that development and subdivision contribute to a coordinated and attractive streetscape.

To ensure development and subdivision allows for the retention and development of canopy vegetation in garden settings. [Action R10]

~~None specified.~~

2.0
10/09/2021
C131maro

Minimum subdivision area

The minimum lot size for subdivision is 864 square metres.

3.0
10/09/2021
C131maro

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

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

43.0
20/01/2022
VC205

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
Walls on boundaries	A11 and B18	None specified

Private open space	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
Front fence height	A20 and B32	Streets in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres

54.0
10/09/2021
C131maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

65.0
10/09/2021
C131maro

Application requirements

None specified.

76.0
10/09/2021
C131maro

Decision guidelines

None specified.

19/06/2014
C93

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ3.

CANOPY COVER RIDGELINE PROTECTION

1.0

10/09/2021
C131maro

Neighbourhood character objectives

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area.

To control or minimise the effect of development upon natural features, particularly canopy trees and ridgelines.

To ensure that the development, use and management of land is compatible with the existing character and landscape protection of the area. [Action R11]

~~None specified.~~

2.0

10/09/2021
C131maro

Minimum subdivision area

None specified.

3.0

10/09/2021
C131maro

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

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

43.0

20/01/2022
VC205

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
Walls on boundaries	A11 and B18	None specified

Private open space	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
Front fence height	A20 and B32	Streets in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres

54.0
10/09/2021
C131maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

65.0
10/09/2021
C131maro

Application requirements

None specified.

76.0
10/09/2021
C131maro

Decision guidelines

None specified.

19/06/2014
C93

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ4.

SITES OF BIOLOGICAL SIGNIFICANCE

1.0
10/09/2021
C131maro

Neighbourhood character objectives

To ensure that vegetation is protected during development.

To ensure that development maintains and enhances the biological diversity of the flora and fauna of Maroondah.

To ensure that development enhances the presence of indigenous species in the natural environment. ~~None specified.~~ [Action R12]

2.0
10/09/2021
C131maro

Minimum subdivision area

None specified.

3.0
10/09/2021
C131maro

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

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

43.0
20/01/2022
VC205

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
Walls on boundaries	A11 and B18	None specified

Private open space	A17	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or
Front fence height	A20 and B32	Streets in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres

54.0
10/09/2021
C131maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

65.0
10/09/2021
C131maro

Application requirements

None specified.

76.0
10/09/2021
C131maro

Decision guidelines

None specified.

20/11/2020
C116maro**SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as NRZ5.

JUBILEE PARK**1.0**20/11/2020
C116maro**Neighbourhood character objectives**

- To maintain that the spacious and modest residential character of Jubilee Park is respected and enhanced.
- To support low scale building forms, consistent with the neighbourhood character of the area.
- To maintain a streetscape rhythm of detached dwellings set behind landscaped front gardens with generous side setbacks.
- To support garages, carports and second storeys that are recessed from the ground floor facade to not visually dominate dwellings or streetscapes.

2.020/11/2020
C116maro**Minimum subdivision area**

None specified.

3.020/11/2020
C116maro**~~Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot~~**

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

43.020/11/2020
C116maro**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	<p>None specified</p> <p><u>Side setbacks</u> <u>1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</u></p> <p><u>Rear setbacks</u> <u>5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</u> [Action R03]</p>
Walls on boundaries	A11 and B18	None specified

Private open space	A17	<p>None specified</p> <p>An area of 80 square metres, with one part of the private open space to <u>consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.</u> [Action R03]</p>
	B28	<p>An area of 80 square metres, with one part of the private open space to <u>consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or</u></p> <p><u>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</u></p> <p><u>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</u> [Action R03]</p>
Front fence height	A20 and B32	<p>None specified</p> <p><u>Streets in a Transport Zone 2: 1.2 metres</u></p> <p><u>Other streets: 0.9 metres</u> [Action R03]</p>

54.0
20/11/2020
C116maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

65.0
20/11/2020
C116maro

Application requirements

None specified.

76.0
20/11/2020
C116maro

Decision guidelines

None specified.

15/08/2019
C132maro

SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ6.

RUSKIN PARK

1.0
15/08/2019
C132maro

Neighbourhood character objectives

- To ensure that vegetation and canopy trees remain the dominant visual feature of the skyline by maintaining and increasing the vegetation cover, particularly large canopy trees.
- To ensure that there is a balance between the provision of vegetation and built form, by requiring an adequate amount of permeable land for planting and sustaining vegetation.
- To enhance visual links from Ruskin Park to the heavily vegetated Dandenong Ranges.

2.0
15/08/2019
C132maro

Minimum subdivision area

None specified.

3.0
15/08/2019
C132maro

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

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

43.0
20/01/2022
VC205

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a boundary should be set back from: [Action P16] Side boundaries 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Rear boundaries 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
Walls on boundaries	A11 and B18	None specified

Private open space	A17	A dwelling or residential building should have private open space consisting of: [Action P16] An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of: [Action P16] An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed: [Action P16] Street in a Transport Zone 2: 1.2 metres Other streets: 0.9 metres

54.0
15/08/2019
C132maro

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

65.0
15/08/2019
C132maro

Application requirements

None specified.

76.0
15/08/2019
C132maro

Decision guidelines

None specified.

/ /20
Cxx
10/09/2021
C131maro

SCHEDULE 1 TO CLAUSE 35.05 GREEN WEDGE A ZONE

Shown on the planning scheme map as GWAZ1. [Action P17]

1.0
10/09/2021
C131maro

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	2 hectares
Function centre (number of patrons)	None specified	None specified
Group accommodation (number of dwellings)	None specified	None specified
Residential building (number of bedrooms)	None specified	None specified
Restaurant (number of patrons)	None specified	None specified
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

10/09/2021
C131maro**SCHEDULE TO CLAUSE 35.07 FARMING ZONE** [Action L15 & L16]

Shown on the planning scheme map as FZ.

1.0
20/01/2022
VC205**Subdivision and other requirements**

Minimum subdivision area (hectares)	All land	3 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	4 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	All land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	
Minimum setback from a road (metres)	A Transport Zone 2 or land in a Public Acquisition Overlay if: The Head, Transport for Victoria is the acquiring authority; and The purpose of the acquisition is for a road.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: The Head, Transport for Victoria is not the acquiring authority; and The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres)	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres)	Any dwelling not in the same ownership	100 metres

Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land

10/09/2021
C131maro

SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE

1.0 Permit exemptions and conditions

10/09/2021
C131maro

Public land	Use or development	Conditions
None specified	None specified	None specified

2.0 Sign requirements

10/09/2021
C131maro

Land	Sign Category
All land in the Public Park and Recreation Zone Action P18 Ainslie Park, Ainslie Park Road, Croydon	Category 3
Barngaeng Reserve, Bamba Street, Croydon	Category 3
Belmont Park, Belmont Road East, Croydon South	Category 3
Cheong Park, Eastfield Road, Croydon	Category 3
Croydon Bowls Club, Civic Square, Croydon	Category 3
Croydon Park, Mt. Dandenong Road, Croydon	Category 3
Dorset Park, Dorset Road, Croydon	Category 3
East Ringwood Reserve, Mt. Dandenong Road, Ringwood East	Category 3
Griff Hunt Reserve, Lyons Road, Croydon North	Category 3
H. E. Parker Reserve, Heathmont Road, Heathmont	Category 3
Heathmont Reserve, Canterbury Road, Heathmont	Category 3
Hughes Park, Maroondah Highway, Croydon North	Category 3
Jubilee Park, Greenwood Avenue, Ringwood	Category 3
Lipscombe Park, Plymouth Road, Croydon	Category 3
North Ringwood Reserve, Oban Road, Ringwood	Category 3
Peter Vergers Reserve, Oban Road, Ringwood	Category 3
Proclamation Park, Sylvia Street, Ringwood	Category 3
Quambee Reserve, Wonga Road, Ringwood North	Category 3
Silcock Reserve, Surrey Road, Croydon	Category 3
Town Park, Norton Road, Croydon	Category 3

3.0 Use and development of land specified in an Incorporated Plan

10/09/2021
C131maro

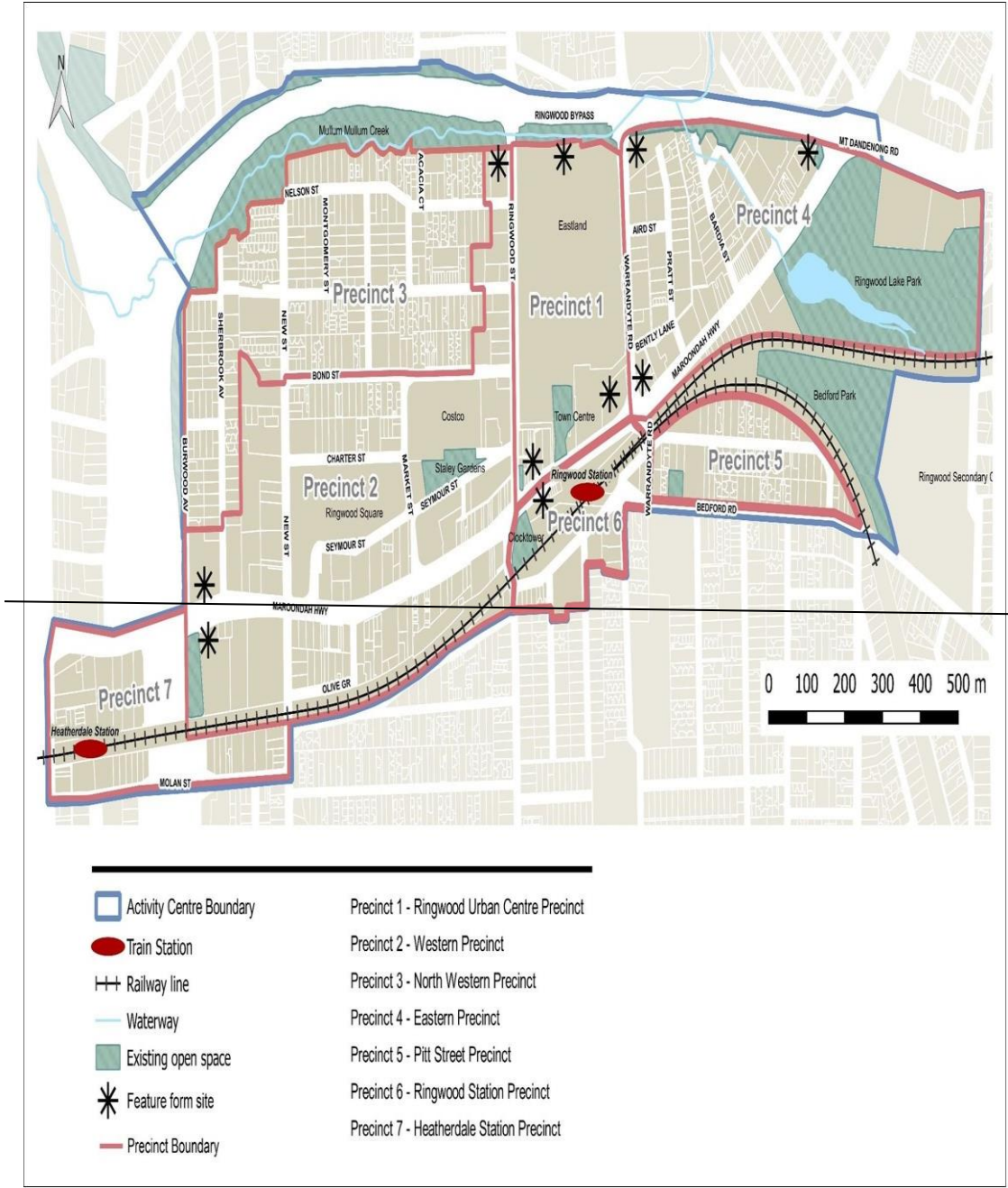
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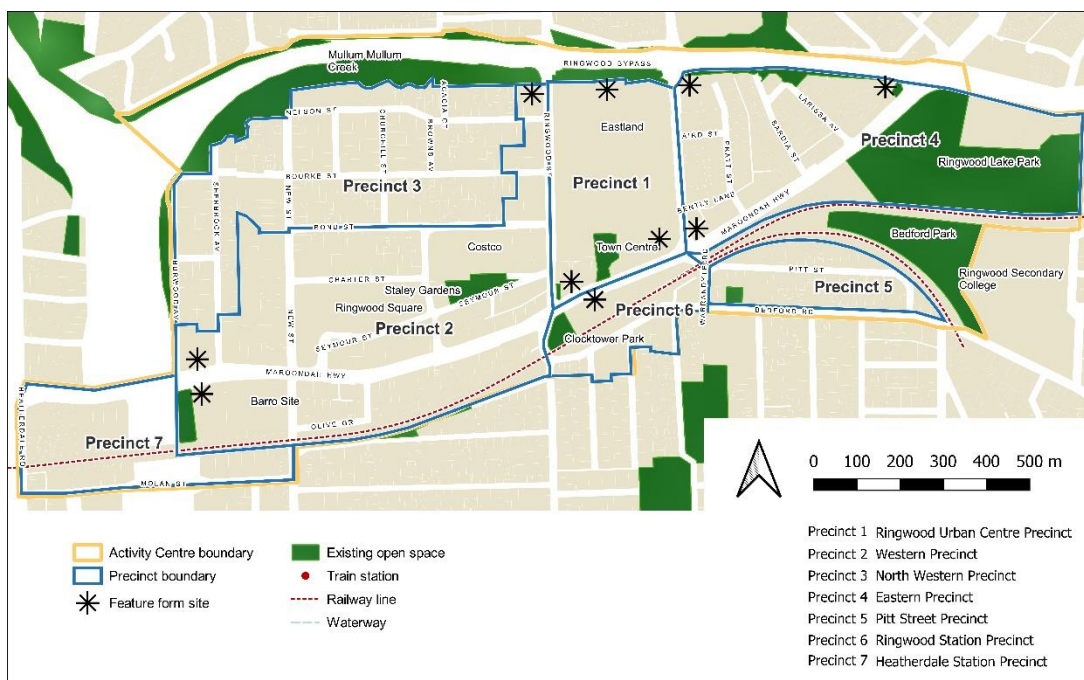
10/12/2021
C130maro

SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE [Action P19 throughout]
Shown on the planning scheme map as ACZ1

1.0
11/08/2022
C147maro

RINGWOOD METROPOLITAN ACTIVITY CENTRE
Ringwood Metropolitan Activity Centre (Ringwood MeAC) framework plan





2.0 Land use and development objectives to be achieved

11/08/2022
C147maro

Land use

- To ensure a balanced land use mix in Ringwood MeAC to promote future liveability and sustainability.
- To ensure that sufficient land is set aside for land uses that are integral to the functioning of a metropolitan activity centre.
- To attract a TAFE, university or multiple small education providers to diversify the daily population.
- To encourage high levels of residential activity while preserving the office base and retaining the opportunity to develop office stock.
- To encourage a mix of housing typologies for residential development.

Built form

- To ensure buildings are designed to respond to the preferred character of Ringwood's precincts and leverage the existing high quality public realm core.
- To encourage built form that provides active pedestrian interfaces along main roads.
- To support urban design that embraces the natural setting of Ringwood MeAC and reinforces Ringwood's topography and landscape character.
- To protect and promote the historical features of Ringwood MeAC.
- To encourage development form that heightens the sense of arrival at Ringwood MeAC at key junctions and entries into the centre.
- To advance and improve the boulevard character of Maroondah Highway, extending the 'boulevard treatment' to the east and west of Ringwood MeAC.
- To ensure that feature forms occupy land at higher points that are noticeable in the skyline across Ringwood MeAC.

- To encourage future development that does not result in excessive and exposed cut and fill visible from public space.
- To provide opportunities for new landscaping including additional canopy tree planting and understorey vegetation.
- To provide a fine grained pedestrian path network with wider footpaths and additional pedestrian crossings that provide pedestrian priority.
- To ensure that development of sensitive land uses near the EastLink Freeway and Ringwood Bypass mitigates against the potential impact of traffic noise, to protect the health and amenity of occupants.

Environmentally sustainable design

- To reduce the environmental impact of the built form and provide other benefits such as increased occupant comfort and reduced operating costs.
- To encourage the consideration of sustainable design as early as possible in the designing of development to ensure Environmentally Sustainable Design (ESD) is optimised before an application is lodged.
- To enhance existing open space and connections to these spaces and provide opportunity for new open space on redevelopment sites.
- To minimise the impacts of new development on natural waterways, and to encourage the integration of water saving measures.

Subdivision pattern

- To encourage land consolidation that realises integrated development outcomes within the activity centre.
- To support increased development intensity on larger sites, without diminishing the importance of designated feature forms.
- To encourage site specific development responses on particularly large sites.

3.0 Table of uses

11/08/2022
C147maro

Section 1 - Permit not required

Use	Condition
Accommodation (other than Community care accommodation, Corrective institution, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)	Must be located in Precinct 1 or 2 Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house)
Art and craft centre	Must be located in Precinct 1 or 2
Bed and breakfast	Must be located in Precinct 3, 4, 5 or 6 No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence
Child care centre	Must be located in Precinct 1 or 2 Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house)

Use	Condition
Community care accommodation	Must not be located in Precinct 7 In Precinct 1 and 2 any frontage at ground floor level must not exceed 2 metres Must meet the requirements of Clause 52.22-2
Convenience restaurant	In Precinct 3,4,5 or 6 the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3
Convenience shop	
Dependent person's unit	Must be located in Precinct 3, 4, 5 or 6 Must be the only dependent person's unit on the lot
Dwelling (other than Bed and breakfast and Caretaker's house)	Must be located in Precinct 3, 4, 5 or 6
Domestic animal husbandry (other than Domestic animal boarding)	Must be located in Precinct 3, 4, 5 or 6 Must be for no more than two animals
Education centre (other than Child care centre, Primary school, and Secondary school)	Must be located in Precinct 1, 2 or 7
Food and drink premises (other than Convenience restaurant and Takeaway Take away food premises)	Must be located in Precinct 1, 2, 4, 6 or 7 In Precinct 4 and 6, the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3
Home based business	
Informal outdoor recreation	
Leisure and recreation (other than Informal outdoor recreation, Major Sports sports and recreation facility and Motor racing track)	Must be located in Precinct 1 or 2
Mail centre	Must be located in Precinct 7
Medical centre	In Precinct 5, the gross floor area of all buildings must not exceed 250 square metres In Precinct 5 must not require a permit under Clause 52.06-3 In Precinct 5 the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3
Office (other than Medical centre)	Must be located in Precinct 1, 2, 4, 6 or 7 In Precinct 4 and 6 the site must have access to a road in a Transport Zone 2 or a Transport Zone 3
Place of worship	Must not be located in Precinct 7 The gross floor area of all buildings must not exceed 250 square metres. In Precinct 3, 5 and 6 the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3
Railway	
Residential aged care facility	Must be located in Precinct 3, 4, 5 or 6
Retail premises (other than Food and drink premises and Shop)	Must be located in Precinct 1, 2 or 4 In Precinct 4, the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3
Rooming house	Must not be located in Precinct 7 In Precinct 1 or 2 any frontage at ground floor level must not exceed 2 metres

Use	Condition
	Must meet the requirements of Clause 52.23-2
Shop (other than Adult sex product shop and Convenience Shop)	Must be located in Precinct 1, 2, 4, 6 or 7 In Precinct 4 the site must adjoin, or have access to, a Road in a Transport Zone 2 or a Transport Zone 3
Take away food premises	Must not be located in Precinct 5 In Precinct 3,4 and 6 the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3
Tramway	
Any use listed in Clause 62.01-See Section 1 of 37.08-2 for relevant provisions	Must meet requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Corrective institution, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house) - if the Section 1 condition is not met	Must not be located in Precinct 7a
Adult sex product shop	Must be located in Precinct 1, 2 or 7 Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school
Agriculture (other than Animal production, Apiculture, Domestic animal husbandry)	Must be located in Precinct 1, 2, 4 or 7
Bed and breakfast - if the Section 1 condition is not met	Must not be located in Precinct 7a
Brothel	Must be located in Precinct 1, 2 or 7
Car park	In Precinct 3, 4 and 5 must be used in conjunction with another use in Section 1 or 2
Car wash	In Precinct 3, 4, 5 and 6 the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3
Caretaker's house	Must be located in Precinct 7
Child care centre - if the Section 1 condition is not met	Must not be located in Precinct 7a
Cinema Cinema based entertainment facility	Must be located in Precinct 1 or 2
Community care accommodation - if the Section 1 condition is not met.	Must not be located in Precinct 7a
Dependent person's unit - if the Section 1 condition is not met	Must not be located in Precinct 7a
Domestic animal boarding	

Use	Condition
Dwelling (other than Bed and breakfast and Caretaker's house) - if the Section 1 condition is not met	Must not be located in Precinct 7a
Education centre (other than Child care centre, Primary school, and Secondary school) - if the Section 1 condition is not met	Must be located in Precinct 4 or 5
Hospital	
Industry (other than Car wash, Materials recycling and Transfer station)	Must be located in Precincts 1, 2 or 7 Must not be a purpose listed in the table to Clause 53.10
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track) - if the Section 1 condition not met	
Materials recycling	Must be located in Precinct 7 The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre
Office (other than Medical centre) - if the Section 1 condition is not met	In Precinct 5 the site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3 In Precinct 3 the land must be located within 100 metres of Precinct 1 or 2 In Precinct 3 the land must have the same street frontage as the land in Precinct 1 or 2 In Precinct 3 the leasable floor area must not exceed 250 square metres
Place of assembly (other than Cinema, Cinema based entertainment facility and Place of worship)	
Primary school	Must not be located in Precinct 7a
Residential aged care facility - if the Section 1 condition is not met	Must not be located in Precinct 7a
Secondary school	Must not be located in Precinct 7a
Service station	Must not be located within Precinct 3 or 4 In Precinct 5 and 6 the site must either: Adjoin a commercial zone or industrial zone Adjoin or have access to a road in a Transport Zone 2 or a Transport Zone 3 In Precinct 5 and 6 the site must not exceed either: 3,000 square metres 3,600 square metres if it adjoins two boundaries in a road in a Transport Zone 2 or a Transport Zone 3
Shop (other than Adult sex product shop, and Convenience shop) - if the Section 1 condition is not met	Must not be located in Precinct 5
Store	In Precinct 3, 5 and 6 must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles

Use	Condition
	used in conjunction with the occupation of a resident of a dwelling on the lot
Transfer Station	Must be located in Precinct 7 The land must be at least 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre
Utility installation (other than Minor utility installation and Telecommunications facility)	In Precinct 7 any gas holder, or sewerage or refuse treatment or disposal works, must be at least 30 metres from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre
Warehouse (other than Mail centre and Store)	Must be located in Precinct 1, 2 or 7 Must not be a purpose listed in the table to Clause 53.10
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Animal production
Corrective institution
Major sports and recreation facility
Motor racing track

4.0 Centre-wide provisions

10/12/2021
C130maro

4.1 Use of land

10/12/2021
C130maro

A permit is not required to use land for the purposes contained in Section 2 of the table of uses provided the use is carried out by, or on behalf of, the relevant public land manager.

4.2 Subdivision

10/12/2021
C130maro

None specified.

4.3 Buildings and works

10/12/2021
C130maro

A permit is not required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided all of the following requirements are met:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80-per cent% of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant land manager.

4.4 Design and development

~~A permit may be granted vary the building height and interface setbacks requirements where the objectives of this schedule are met to the satisfaction of the Responsible Authority~~

The following design and development requirements apply to an application to construct a building or construct and carry out works:

Dwellings and Residential Development Requirements~~residential development requirements~~

A development must meet the requirements of Clause 54 if it proposes to:

- Construct or extend one dwelling on a lot; or
- Construct or extend a front fence associated with one dwelling.

A development must meet the requirements of Clause 55 if it proposes to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.
- Construct or extend a front fence associated with two or more dwellings on a lot or a residential building.

This does not apply to a development of five or more storeys, excluding a basement.

Building Height Requirements~~height requirements~~

Building heights should be consistent with the building heights requirements set out in the precinct requirements.

An application to exceed the preferred heights should demonstrate how the relevant precinct objectives and development objectives of this schedule are achieved.

The preferred building heights provide for higher floor heights to allow for other design elements usual to buildings (e.g. parapets, railings) based on:

- Ground floor heights: 4 metres per level.
- Level 1 and above: 3.5 metres per level.

A permit may be granted vary the building height requirements where the objectives of this schedule are met to the satisfaction of the Responsible Authority.

Interface Setback Requirements~~setback requirements~~

- Interface Types are shown on the Precinct maps.
- Building setbacks are specified in the Interface Setbacks requirements for each precinct.
- Building setbacks should be consistent with the Interface Setbacks requirements set out in the precinct requirements.

A permit may be granted vary the interface setbacks requirements where the objectives of this schedule are met to the satisfaction of the Responsible Authority.

Overshadowing Requirements~~requirements~~

- Buildings and works should minimise overshadowing of existing and future open space, beyond shadow cast by new street walls/podiums between 11am and 2pm on 22 September.
- Buildings and works adjoining north-south oriented streets should not cast additional shadows over the opposite footpaths between 11am and 2pm on 22 September.

- Buildings and works adjoining east-west orientated streets should not cast additional shadows to the south side footpath between 11am and 2pm on 22 September.

5.0 Precinct provisions

11/08/2022
C147maro

5.1 5.1 Precinct 1 – Ringwood Urban Centre Precinct

5.1-1 5.1-1 Precinct map

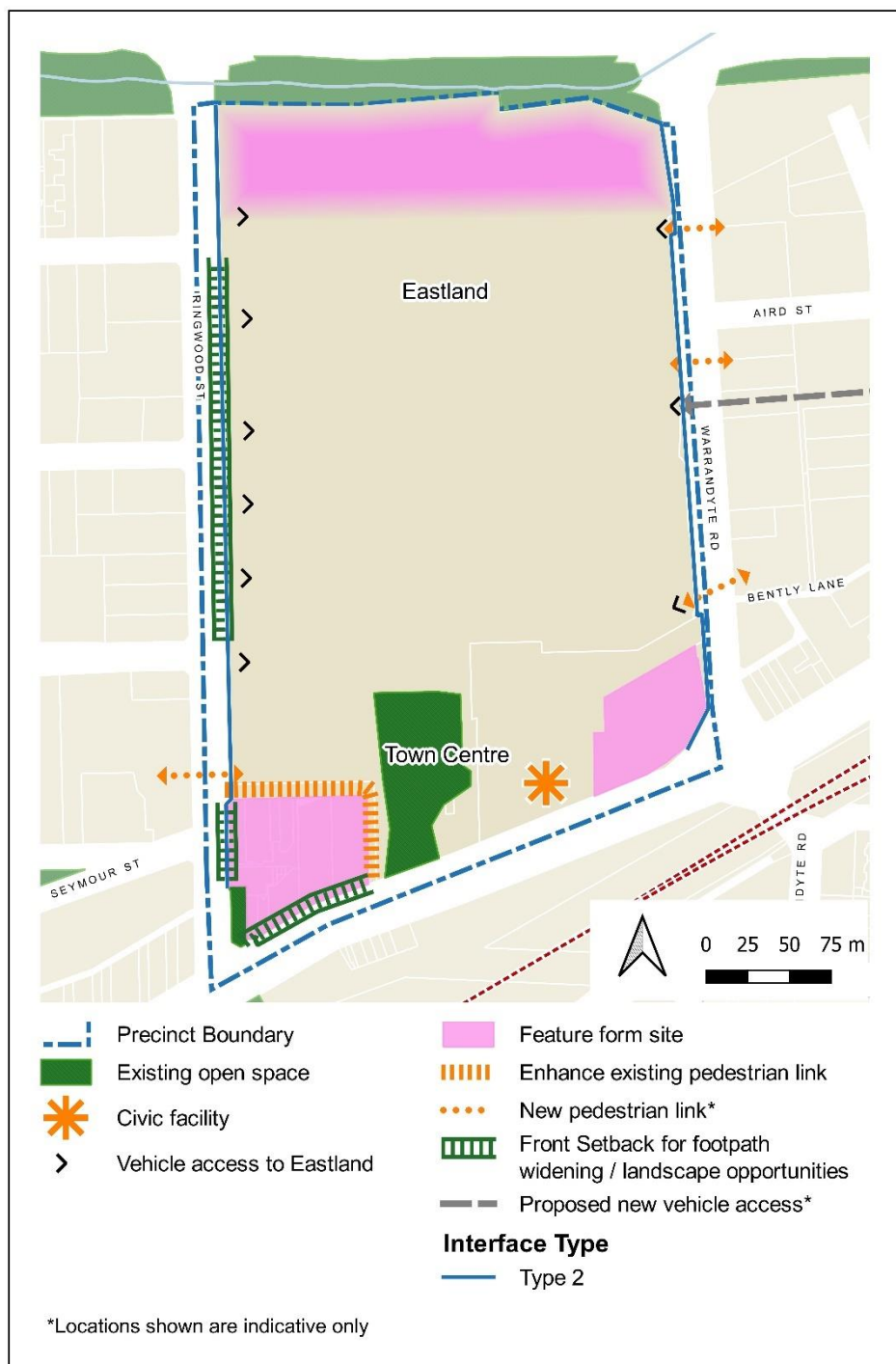
PRECINCT 1



Legend

- Precinct boundary
 - Enhance existing pedestrian link
 - New pedestrian link *
 - Front Setback for footpath widening / landscape opportunities
 - Proposed new vehicle access*
 - Feature form sites
 - Feature form sites
 - Civic facility
 - Existing open space
 - Vehicle access to Eastland
- Interface Type**
- Type 2

*Locations shown are indicative only



5.1-2

5.1-2 Precinct objectives

- To establish a regional destination with a community focus offering significant public realm improvement.
- To support a new regime of consolidated form that represents the intense urban centre of Ringwood MeAC, supported by a network of high quality pedestrian linkages, public spaces and community orientated facilities.

- To complement the important streetscape and landscape character of Ringwood MeAC and support the definition of clear ‘points of difference’ as feature forms at key junctions to assist with way-finding and a sense of arrival.
- To encourage commercial and office uses in Ringwood MeAC.
- To encourage development that reinforces the landscape character of the Mullum Mullum Creek environment.

5.1-3

5.1-3 Precinct requirements

Building Heights

Precinct	Preferred height	Outcomes to be achieved
1	Not specified	Development that reflects the Precinct's central location within Ringwood MeAC.
Feature Form	53 metres (15 storeys)	Development that provides the tallest forms of development within Ringwood MeAC.

Interface Setbacks

Interface Type	Ground level setback (minimum)
2	0 metres

5.1-4

5.1-4 Precinct guidelines

Development

- Encourage commercial or retail uses within the podium, with complementary residential uses above, that contribute to the activation and surveillance of the public realm.
- Encourage the creation of taller feature forms at the following locations to contribute to the sense of arrival into Ringwood MeAC:
 - Above existing Eastland Shopping Centre towards Ringwood Bypass.
 - North eastern corner of Maroondah Highway and Ringwood Street junction.
 - North western corner of Maroondah Highway and Warrandyte Road junction.
 - ~~Above existing Eastland Shopping Centre towards Ringwood Bypass.~~
 - ~~North eastern corner of Maroondah Highway and Ringwood Street junction.~~
 - ~~North western corner of Maroondah Highway and Warrandyte Road junction.~~
- Encourage greater activation of buildings at street level.

Landscape and environment

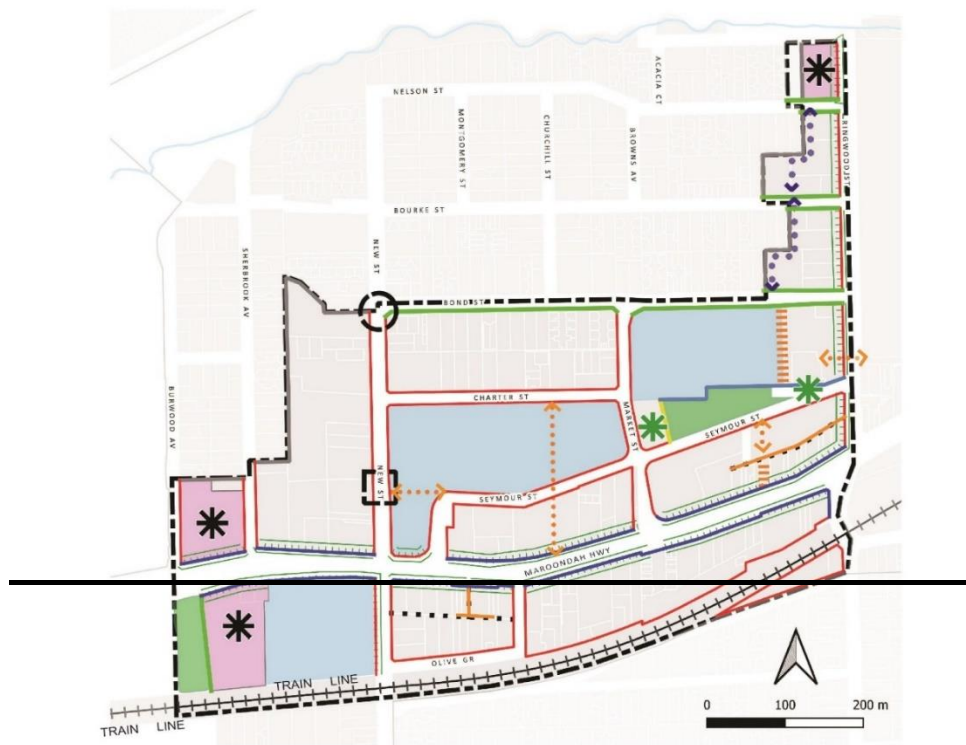
- Encourage ground level setbacks along Maroondah Highway for footpath widening and landscaping opportunities with high levels of pedestrian amenity and forming an inviting corridor for Ringwood MeAC.
- Encourage a consistent 4 metre (minimum) footpath width along Ringwood Street which may require public realm upgrades and ground level setbacks on private properties.
- Ensure future development maintains the long term viability of existing canopy trees within the public realm.

- Encourage public realm upgrades along Civic Place that support its role as one of the key pedestrian entry into the precinct.
- Retain and encourage improvement to the existing pocket park at 139A Maroondah Highway.
- Encourage activation at street level.
- Encourage future redevelopment along Ringwood Street to provide a new, high amenity east-west pedestrian connection between the core retail precinct (Eastland) and future mixed use precinct to the west.

5.2 **5.2-Precinct 2 – Western Precinct**

5.2-1 **5.2-1 Precinct map**

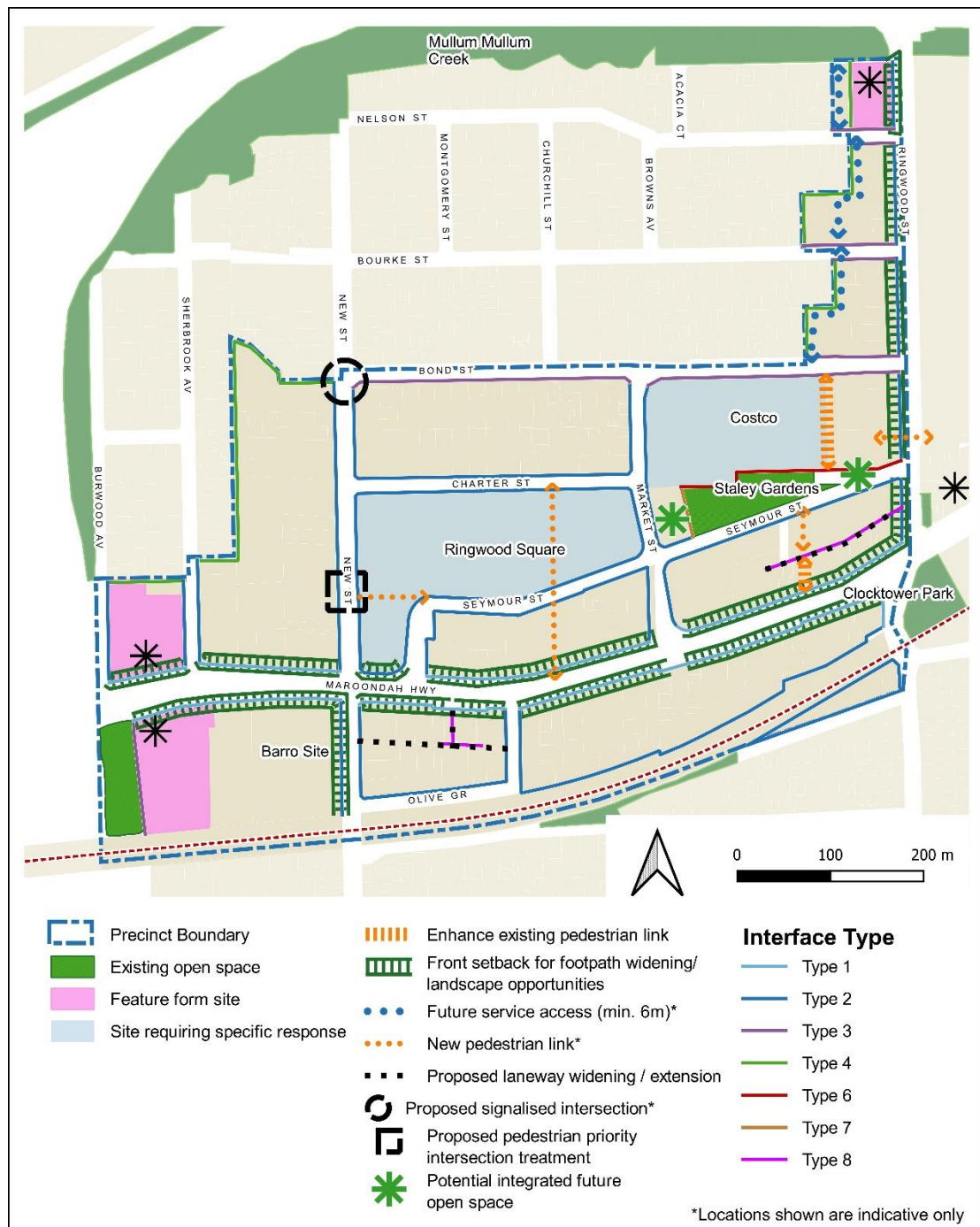
PRECINCT 2



Legend

- | | |
|---|----------------------------------|
| Precinct boundary | Site requiring specific response |
| Enhance existing pedestrian link | Existing open space |
| New pedestrian Link * | |
| Future service access (min. 6m)* | |
| Front setback for footpath widening/landscape opportunities | Interface Type |
| Proposed laneway widening / extension | Type 1 |
| Feature form sites | Type 2 |
| Feature form sites | Type 3 |
| Proposed pedestrian priority intersection treatment | Type 4 |
| Potential integrated future open space | Type 6 |
| Proposed signalised intersection* | Type 7 |
| | Type 8 |

* Locations shows are indicative only



5.2-2

5.2-2 Precinct objectives

- To contribute to the boulevard character of Maroondah Highway as a consolidated mid-rise precinct, with revitalisation opportunities on selected key sites, transitioning to the adjacent precinct.
- To accommodate new taller contemporary form that contributes to an attractive pedestrian-orientated boulevard.
- To revitalise sites positioned behind the boulevard spine, influenced by the relationship to Precinct 1 and transitioning to the precincts to north and west.
- To encourage commercial and office uses in Ringwood MeAC.

- To encourage mixed use development in commercial areas along Maroondah Highway that includes commercial and residential land use.

5.2-3

5.2-3 Precinct requirements

Building Heights

Precinct	Preferred height	Outcomes to be achieved
2	28.5 metres (8 storeys)	Development with a strong employment focus that reflects the mixed-use character of the precinct. Development with Maroondah Highway frontage takes advantage of the high levels of exposure. A clear visual increase in building height from adjoining lower scale developments in Precincts 3 to be evident.
Feature Form	53 metres (15 storeys)	Development that provides the tallest forms of development within Ringwood MeAC.

Interface Setbacks

Interface Type	Ground level setback (minimum)	Street wall/podium height	Upper level setback above podium/street wall (minimum)
1	4 metres from street kerb	21.5 metres (6 storeys)	5 metres
2	0 metres	14.5 metres (4 storeys)	5 metres
3	3 metres from street frontage	11.5 metres (3 storeys)	5 metres
4	3 metres from rear boundary 3 metres from side boundary	14.5 metres (4 storeys)	5 metres
6	0 metres	11.5 metres (3 storeys)	29 degrees building envelope angle above podium/ street wall
7	0 metres	14.5 metres (4 storeys)	5 metres
8	3 metres from laneway centreline	11.5 metres (3 storeys)	4.5 metres from laneway centreline

5.2-4

5.2-4 Precinct guidelines

Development

- Encourage consistent, taller built form along either side of Maroondah Highway to achieve a coherent boulevard effect.
- Encourage the creation of taller feature forms at the following locations to contribute to the sense of arrival into Ringwood MeAC:
 - South western corner of Eastlink and Ringwood Street junction.

- North eastern and south eastern corners of Maroondah Highway and Eastlink junction.
- Ensure built form along Maroondah Highway responds to the sloping topography and provides recessed upper levels.
- Encourage office development, or retail uses within the podium with residential uses above that contribute to the activation and surveillance of the public realm from within the upper levels.
- Ringwood Square Shopping Centre Site: Encourage revitalisation of the site, including development of the existing at-grade commercial car park. Future redevelopment of this amalgamated urban block will require a site specific response.
- Costco Site: Explore opportunities for upper level development that contributes to the activation and surveillance of the public realm within the upper levels. Future redevelopment of this amalgamated urban block will require a site specific response.
- Barro Site: Encourage the development of building elements in a manner that responds positively to the precinct objectives and guidelines. Future redevelopment of this amalgamated urban block will require a site specific response ensuring architectural diversity, safe and efficient access, separation between tower elements, visual interest, and a transition of building height to the east.
- Development of sites requiring specific response should be arranged as a ‘suite of forms’, rather than a single development envelope.

Landscape and environment

- Encourage ground level setbacks for footpath widening along Maroondah Highway and Ringwood Street with high levels of pedestrian amenity and forming an inviting corridor for Ringwood MeAC.
- Encourage extension of Staley Gardens to Market Street and Ringwood Street.

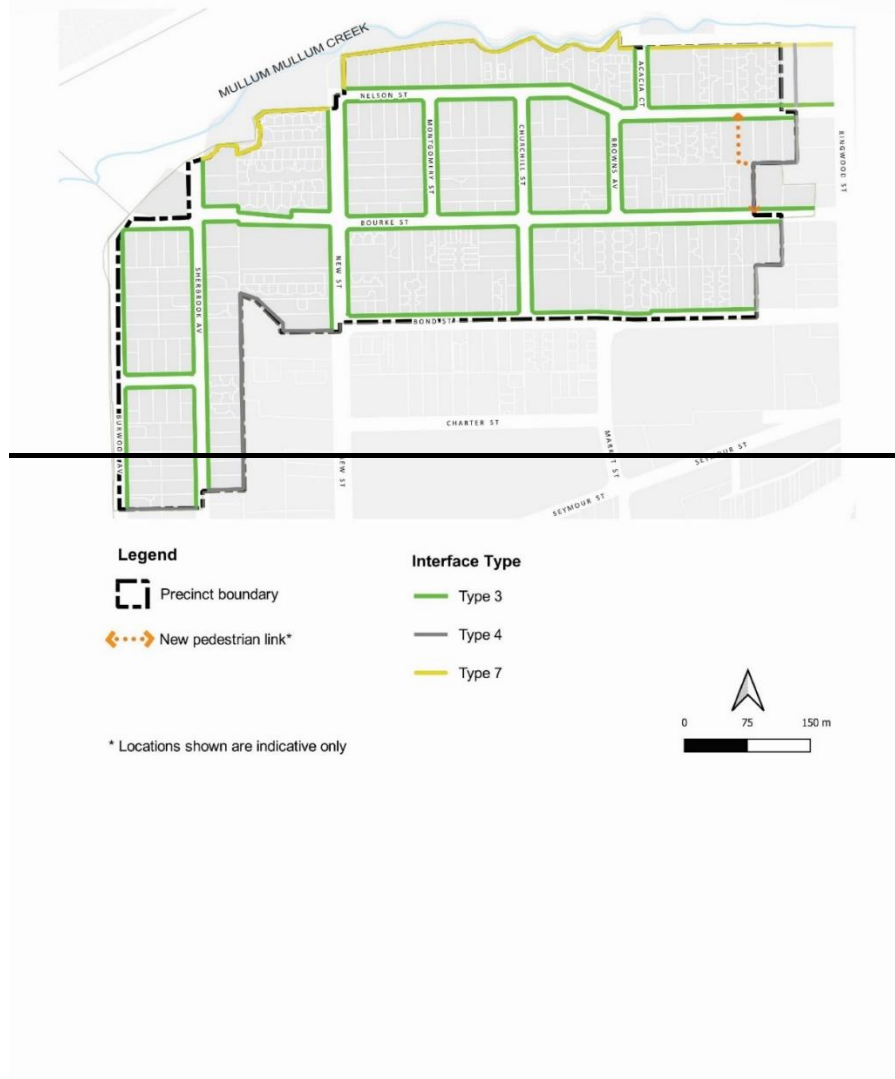
Access and movement

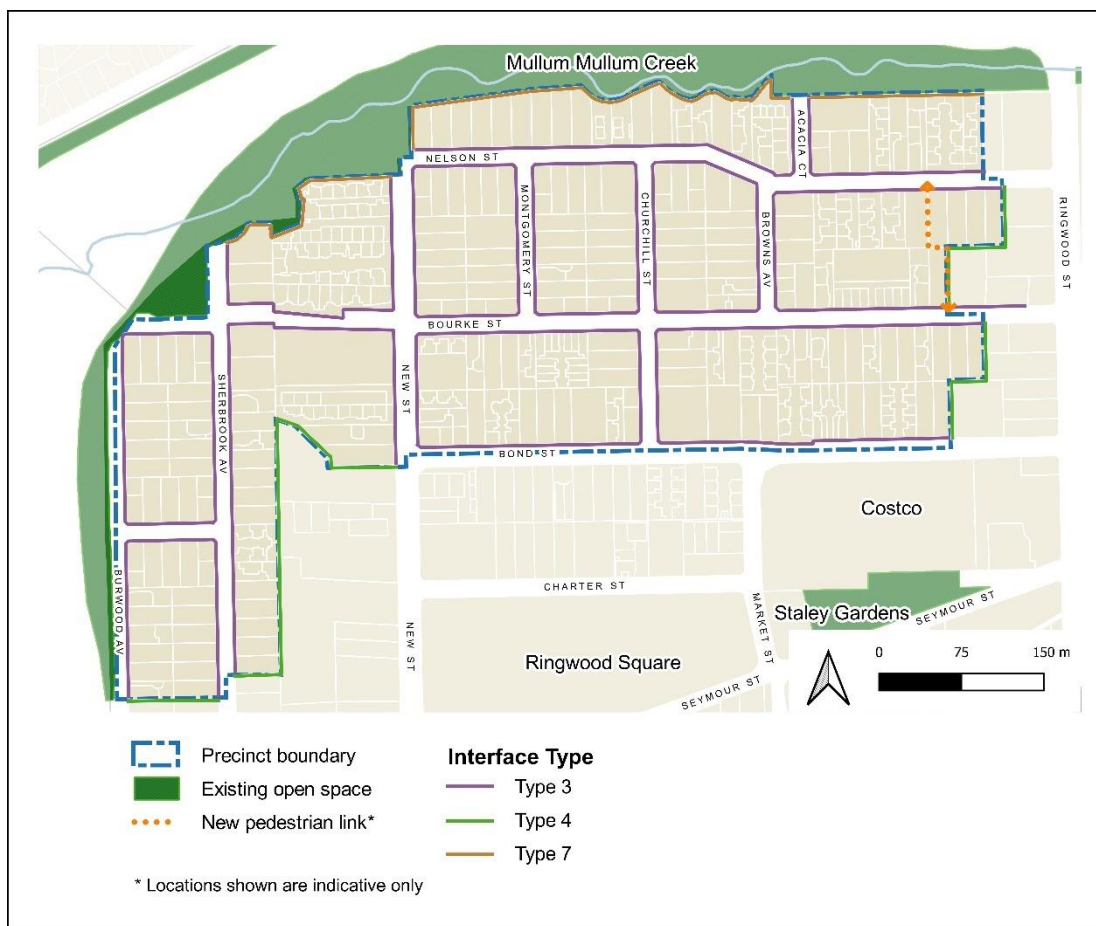
- Implement a consistent 4 metre (minimum) footpath width along Ringwood Street which may require public realm upgrades and ground level setbacks on private properties.
- Encourage future redevelopment of 'sites requiring a specific response' to retain existing pedestrian link, with opportunities for additional pedestrian connections to improve site permeability.
- Encourage future east-west shared user paths between New Street and Sherbrook Avenue.
- Create a new pedestrian link across Ringwood Square continuing the Seymour Street alignment.
- Ensure servicing and car parking access to be accommodated from existing rear/ side laneways to minimise vehicular crossovers along primary street frontage.
- Encourage widening and potential extension of existing laneway to facilitate safe vehicular and pedestrian access.
- Encourage the creation of a new laneway along rear boundary of commercial properties fronting Ringwood Street.
- Ensure that any new vehicular crossings do not adversely affect the safe and efficient operation of EastLink.

5.3 5.3-Precinct 3 – North Western Precinct

5.3-1 5.3-1-Precinct map

PRECINCT 3





5.3-2

5.3-2 Precinct objectives

- To encourage moderate residential infill in an established landscape setting and retain the established garden setting of the streetscape.
- To continue to evolve as a medium density housing setting, with opportunities for more notable consolidation on larger sites, behind the commercial spine of Maroondah Highway and environmental corridor of Mullum Mullum Creek.
- To enhance the spaciousness and landscape qualities of this sloping area.
- To ensure development is influenced by proximity to the Mullum Mullum Creek, housing setting and the established garden setting that reinforces the landscape character of the Mullum Mullum Creek environment.
- To support landscaping opportunities in between buildings and along street frontages, consistent with the valued streetscape character of the precinct.

5.3-3

5.3-3 Precinct requirements

Building heights

Precinct	Preferred height	Outcomes to be achieved
3	14.5 metre (4 storeys): site area above 1,400 square metres.	Development that reflects a transition area between the lower scale residential areas and the higher intensity core area.

21.5 metres (6 storeys): site area above 2,100 square metres.

Development that protects amenity impact on existing medium density residential in Ringwood MeAC and existing residential outside the Ringwood MeAC.

Interface setbacks

Interface Type	Ground level setback (minimum)	Street wall/podium height	Upper level setback above podium/street wall (minimum)
3	3 metres from street frontage	11.5 metres (3 storeys)	5 metres
4	3 metres from rear boundary 3 metres from side boundary	14.5 metres (4 storeys)	5 metres
7	0 metres	14.5 metres (4 storeys)	5 metres

5.3-4

5.3-4 Precinct guidelines

Development

- Ensure high quality infill apartment development to complement and enhance the role of Ringwood MeAC.
- Ensure the consolidation and development of sites occurs in a progressive manner and does not result in creation of small, isolated holdings of land of limited development potential.
- Encourage consistent built form response and ensure visual dominance of upper levels are minimised when viewed from the street.
- Ensure a high standard of residential amenity for future residents and neighbouring properties.

5.3-5

5.3-5 Any other requirements

Front fences

A front fence within 3 metres of a street should not exceed the maximum height specified:

- Streets in a Transport Zone 2 = 1.2 metres.
- Other streets = 0.9 metres.

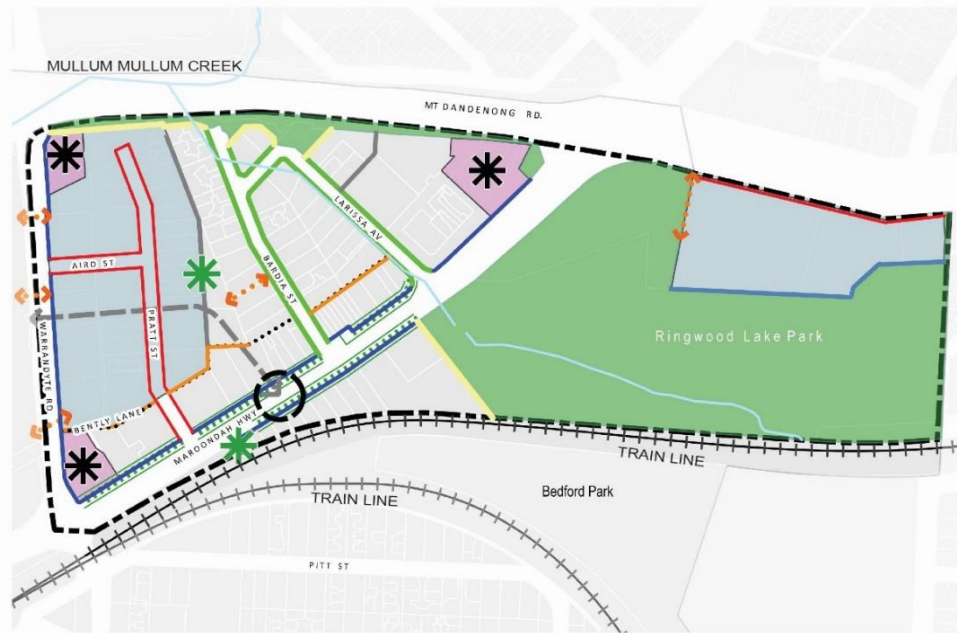
5.4

5.4 Precinct 4 – Eastern Precinct

5.4-1

5.4-1 Precinct map

PRECINCT 4



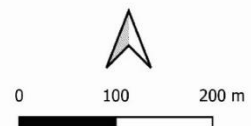
Legend

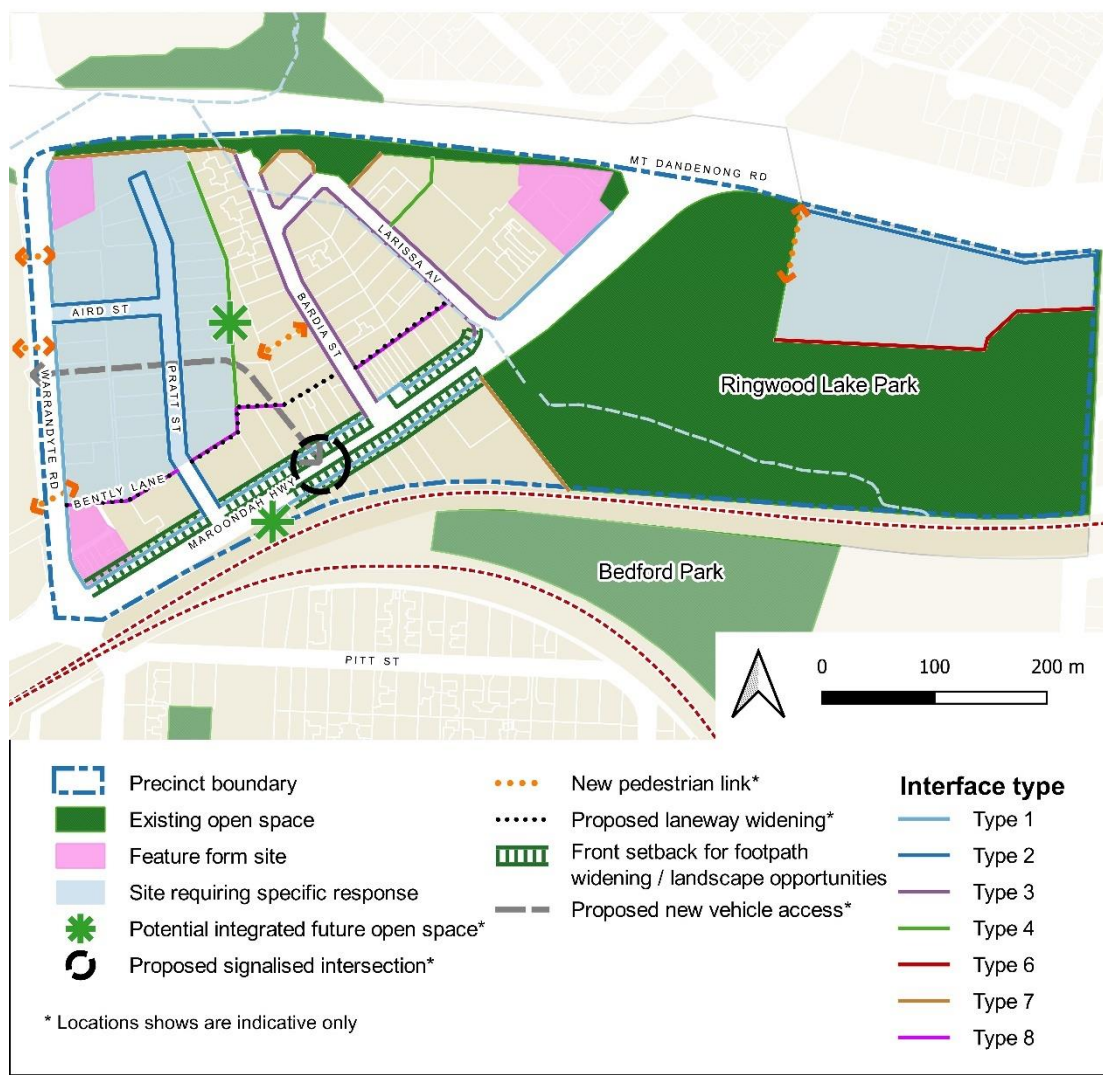
- Precinct boundary
- Feature form sites
- Site requiring specific response
- Existing open space
- New pedestrian link*
- Front setback for footpath widening / landscape opportunities
- Proposed new vehicle access*
- Proposed laneway widening*
- Potential integrated future open space*
- Proposed signalised intersection*
- Feature form sites

* Locations shows are indicative only

Interface Type

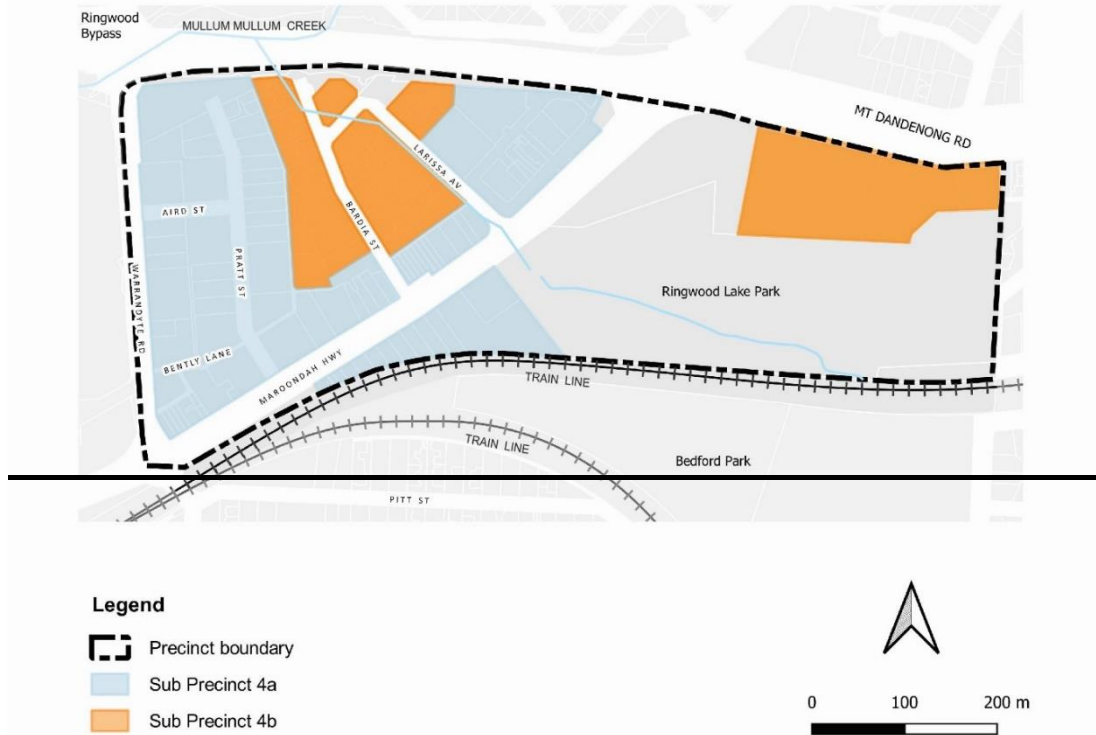
- Type 1
- Type 2
- Type 3
- Type 4
- Type 6
- Type 7
- Type 8

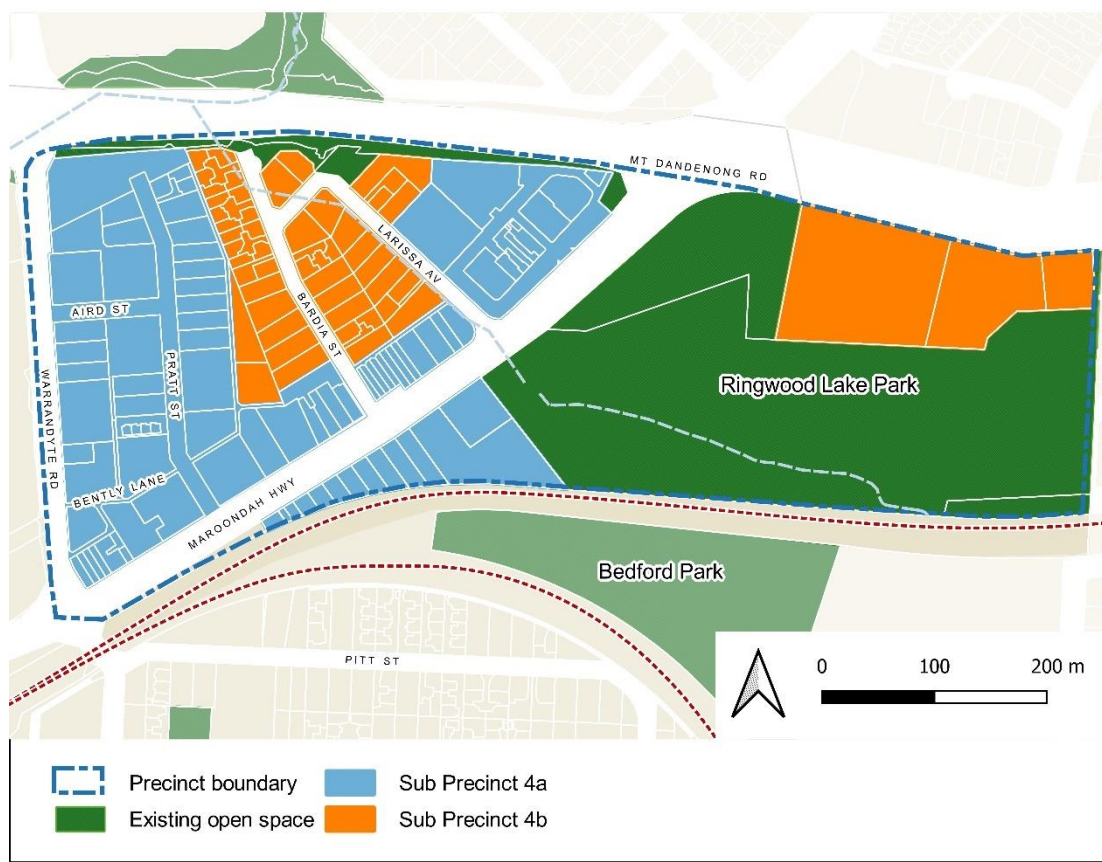




Sub Precinct Map

SUB-PRECINCT 4a and 4b





5.4-2

5.4-2 Precinct objectives

- To contribute to the boulevard character of Maroondah Highway with integrated community and institutional opportunities between Warrandyte Warrandyte Road and Bardia Street.
- To encourage notable civic, retail, institutional or community functions to the north west abutting Eastland, with stronger urban form defining each side of the Maroondah Highway spine and more subtle residential growth in transition to the north.
- To enhance the presentation of Warrandyte Road and Maroondah Highway with particular regard to ground floor activation with mixed use development in commercial areas along Maroondah Highway that includes commercial and residential land use.
- To encourage taller development to the edge of the precinct and transition down to its residential and open space abutments.
- To retain the established garden setting of the streetscape with landscaping opportunities in between buildings and along street frontages, consistent with the valued streetscape character of the precinct.

5.4-3

5.4-3 Precinct requirements

Building heights

Precinct	Preferred height	Outcomes to be achieved
----------	------------------	-------------------------

4a	28.5 metres (8 storeys)	<p>Development that reflects the mixed-use character of the precinct, with a strong institution focus.</p> <p>Development that takes advantage of the high level of exposure from the Maroondah Highway, Warrandyte Road and Eastlink frontages.</p> <p>A clear visual increase in building height form adjoining lower scale developments in Precincts 4b to be evident.</p>
4b	<p>14.5 metres (4 storeys): site area above 1,400 square metres.</p> <p>21.5 metres (6 storeys): site area above 2,100 square metres.</p>	Development that reflects a transition area between the lower scale residential areas and the higher intensity core area.
Feature Form	53 metres (15 storeys)	Development that provides the tallest built form within Ringwood MeAC

Interface setbacks

Interface Type	Ground level setback (minimum)	Street wall/podium height	Upper level setback above podium/street wall (minimum)
1	4 metres from street kerb	21.5 metres (6 storeys)	5 metres
2	0 metres	14.5 metres (4 storeys)	5 metres
3	3 metres from street frontage	11.5 metres (3 storeys)	5 metres
4	<p>3 metres from rear boundary</p> <p>3 metres from side boundary</p>	14.5 metres (4 storeys)	5 metres
6	0 metres	11.5 metres (3 storeys)	29 degrees building envelope angle above podium/ street wall
7	0 metres	14.5 metres (4 storeys)	5 metres
8	3 metres from laneway centreline	11.5 metres (3 storeys)	4.5 metres from laneway centreline

5.4-4

5.4-4 Precinct guidelines

Development

- Encourage office development, or retail uses, within the podium with residential uses above that contribute to the activation and surveillance of the public realm from within the upper levels on non-residential land.
- Encourage consolidation of allotments fronting Warrandyte Road, Aird Street and Pratt Street to support future institution and mixed use opportunity. Future redevelopment of this consolidated urban block will require a site specific response.
- Encourage consistent, taller built form along either side of Maroondah Highway to achieve a coherent boulevard effect.

- Encourage the creation of taller feature forms at the following locations to contribute to the sense of arrival into Ringwood MeAC:
 - South eastern corner of Eastlink and Warrandyte Road junction.
 - South western corner of Maroondah Highway and Mt Dandenong Road.
- Development of sites requiring specific response should be arranged as a 'suite of forms', rather than a single development envelope.
- Ensure high quality infill apartment development on residential land to complement and enhance the role of Ringwood MeAC.
- Ensure a high standard of residential amenity for future residents and neighbouring properties.
- Encourage consistent built form response and ensure visual dominance of upper levels are minimised when viewed from the street along the streetscape.

Landscape and environment

- Encourage ground level setbacks for footpath widening along Maroondah Highway and Ringwood Street with high levels of pedestrian amenity and forming an inviting corridor for Ringwood MeAC.
- Encourage future redevelopment of 'sites requiring specific response' to accommodate new open space.
- Encourage the creation of a new open space opportunity at the junction of Maroondah Highway and the railwayline.
- Ensure retention of front setback for landscaping opportunity, contributing to the streetscape character and amenity along the streetscape.
- Encourage retention and enhancement of street landscaping along Warrandyte Road, ~~Bardia Street~~ Bardia Street, Larissa Avenue and Kassia Parade.
- Minimise shadows cast by new buildings on key public open space such as Bedford Park and Ringwood Lake Park.

Access and movement

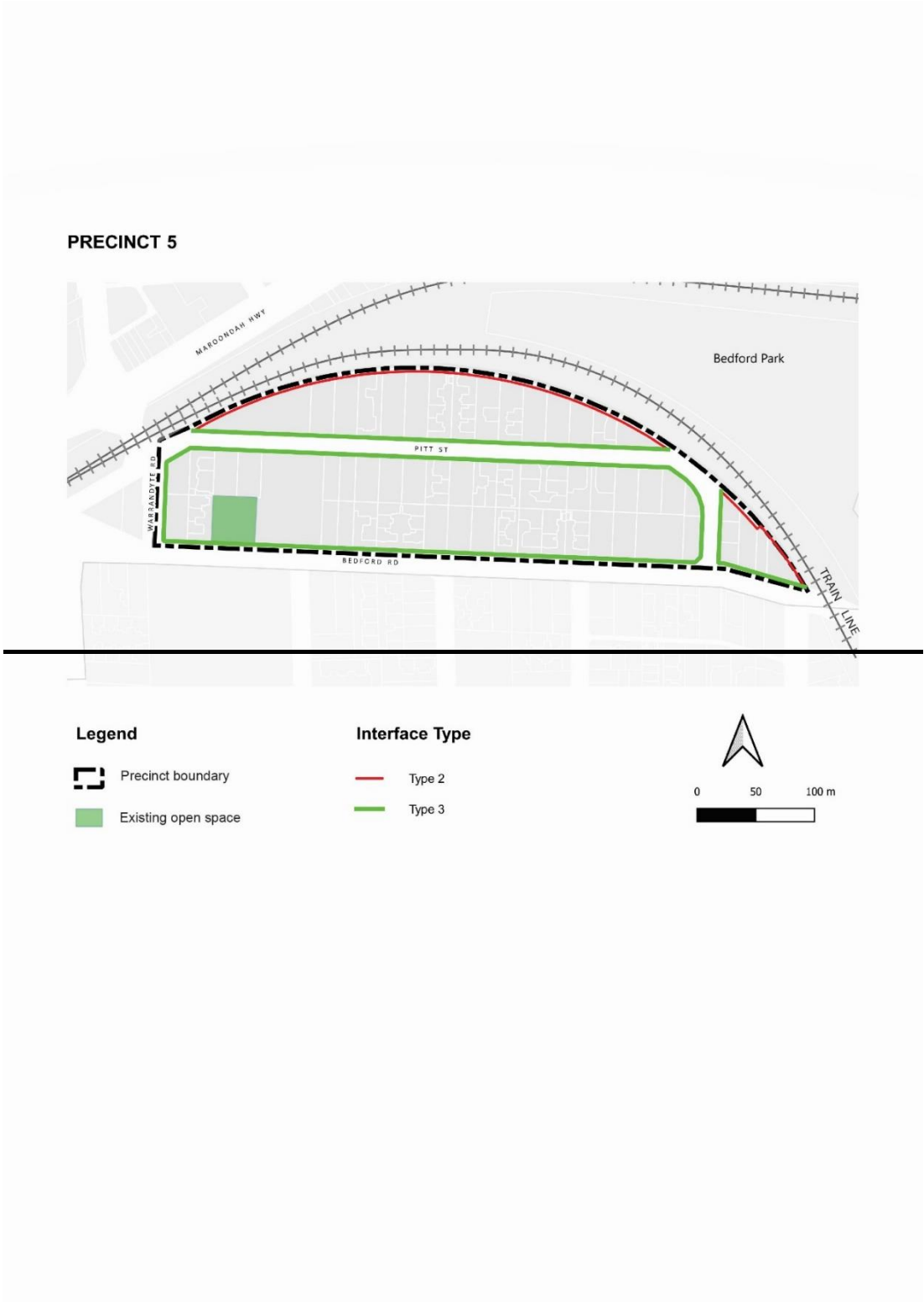
- Encourage future redevelopment of 'sites requiring specific response' along Warrandyte Road to provide new, high amenity east-west pedestrian connections between the Core Retail precinct (Eastland) and precinct to east.
- Encourage a new street connection between Warrandyte Road and Maroondah Highway with a new signalised intersection to reduce the emphasis of through traffic along Maroondah Highway for improved permeability.
- Limit the number of vehicle crossovers to maintain the integrity and continuity of the streetscapes.
- Ensure servicing and car parking access to be accommodated from existing rear/ side laneways to minimise vehicular crossovers along Maroondah Highway frontage.
- Encourage widening and potential extension of existing laneways to facilitate safe vehicular and pedestrian access.
- Encourage future redevelopment of 'sites requiring specific response' along Mount Dandenong Road to provide additional northern entries and pedestrian connections to Ringwood Lake Park.

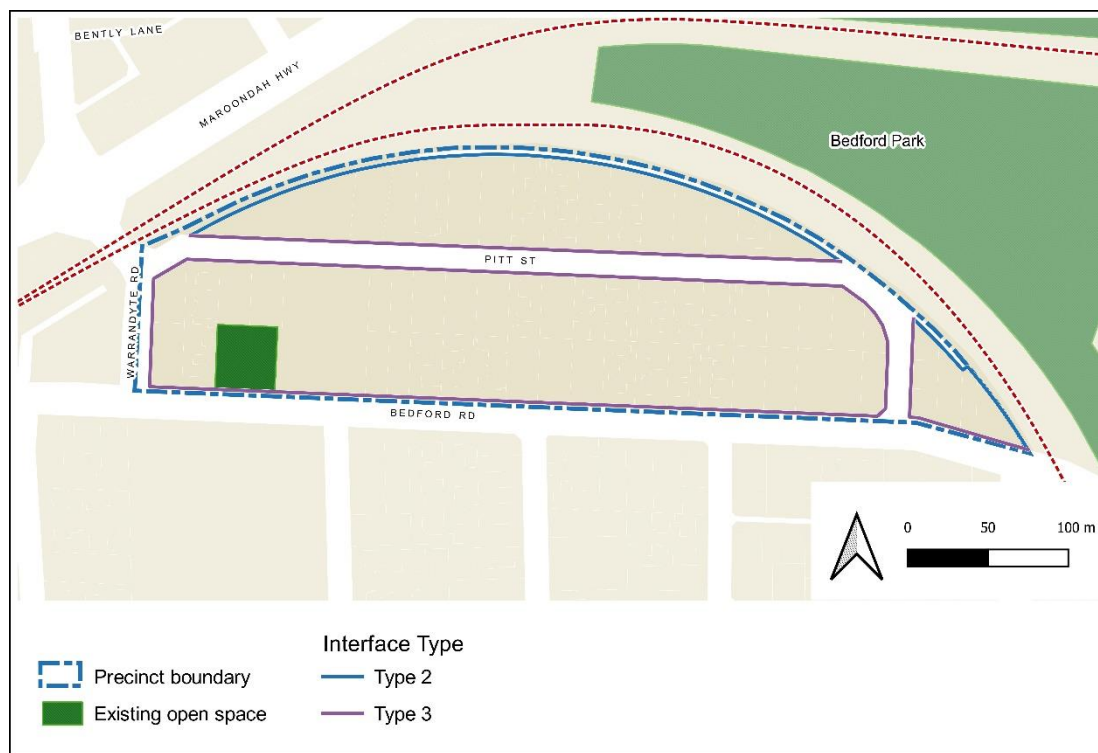
5.5

5.5-Precinct 5 – Pitt Street Precinct

5.5-1

5.5-1-Precinct map





5.5-2

5.5-2 Precinct objectives

- To encourage moderate residential infill in an established suburban landscape setting and retain the established garden setting of the streetscape.
- To retain a consistent medium density residential format, with opportunities for moderate consolidation on larger amalgamated sites.
- To maintain an established garden setting as part of a transition to hinterland beyond Ringwood MeAC.
- To support landscaping opportunities in between buildings and along street frontages, consistent with the valued streetscape character of the precinct.

5.5-3

5.5-3 Precinct requirements

Building heights

Precinct	Preferred height	Outcomes to be achieved
5	14.5 metres (4 storeys): site area above 1,400 square metres. 21.5 metres (6 storeys): site area above 2,100 square metres.	Development that reflects a transition area between the lower scale residential areas and the higher intensity core area. Development that protects amenity impact on existing medium density residential in Ringwood MeAC and existing residential outside the Ringwood MeAC.

Interface setbacks

Interface Type	Ground level setback (minimum)	Street wall/podium height	Upper level setback above podium/street wall (minimum)
2	0 metres	14.5 metres (4 storeys)	5 metres
3	3 metres from street frontage	11.5 metres (3 storeys)	5 metres

5.5-4

5.5-4 Precinct guidelines

Development

- Ensure high quality infill medium density housing development to complement and enhance the role of Ringwood MeAC.
- Encourage consistent built form response and ensure visual dominance of upper levels are minimised when viewed from the street.
- Ensure a high standard of residential amenity for future residents and neighbouring properties.
- Encourage the repurposing of existing heritage buildings and integration with new development.

Landscape and environment

- Ensure retention of front setbacks for landscaping opportunities, contributing to the streetscape character and amenity within the public realm.
- Ensure the treed character of the area is retained and discourage the loss of existing canopy trees.
- Ensure the front setback of a residential building provides for visual and physical transition between the streetscape and the development.
- Ensure front setbacks are planted with substantial tree cover to 'soften' the impact of new buildings in the streetscape.
- Ensure new developments provide an outlook and provide passive surveillance to adjacent open space.

Access and movement

- Limit the number of vehicle crossovers to maintain the integrity and continuity of the streetscape.
- Reduce the presence of car parking and ramps in residential areas through encouraging basement design.

5.5-5

5.5-5 Any other requirements

A front fence within 3 metres of a street should not exceed the maximum height specified:

- Streets in a Transport Zone 2 = 1.2 metres.
- Other streets = 0.9 metres.

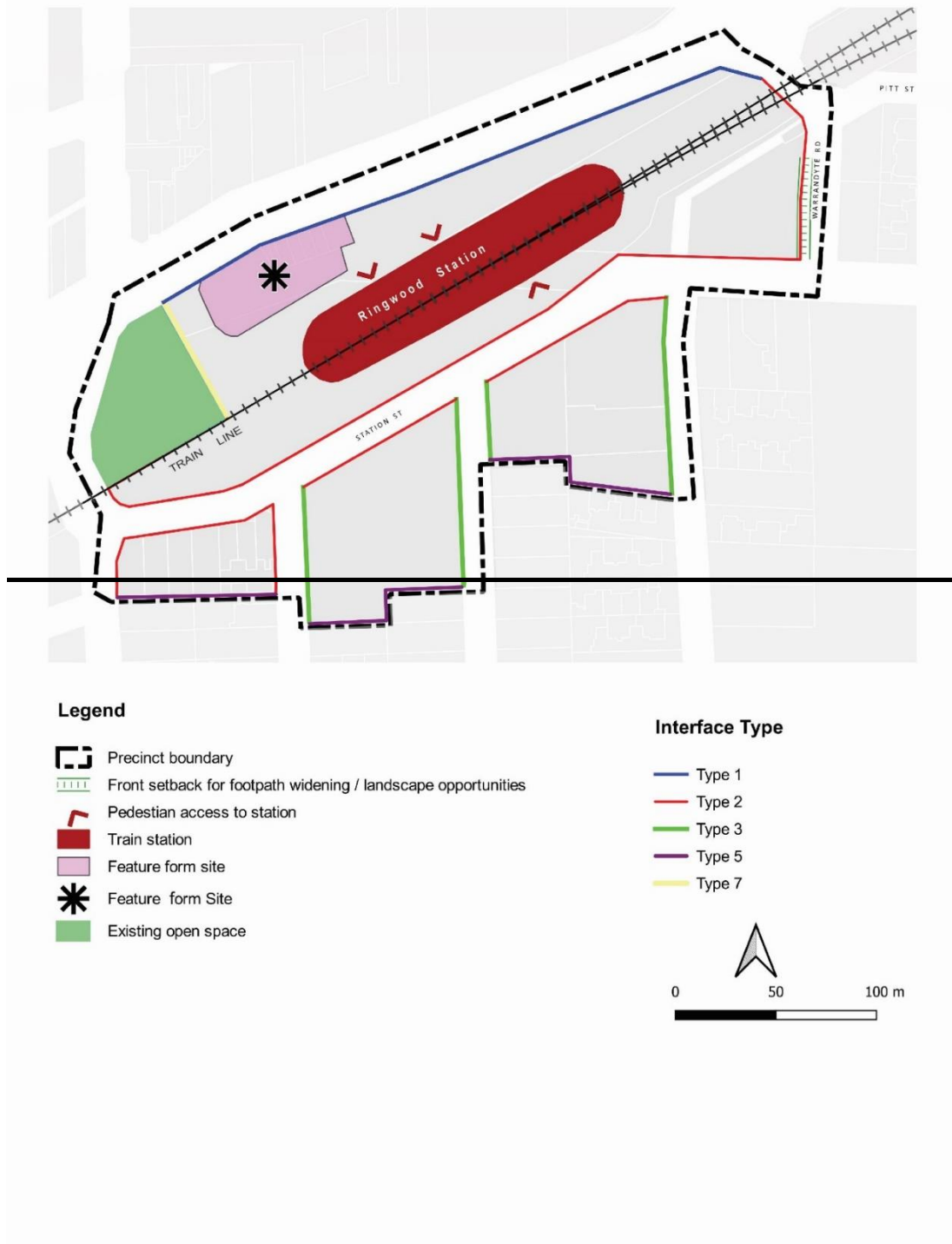
5.6

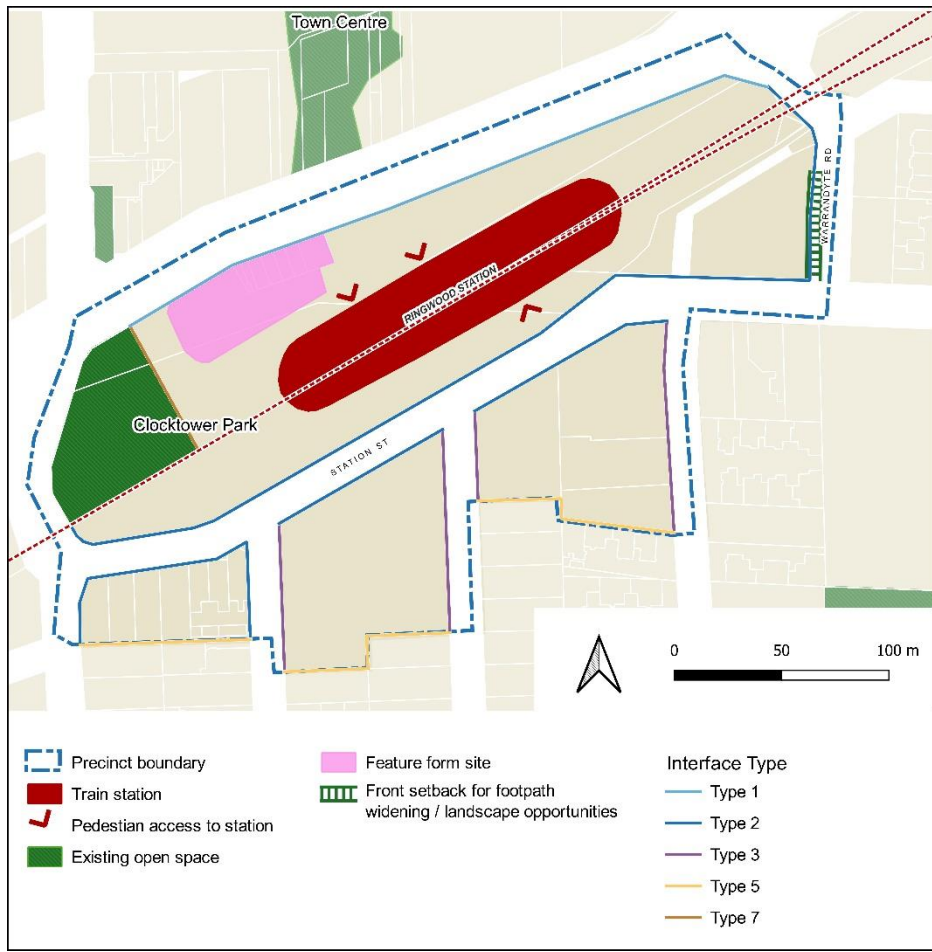
5.6 Precinct 6 – Ringwood Station Precinct

5.6-1

5.6-1 Precinct map

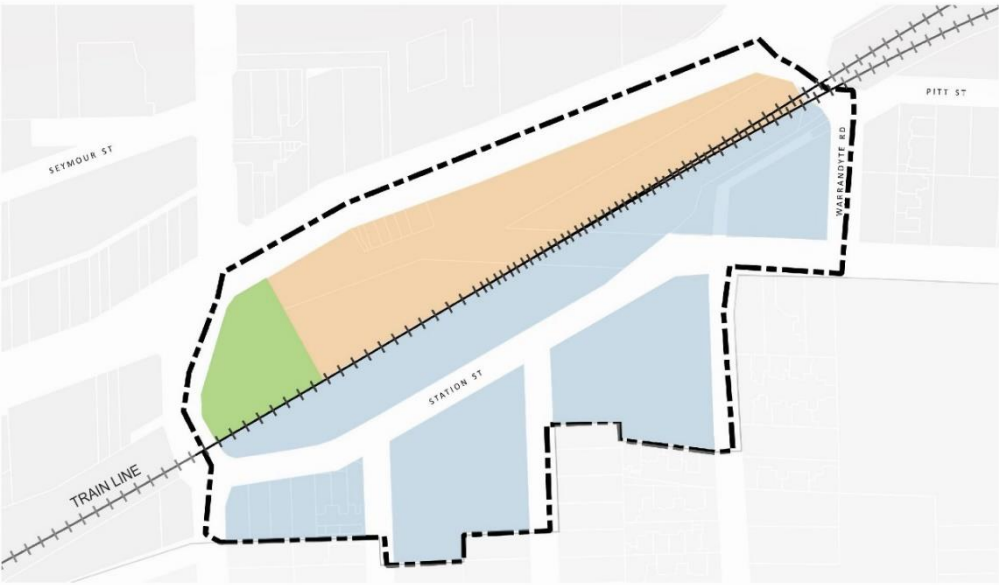
PRECINCT 6









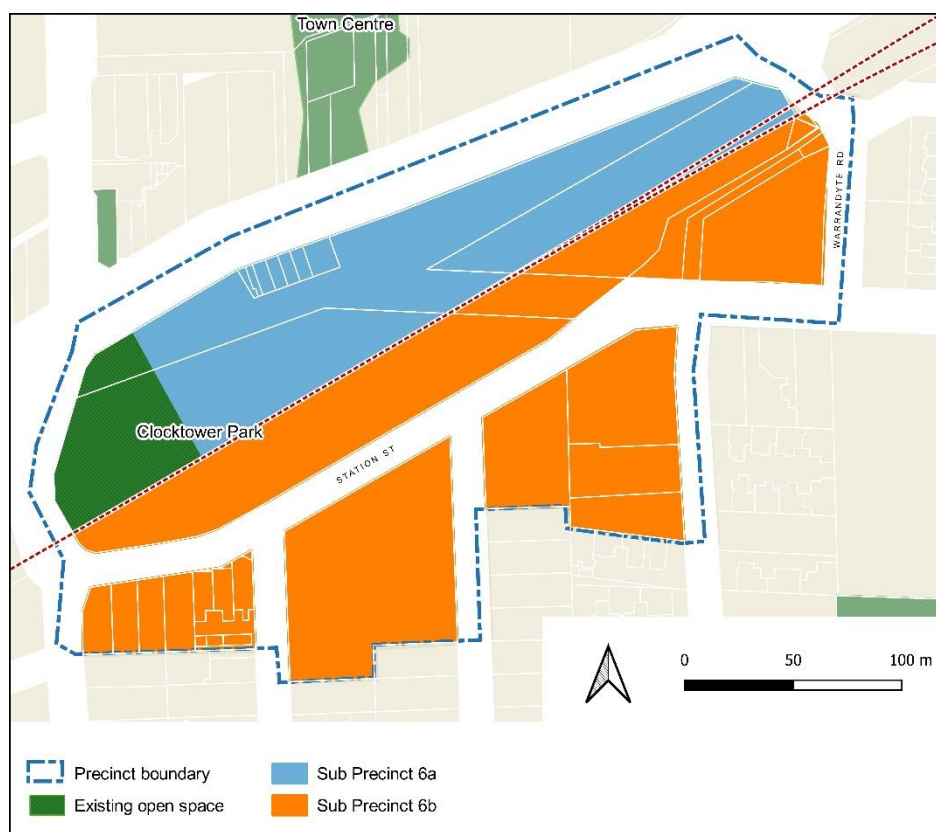
Sub Precinct Map

SUB-PRECINCT 6a and 6b



Legend

-  Precinct boundary
-  Sub Precinct 6a
-  Sub Precinct 6b
-  Existing open space



5.6-2

5.6-2 Precinct objectives

- To encourage transit oriented development opportunities around Ringwood Station as a key entry into Ringwood MeAC.
- To embody the public transport core north of Station Street and Bedford Road and support substantial change to take advantage of this key gateway.
- To strategically position higher built form along Maroondah Highway adjacent to the key junction with Ringwood Street to define the Clock Tower Park and Ringwood MeAC core.
- To provide a transition on properties south of Station Street to the lower scale residential area to the south of Ringwood MeAC.

5.6-3

5.6-3 Precinct requirements

Building heights

Precinct	Preferred height	Outcomes to be achieved
6a	28.5 metres (8 storeys)	<p>Development that reflects the Transit Oriented Development role of Ringwood Station.</p> <p>Development that takes advantage of the high level of exposure from the Maroondah Highway, Warrandyte Road and Eastlink frontages.</p> <p>A clear visual increase in building height form adjoining lower scale developments in Precincts 6b to be evident.</p>

6b	14.5 metres (4 storeys): site area above 1,400 square metres.	Development that reflects a transition area between the lower scale residential areas and the higher intensity core area.
	21.5 metres (6 storeys): site area above 2,100 square metres.	Development that protects amenity impact on existing medium density residential in Ringwood MeAC and existing residential outside Ringwood MeAC.
Feature Form	53 metres (15 Storeys)	Development that provides the tallest forms of development within Ringwood MeAC.

Interface setbacks

Interface Type	Ground level setback (minimum)	Street wall/podium height	Upper level setback above podium/street wall (minimum)
1	4 metres from street kerb	21.5 metres (6 storeys)	5 metres
2	0 metres	14.5 metres (4 storeys)	5 metres
3	3 metres from street frontage	11.5 metres (3 storeys)	5 metres
7	0 metres	14.5 metres (4 storeys)	5 metres

Interface setbacks (residential)

Interface Type	Building setback up to a building height of 11.5 metres (3 storeys)	Additional building setback above a building height of 11.5 metres (3 storeys)
5	5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres from the southern boundary.	3.5 metres

5.6-4

5.6-4 Precinct guidelines

Development

- Encourage a range of transit, retail, commercial, civic and residential land uses, including higher density housing, that maximise the existing public transport infrastructure and provide for activity in the Ringwood Station Precinct across a range of hours.
- Encourage the creation of taller feature forms adjacent to the Ringwood Station with frontage to Maroondah Highway and the Clocktower Park, contributing to the sense of arrival into Ringwood MAC.
- Encourage consistent, taller built form along either side of Maroondah Highway to achieve a coherent boulevard effect.
- Encourage future commercial development along Maroondah Highway to provide activation and sense of address along its interface to Clock Tower and Memorial Park.
- Encourage better utilisation and redevelopment of at-grade car parking to create a more favourable 'people friendly' quality to the precinct.

- Ensure future development fronting Station Street contribute to improving pedestrian amenity and activation at street level.

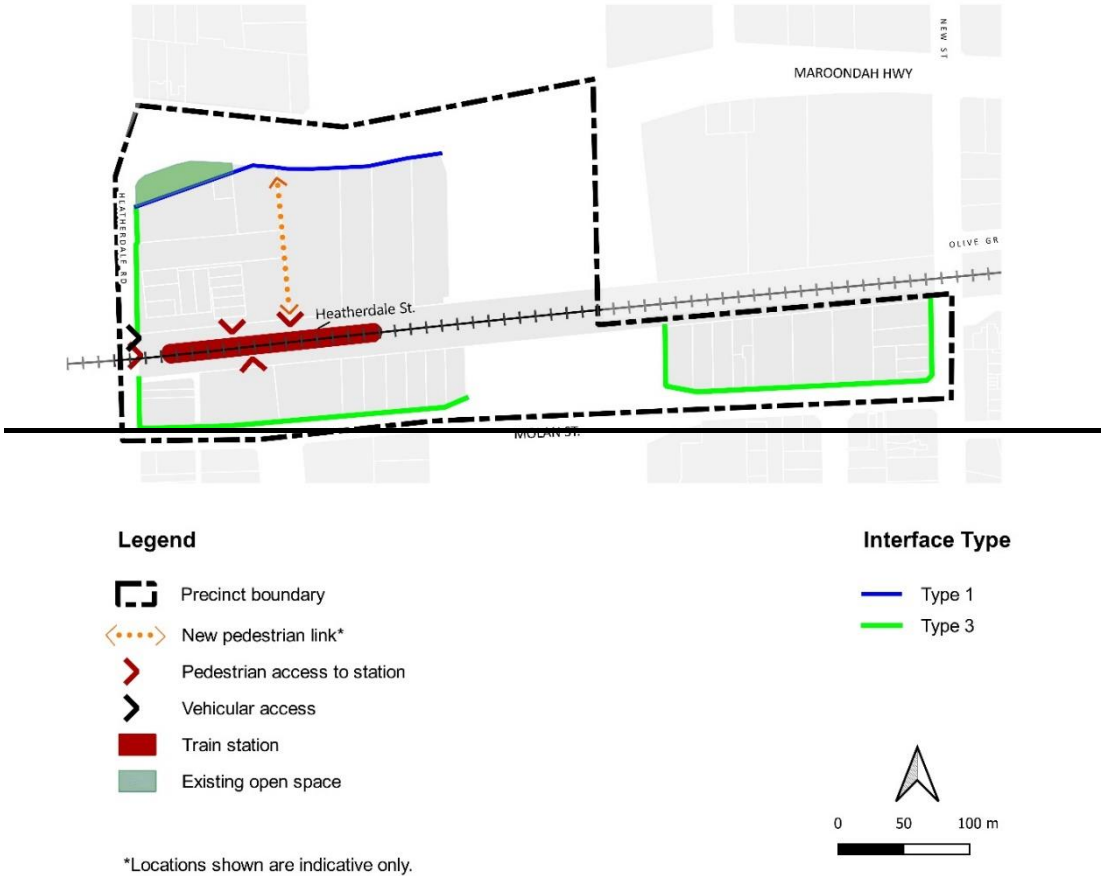
Landscape and environment

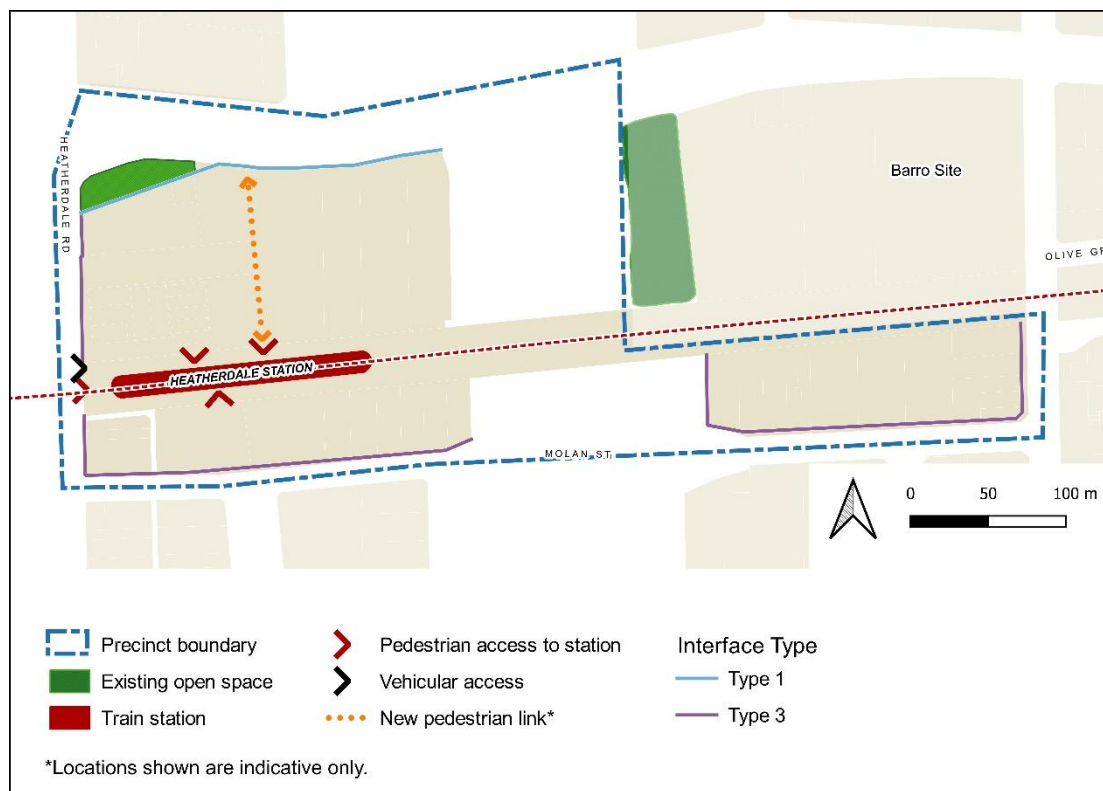
- Encourage ground level setbacks along Warrandyte Road for footpath widening and landscaping opportunity, to create an inviting corridor for Ringwood MeAC.
- Retain and encourage improvement to existing Clock Tower and Memorial Park as a key gateway to Ringwood MeAC.

5.7 ~~5.7~~ Precinct 7 – Heatherdale Station Precinct

5.7-1 ~~5.7-1~~ Precinct map

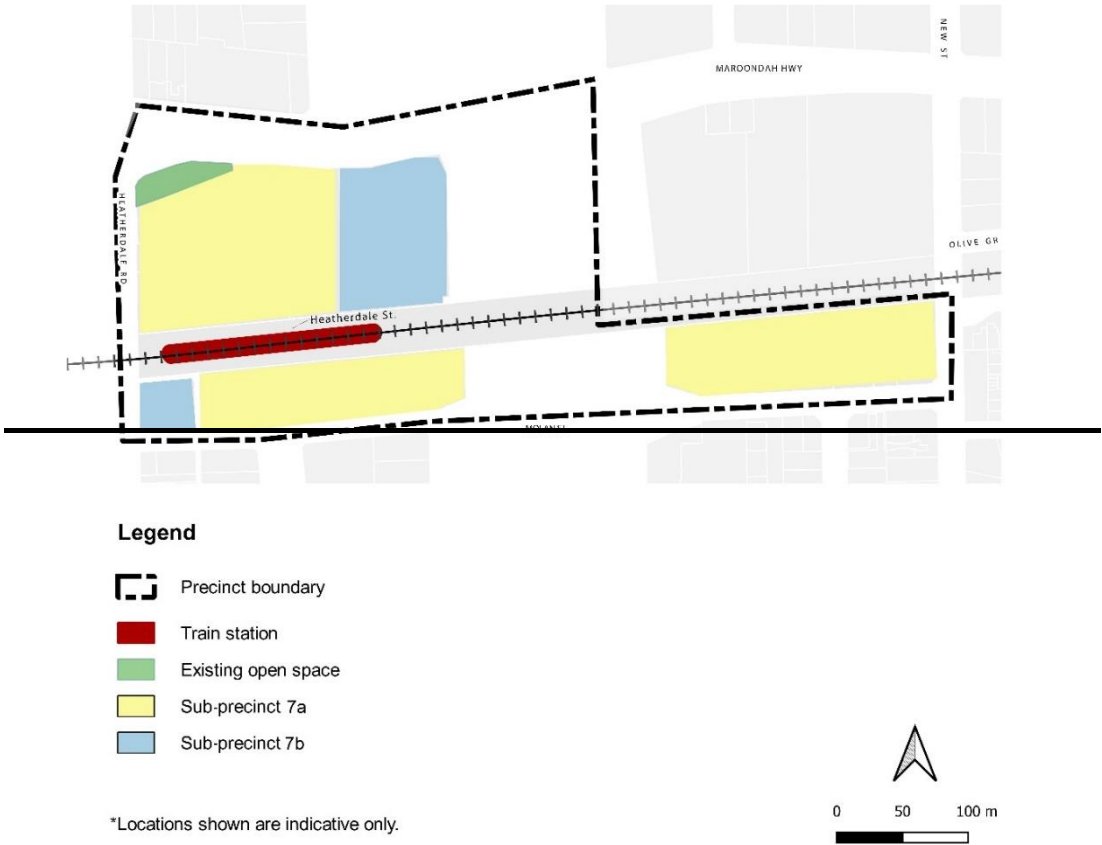
PRECINCT 7

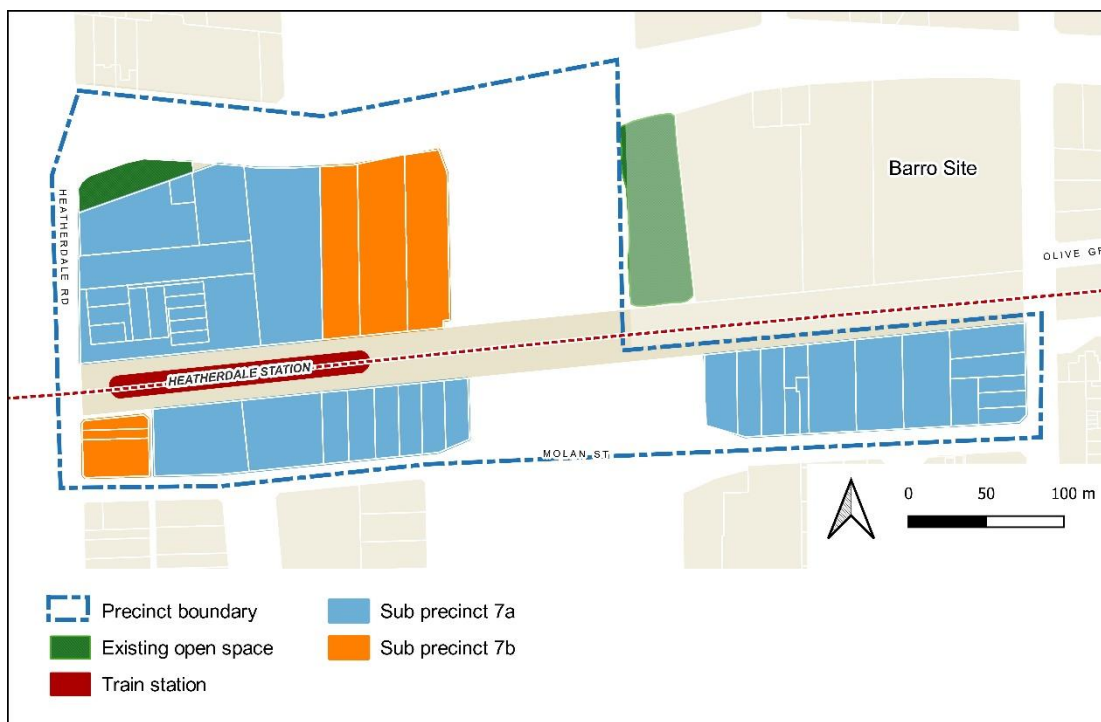




Sub Precinct Map

SUB-PRECINCT 7a and 7b





5.7-2

5.7-2 Precinct objectives

- To encourage fringe transit oriented development opportunities around Heatherdale Station as a key entry into Ringwood MeAC.
- To encourage a new regime of mixed uses with a strong employment function at the western approach into Ringwood MeAC.
- To reinforce built form that improves public space contribution.
- To encourage higher forms towards the Maroondah Highway and Eastlink junction, in transition down along its residential abutments to the west.
- To support employment functions and a new and improved 'public' presentation to the south.

5.7-3

5.7-3 Precinct requirements

Building heights

Precinct		Preferred height	Outcomes to be achieved
7Aa	<u>2,100 square metres or less</u>	14.5 metres (4 storeys).	Development that reflects a transition area between the lower scale peripheral residential areas and the higher intensity core area.
7b	<u>More than 2,100 square metres</u>	21.5 metres (6 storeys): site area above 2,100 square metres. 21.5 metres (6 storeys) 28.5 metres (8 storeys): site area above 2,500 square metres. 28.5 metres (8 storeys) 35.5 metres (10 storeys): site area	
			Development that takes advantage of the high levels of exposure from the Maroondah

		above 5,000 square metres.	Highway and Eastlink frontages and gateway of Heatherdale Station. Development that marks the Maroondah Highways and Eastlink Junction and takes advantage of the fall of the land and separation from the residential area.
7B	2,500 square metres or less	21.5 metres (6 storey)	Development that takes advantage of the high levels of exposure from the Maroondah Highway and Eastlink frontages and gateway of Heatherdale Station.
	Between 2,500 square metres and 5,000 square metres	28.5 metres (8 storeys) site area above 2,500 square metres.	Development that marks the Maroondah Highways and Eastlink Junction and takes advantage of the fall of the land and separation from the residential area.
	More than 5,000 square metres	35.5 metres (10 storeys) site area above 5,000 square metres.	

Interface setbacks

Interface Type	Ground level setback (minimum)	Street wall/podium height	Upper level setback above podium/street wall (minimum)
1	4 metres from street kerb	21.5 metres (6 storeys)	5 metres
3	3 metres from street frontage	11.5 metres (3 storeys)	5 metres

5.7-4

5.7-4 Precinct guidelines

Development

- Encourage future redevelopment of industrial land to retain an employment function.
- Encourage developments of a larger scale and building height towards the Maroondah Highway and Eastlink junction.
- Ensure future redevelopment considers the existing transmission towers at 2 Maroondah Highway.
- Encourage future development to contribute to the activation and surveillance of the public realm.

Landscape and environment

- Encourage landscaping opportunities within the front setback at 8-12 Maroondah Highway, consistent with the existing character of Whitehorse Road/Maroondah Highway to the west.
- Encourage ground level setbacks along Maroondah Highway with high levels of pedestrian amenity to provide an inviting gateway entrance to the activity centre.
- Retain and encourage improvement of existing linear reserve at 1 Heatherdale Road as a gateway feature into Ringwood MeAC.
- Encourage ground level setbacks along Molan Street with high levels of pedestrian amenity to provide an inviting connection from the Activity Centre and residential areas to Heatherdale Station.
- Encourage opportunities for street greening within the public realm to create a welcoming streetscape.

Access and movement

- Encourage future redevelopment to address the station interface to encourage activation and pedestrian movement through the precinct.
- Provide for a new high amenity north-south pedestrian link between Maroondah Highway and Heatherdale Station to improve connectivity to the Station precinct.
- Encourage future redevelopment to consider front setbacks for potential footpath widening or landscape opportunities to facilitate improved pedestrian amenity.
- Ensure that any new vehicular crossings do not adversely affect the safe and efficient operation of EastLink.

6.0 Application requirements

10/12/2021
C130maro

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Buildings and works

- A Sustainable Design Assessment (SDA), based on the Built Environment Sustainability Scorecard (BESS) or an alternative assessment approach.
- A Green Travel Plan (for office space of 500 square metres or more and for residential development applications of more than 20 apartments).

The following application requirements apply to an application to construct a building or construct or carry out works associated with accommodation located adjacent to the EastLink or Ringwood Bypass reserves in Precincts 2, 3 and 7:

- A design response plan drawn to scale which shows: a building setback of 2 metres from the EastLink boundary; and fencing on the boundary of the EastLink Freeway Reserve.
- Drainage concept plan showing all surface water runoff connecting to existing Council or drainage authority waterways or piped assets.

7.0 Notice and review

20/10/2022
C149maro

An application for the following is not exempt from the Notice Requirements of section 52(1)(a),(b) and (d), the Decision Requirements of section 64(1),(2) and (3), and the Review Rights of section 82(1) of the Act:

- to subdivide land or to construct a building or construct or carry out works in Precincts 1 and 2 where within 30 metres of land (not a road) which is in Precincts 3, 4 and 5, a Residential zone, land used for a Hospital or an Educational Centre, or land in a Public Acquisition Overlay to be acquired for a Hospital or an Education Centre.

8.0 Decision guidelines

10/12/2021
C130maro

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which buildings are not competing with Feature Forms.
- The extent to which varied heights/setbacks do not result in adverse amenity impact on residential areas.
- The extent to which varied height/setbacks provides clear stepping down in built form to the established residential neighbourhood outside the Activity Centre boundary without resulting in overlay stepping profile.

- On-site amenity for future occupants.

Design and Development~~development~~

- Whether the development is of an appropriate scale to accommodate the mix and intensity of uses envisaged for that precinct and sub-precinct.
- The extent to which varied building heights and/or setbacks support and do not detract from Feature Forms at key junctions as being the tallest forms of development in the Ringwood MeAC which assist with way-finding and a sense of arrival.
- The extent to which varied heights and/or setbacks provides clear stepping down in built form to established residential neighbourhoods outside the Ringwood MeAC boundary, without resulting in an overtly stepped building profile.
- The interface with land in a residential zone particularly in relation to built form, overlooking and overshadowing.
- Whether the development provides appropriate upper level setbacks and sufficient separation above podium heights to ensure adequate on-site amenity for future occupants, including access to daylight and sunlight for internal spaces while maintaining visual privacy.

Overshadowing

- The extent to which varied building heights and/or setbacks cast additional shadow to the south side footpath of east-west streets or the opposite footpath to north - south orientated streets between 11am and 2pm on 22 September.
- The extent to which buildings and works overshadow existing and/or future open space, beyond shadow cast by new street walls/podium between 11am and 2pm on 22 September.

9.0 Signs

10/12/2021
C130maro

Sign requirements are at Clause 52.05. The category of sign controls applies to the Precincts as follows:

Precinct	Category
Precinct 1	Category 1
Precinct 2	Category 1
Precinct 3	Category 3
Precinct 4	Category 2
Precinct 5	Category 3
Precinct 6	Category 3
Precinct 7	Category 2

10.0 Other provisions of the scheme

10/12/2021
C130maro

None specified.

11.0 Reference documents

10/12/2021
C130maro

Ringwood Metropolitan Activity Centre Masterplan (Maroondah City Council, 2018)

5. Overlay Schedules

Standard
Amendment

14/11/2023
C144maro

SCHEDULE 1 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO1.

SITES OF BIOLOGICAL SIGNIFICANCE

1.0

14/11/2023
C144maro

Statement of nature and significance of vegetation to be protected

Remnant indigenous vegetation communities in Maroondah account for only 3 percent of the municipality. This vegetation is significant for its biological diversity, habitat and floristic values. The vegetation contains species and communities that are significant at a local, municipal, regional, state and national level.

The retention and enhancement of the remnant vegetation is critical to maintaining and increasing biological diversity in Maroondah. Remnant vegetation provides the basis for the development of wildlife corridors for native flora and fauna.

Indigenous vegetation contributes to the maintenance of the natural systems of Maroondah.

In addition, the attractiveness of many areas of Maroondah is created by the presence of remnant indigenous vegetation.

Background documents

Sites of Biological Significance in Maroondah Vols 1 & 2 (G. S. Lorimer, J. C. Reid, L. P. Smith and H. Moss, 1997) [Action P20]

2.0

14/11/2023
C144maro

Vegetation protection objectives to be achieved

To protect and enhance areas of biological significance in Maroondah so as to:

- Ensure the maintenance and enhancement of the biological diversity of the flora and fauna of Maroondah.
- Increase the presence of indigenous flora and fauna.
- Ensure that indigenous flora remains viable in Maroondah.

3.0

14/11/2023
C144maro

Permit requirement

A permit is required to remove, destroy or lop native vegetation.

A permit is required to remove, destroy or lop standing dead or fallen trees that provide or are likely to provide nesting, roosting or other habitat for native fauna. This does not apply to any of the following:

- Trees that are not native to Australia.
- Trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level. [Action E13]

4.0

14/11/2023
C144maro

Application requirements

The following application requirements apply to an application for a permit under Clause 42.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A detailed plan showing the total extent and condition of native vegetation on the property and the extent of native vegetation proposed to be removed;
- Detailed contour information and other significant features;

- The habitat type and species of all vegetation on the property;
- A statement of inspection for dead trees;
- A statement outlining the why the vegetation is proposed to be removed;
- Details of proposed revegetation, habitat reinstatement or relocation works, including the location, number and species of vegetation to be planted;
- A statement of alternatives examined to removal of vegetation;
- Identification of protective measures for the balance of the site; and
- For sites of municipal significance or higher, a management plan identifying measures to preserve and enhance the biological values of the site.

5.0

14/11/2023
C144maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.02, in addition to those specified in Clause 42.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of the proposed removal of the vegetation on the habitat value and long-term viability of the site.
- The significance of the vegetation.
- The habitat value of the vegetation.
- The role of the vegetation in providing vegetation and habitat corridors throughout Maroondah and the region.
- The role of the vegetation in contributing to and maintaining biodiversity in Maroondah.
- The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation.
- The practicality and benefits of relocating significant species.
- The benefits of requiring areas to be set aside for replanting or regeneration of native vegetation.
- Whether the application has demonstrated the ability to protect and enhance the biological values of the site.

10/09/2021
C131maro**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO1.

~~RIDGELINE PROTECTION~~ LANDSCAPE LIVING AREA [Action E14]**1.0**10/09/2021
C131maro**Statement of nature and key elements of landscape**

Canopy trees are the main element of the urban character of Maroondah. Canopy trees in particular soften the impact of buildings in the environment and provide a distinct leafy character to Maroondah.

The continuous nature of the canopy vegetation throughout the ridgelines of Maroondah provides a strong character element and is much valued by the community. The canopy vegetation is a defining element of the ridgelines of Maroondah.

Contiguous canopy vegetation contributes to the maintenance of biodiversity through the provision of wildlife movement corridors, habitat and shelter areas.

~~Background documents~~

Assessment of the Tree Canopy Cover in the City of Maroondah (J. J. O'Neil, 1995) [Action P20]

2.010/09/2021
C131maro**Landscape character objectives to be achieved**

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area and encourage the re-generation of vegetation.

To maintain a dense vegetation canopy that contributes to the environmental significance of the area.

To control or minimise the effect of future development upon natural features, particularly significant vegetation and ridgelines.

To ensure that the development, use and management of land is compatible with the existing character and landscape protection of the area.

To maintain the overall scenic beauty of the municipality.

3.010/09/2021
C131maro**Permit requirement****Buildings and works** [Action E15]

A permit is not required to construct a building or construct or carry out works provided that all of the following requirements are met:

- The site coverage of all buildings on the land does not exceed 40%. ~~The building does not cover more than 40 per cent of the site when combined with the area of any existing building.~~
- The land subject to buildings and works has an average slope of less than 20 ~~per cent~~%.
- The natural surface level of the ground is not altered by more than 2.5 metres of cut or fill.
- The building is not more than 2 storeys, or higher than 8 metres, above the natural surface level of the ground directly below that part of the building.

Vegetation removal [Action E15]

A permit is required to remove, destroy or lop vegetation that has a:

- Height of 5 metres or more, or
- Trunk or stems that collectively are more than 500mm in circumference at a height of 1.4 metres above ground level.

This does not apply to any of the following:

- ~~A tree having a single trunk circumference of less than 0.5 metre or a diameter of less than 16 centimetres at a height of one metre above ground level and that is less than 5 metres in height.~~

- The pruning of ~~a tree~~ vegetation for regeneration or ornamental shaping.
- ~~A tree~~ Vegetation which is dead or dying or has become dangerous as declared by a suitably qualified ~~person~~ arborist.
- ~~A tree~~ Vegetation within 3 metres of an existing house or other building.
- -Removal of the following vegetation:

- Acacia baileyana	Cootamundra Wattle
- Acacia decurrens	Early Black Wattle
- Acacia elata	Cedar Wattle
- Acacia floribunda	White Sallow Wattle
- Acacia longifolia	Sallow Wattle
- Acacia saligna	Golden Wreath Wattle
- Arbutus unedo	Irish Strawberry Tree
- Chamaecytisus profleris	Tree Lucerne
- Coprosma repens	Mirror Bush
- Cononeaster-species	Cotoneaster
- Crataegus-species	Hawthorn
- Fraxinus oxycarpa	Desert Ash (species only, not cultivar forms)
- Hakea salicifolia	Willow Hakea
- Hakea suaveolens	Sweet Hakea
- Ilex aquifolium	English Holly
- Ligustrum-species	Privet
- Paraserianthes lapantha	Cape Wattle
- Pinus radiata	Monterey Pine
- Pittosporum undulatum	Sweet Pittosporum
- Pyracantha-species	Firethorn

4.0
10/09/2021
C131maro

Application requirements
None specified.

5.0
10/09/2021
C131maro

Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of the proposed removal of the vegetation on the character and canopy of the area. The significance of the vegetation to the character and environment of the area.
- The habitat value of the vegetation.
- The role of the vegetation in providing vegetation and habitat corridors throughout Maroondah and the region.
- The role of the vegetation in contributing to and maintaining biodiversity and the landscape of Maroondah.

- ~~The benefits of requiring replanting elsewhere on the site. The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation.~~
- The benefits of requiring replanting elsewhere on the site.
- The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation. [Action E16]
- The effect of the building on the profile of the ridgeline or skyline.

10/09/2021
C131maro

SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2.

MAROONDAH CANOPY TREE PROTECTION AREA

1.0
10/09/2021
C131maro

Statement of nature and key elements of landscape

The combination of canopy trees and steep to undulating topography contribute to major elements of the urban character of Maroondah. Canopy trees in particular soften the impact of buildings in the environment and provide a distinct leafy character to Maroondah.

The continuous nature of the canopy vegetation throughout Maroondah provides a strong character element and is valued by the community. The canopy vegetation is a defining element of the urban character of Maroondah.

Background documents

Assessment of the Tree Canopy Cover in the City of Maroondah (J. J. O’Neil, 1995) [Action P20]

2.0
10/09/2021
C131maro

Landscape character objectives to be achieved

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area. To encourage the re-generation of vegetation.

To maintain a dense vegetation canopy that contributes to the special environmental character of Maroondah.

To maintain the overall scenic beauty of the municipality.

3.0
10/09/2021
C131maro

Permit requirement

Buildings and works

A permit is not required to construct a building or construct or carry out works.

Vegetation removal [Action E17]

A permit is required to remove, destroy or lop vegetation that has a:

- Height of 5 metres or more, or
- Trunk or stems that collectively are more than 500mm in circumference at a height of 1.4m above ground level.

-This does not apply to any of the following:

- ~~A tree having a single trunk circumference of less than 0.5 metre or a diameter of less than 16 centimetres at a height of one metre above ground level and that is less than 5 metres in height.~~
- The pruning of a tree vegetation for regeneration or ornamental shaping.
- A tree-Vegetation which is dead or dying or has become dangerous as declared by a suitably qualified personarborist.
- ~~A tree-Vegetation~~ within 3 metres of an existing house or other building.
- Removal of the following vegetation:
 - **Acacia baileyana** Cootamundra Wattle
 - **Acacia decurrens** Early Black Wattle
 - **Acacia elata** Cedar Wattle
 - **Acacia floribunda** White Sallow Wattle

- Acacia longifolia	Sallow Wattle
- Acacia saligna	Golden Wreath Wattle
- Arbutus unedo	Irish Strawberry Tree
- Chamaecytisus profleris	Tree Lucerne
- Coprosma repens	Mirror Bush
- Cotoneaster <u>Cotoneaster</u>-species	Cotoneaster
- Crataegus-species	Hawthorn
- Fraxinus oxycarpa	Desert Ash (species only, not cultivar forms)
- Hakea salicifolia	Willow Hakea
- Hakea suaveolens	Sweet Hakea
- Ilex aquifolium	English Holly
- Ligustrum-species	Privet
- Paraserianthes lapantha	Cape Wattle
- Pinus radiata	Monterey Pine
- Pittosporum undulatum	Sweet Pittosporum
- Pyracantha-species	Firethorn

4.0

10/09/2021
C131maro

Application requirements

None specified.

5.0

10/09/2021
C131maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of the proposed removal of the vegetation on the character and canopy of the area.
- The significance of the vegetation to the character and environment of the area.
- The habitat value of the vegetation.
- The role of the vegetation in providing vegetation and habitat corridors throughout Maroondah and the region.
- The role of the vegetation in contributing to and maintaining biodiversity and the landscape of Maroondah.
- The benefits of requiring replanting elsewhere on the site.
- The benefits of seed collection from any indigenous vegetation.
- The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation.

10/09/2021
C131maro**SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO3.

WICKLOW HILLS RIDGE AND LOUGHNAN WARRANWOOD RIDGE LANDSCAPE PROTECTION AREA1.0
10/09/2021
C131maro**Statement of nature and key elements of landscape**

Canopy trees are the main element of the urban character of Maroondah. Canopy trees in particular soften the impact of buildings in the environment and provide a distinct leafy character to Maroondah.

The continuous nature of the canopy vegetation throughout the ridgelines of Maroondah provides a strong character element and is much valued by the community. The canopy vegetation is a defining element of the ridgelines of Maroondah.

Contiguous canopy vegetation contributes to the maintenance of biodiversity through the provision of wildlife movement corridors, habitat and shelter areas.

Background documents

Assessment of the Tree Canopy Cover in the City of Maroondah (J. J. O'Neil, 1995)

Maroondah City Council Habitat Corridors Strategy (Context Pty Ltd, April 2005) [Action P20]

2.0
10/09/2021
C131maro**Landscape character objectives to be achieved**

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area and encourage the re-generation of vegetation.

To maintain a dense vegetation canopy that contributes to the environmental significance of the area.

To control or minimise the effect of future development upon natural features, particularly canopy trees and ridgelines.

To ensure that the development, use and management of land is compatible with the existing character and landscape protection of the area.

To maintain the overall scenic beauty of the municipality.

3.0
10/09/2021
C131maro**Permit requirement****Buildings and works** [Action E18]

A permit is not required to construct a building or construct or carry out works provided that all of the following requirements are met:

- ~~The site coverage of all buildings on the land does not exceed 40%. The building does not cover more than 40 per cent of the site when combined with the area of any existing building.~~
- The land subject to buildings and works has an average slope of less than 20 ~~per cent~~%.
- The natural surface level of the ground is not altered by more than 2.5 metres of cut or fill.
- The building is not more than 2 storeys, or higher than 8 metres, above the natural surface level of the ground directly below that part of the building.
- The site coverage of all buildings on the land does not exceed 60%, provided that:
 - ~~On land identified on Map 1 to this Schedule, known as 'The Range' (except for the lots abutting the dashed boundary on the map) The site is located on land identified as being within The Range Estate on Map 1 to this Schedule.~~
 - The site does not abut the Estate boundary shown on Map 1, and

- ~~where the building does not cover more than 60 per cent of the site when combined with the area of any existing building; and a~~ building envelope has been approved by the responsible authority and that is included in a plan of restriction registered on the title of the land.

Vegetation removal [Action E18]

A permit is required to remove, destroy or lop vegetation that has a:

- Height of 5 metres or more, or
- Trunk or stems that collectively are more than 500mm in circumference at a height of 1.4 metre above ground level.

~~This does not apply to any of the following:~~

- ~~▪ A tree that is less than 5 metres in height that has a single trunk circumference of less than 0.5 metre at a height of one metre above ground level.~~
- The pruning of a tree-vegetation for regeneration or ornamental shaping.
- A tree-vegetation which is dead or dying or has become dangerous as declared by a suitably qualified ~~person~~ arborist.
- A tree-vegetation within 3 metres of an existing dwelling (excluding outbuildings).
- Removal of the following vegetation from land less than 2,000 square metres in area:

- Chamaecytisus profleris	Tree Lucerne
- Coprosma repens	Mirror Bush
- Cotoneaster <u>Cotoneaster</u> -species	Cotoneaster
- Crataegus-species	Hawthorn
- Hakea salicifolia	Willow Hakea
- Hakea suaveolens	Sweet Hakea
- Ilex aquifolium	English Holly
- Ligustrum-species	Privet
- Paraserianthes lophantha	Cape Wattle
- Pittosporum undulatum	Sweet Pittosporum
- Pyracantha-species	Firethorn

4.0

10/09/2021
C131maro

Application requirements

None specified.

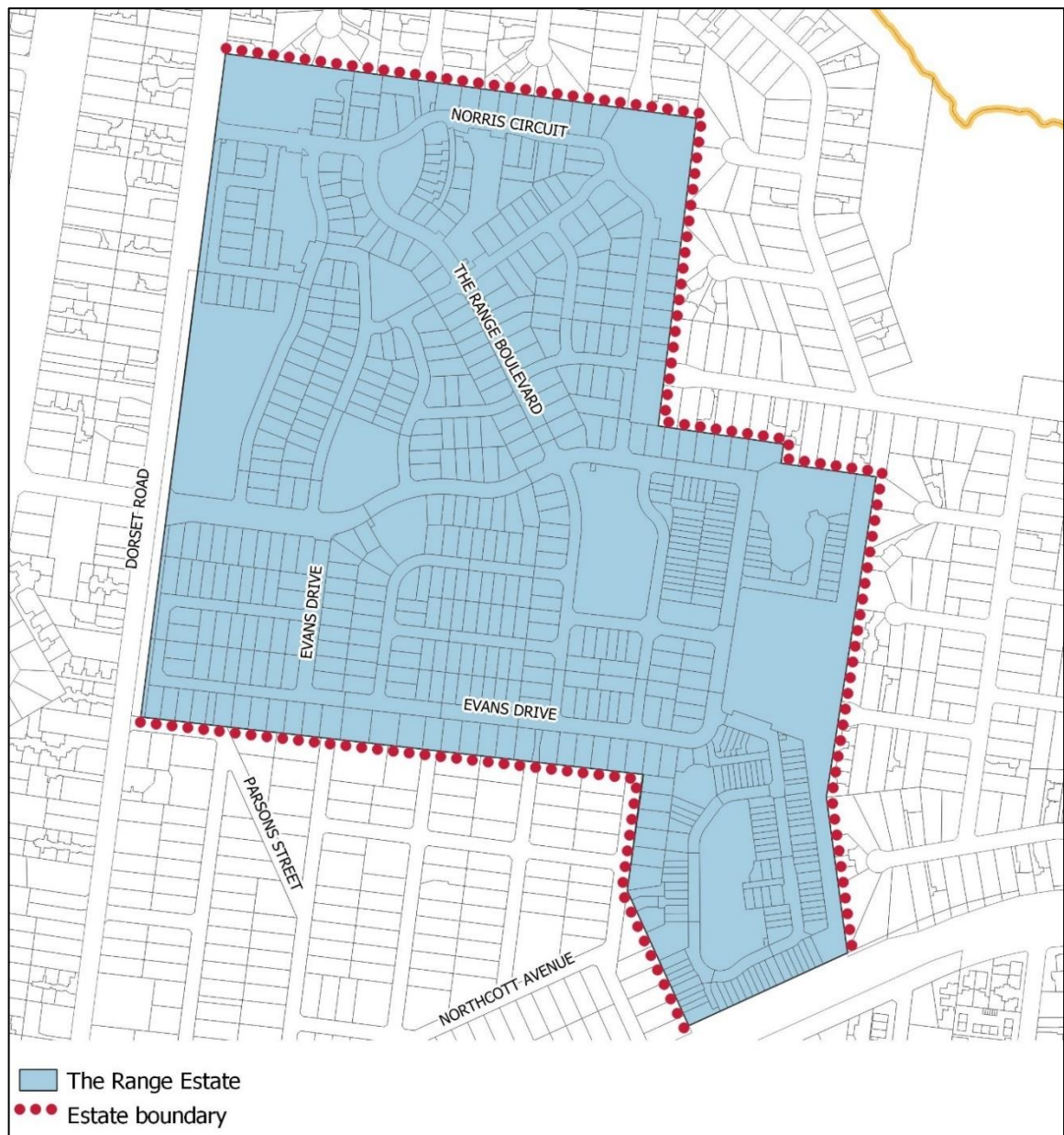
5.0

10/09/2021
C131maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of the proposed removal of the vegetation on the character and canopy of the area. The significance of the vegetation to the character and environment of the area.
- The habitat value of the vegetation.
- The role of the vegetation in providing vegetation and habitat corridors throughout Maroondah and the region.
- The benefit of planting indigenous vegetation.
- The role of the vegetation in contributing to and maintaining biodiversity and the landscape of Maroondah.
- The benefits of requiring replanting elsewhere on the site.



10/09/2021
C131maro

SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO4.

LANDSCAPE CANOPY PROTECTION

1.0

10/09/2021
C131maro

Statement of nature and key elements of landscape

The combination of canopy trees and steep to undulating topography contribute to major elements of the urban character of Maroondah. Canopy trees in particular soften the impact of buildings in the environment and provide a distinct leafy character to Maroondah.

The continuous nature of the canopy vegetation throughout Maroondah provides a strong character element and is valued by the community. The canopy vegetation is a defining element of the urban character of Maroondah.

~~Background documents~~

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

~~Maroondah City Council Habitat Corridors Strategy (Context Pty Ltd, April 2005)~~ [Action P20]

2.0

10/09/2021
C131maro

Landscape character objectives to be achieved

To conserve the existing pattern of vegetation, landscape quality and ecosystems within the area. To encourage the re-generation of vegetation.

To maintain a dense vegetation canopy that contributes to the special environmental character of Maroondah.

To maintain the overall scenic beauty of the municipality.

3.0

10/09/2021
C131maro

Permit requirement

Buildings and works

A permit is not required to construct a building or construct or carry out works.

Vegetation removal [Action E19]

A permit is required to remove, destroy or lop vegetation that has a:

- Height of 5 metres or more, or
- Trunk or stems that collectively are more than 500mm in circumference at a height of 1.4m above ground level.

– This does not apply to any of the following:

- ~~A tree that is less than 5 metres in height and has a single trunk circumference of less than 0.5 metre at a height of one metre above ground level.~~
- The pruning of a tree-vegetation for regeneration or ornamental shaping.
- A tree-Vegetation which is dead or dying or has become dangerous as declared by a suitably qualified person-arborist.
- A tree-Vegetation within 3 metres of an existing dwelling (excluding outbuildings).
- Removal of the following vegetation from land less than 2,000 square metres in area:
 - *Chamaecytisus proflerius* Tree Lucerne
 - *Coprosma repens* Mirror Bush

- Cotoneaster <i>Cotoneaster-species</i>	Cotoneaster
- <i>Crataegus-species</i>	Hawthorn
- <i>Hakea salicifolia</i>	Willow Hakea
- <i>Hakea suaveolens</i>	Sweet Hakea
- <i>Ilex aquifolium</i>	English Holly
- <i>Ligustrum-species</i>	-Privet
- <i>Paraserianthes lapantha</i>	Cape Wattle
- <i>Pittosporum undulatum</i>	Sweet Pittosporum
- <i>Pyracantha-species</i>	-Firethorn

4.0

10/09/2021
C131maro

Application requirements

None specified.

5.0

10/09/2021
C131maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect of the proposed removal of the vegetation on the character and canopy of the area.
- The significance of the vegetation to the character and environment of the area.
- The habitat value of the vegetation.
- The role of the vegetation in providing vegetation and habitat corridors throughout Maroondah and the region.
- The benefit of planting indigenous vegetation.
- The role of the vegetation in contributing to and maintaining biodiversity and the landscape of Maroondah.
- The benefits of requiring replanting elsewhere on the site.
- The benefits of seed collection from any indigenous vegetation.
- The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation.

06/12/2018
C104

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0
18/10/2018
C117

Application requirements

None specified.

2.0
30/09/2021
C142maro

Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
HO1	<i>House</i> 67-73 Alto Avenue, Croydon	Yes	No	Yes	No	No	No	No
HO2	<i>Croydon Community School, Formerly Croydon State School,</i> 177-181 Mount Dandenong Road, corner of Anzac Street, Croydon	Yes	No	No	No	No	No	No
HO3	<i>“Aringa”</i> 7 Aringa Court, Ringwood	Yes	No	Yes	No	No	No	No
HO4	<i>“Boonong”</i> 273 Bayswater Road, Bayswater North	Yes	No	Yes	No	No	No	No
HO5	<i>Ringwood Cellars, Former Blood Brothers Premier Store</i> 1 Bedford Road, Ringwood	Yes	No	No	No	No	No	No
HO6	<i>Italianate House</i> 11 - 15 Bedford Road, Ringwood	Yes	No	No	No	No	No	No

MAROONDAH PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
HO7	1st Ringwood Scout Hall Bill Wilkins Lodge Bedford Road, Ringwood	No	No	No	No	No	No	No
HO8	House 15 Braeside Avenue, Ringwood	Yes	No	Yes	No	No	No	No
HO9	Manna Gum <i>Eucalyptus viminalis</i> H.E. Parker Reserve, 154 Heathmont Road, Heathmont, south bank, near BMX jumps, Bungalook Creek, 80m upstream from Dandenong Creek, Bayswater	No	No	Yes	No	No	No	No
HO10	Lemon-scented Gum <i>Corymbia citriodora</i> 5 Camelia Court, Croydon South	No	No	Yes	No	No	No	No
HO11	Population of Elderberry <i>Panax Polyscias sambucifolia</i> Bayswater Golf Range, Canterbury Road, Bayswater	No	No	Yes	No	No	No	No
HO12	Swamp Gum <i>Eucalyptus ovata</i> 24 Carroll Avenue, Croydon	No	No	Yes	No	No	No	No
HO13	Croydon Central Maternal & Child Health Centre, 202- 210 Mt Dandenong Road, Croydon	No	No	No	No	Yes Ref No H0054	No	No
HO14	Gifford Memorial Church 22 Croydon Road, Croydon	No	No	No	No	No	No	No
HO15	Candlebark <i>Eucalyptus rubida</i> 16 Delatite Court, Warranwood	No	No	Yes	No	No	No	No
HO16	Candlebark <i>Eucalyptus rubida</i> 18 Delatite Court, Warranwood	No	No	Yes	No	No	No	No
HO18	Yellow Box <i>Eucalyptus melliodora</i> Nature strip tree, south east corner of Mountain View Road and Dickasons Road, Heathmont	No	No	Yes	No	No	No	No
HO19	Glenbrae and Golden English Oak <i>Quercus robur concoria</i> 147-151 Dorset Road, Croydon	No	No	Yes	Yes	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
HO22	"Sunnyview" 427-429 Dorset Road, Croydon	Yes	No	No	No	No	No	No
HO23	<i>Eucalyptus Tree (ignorabilis x viminalis)</i> Dorset Gardens Hotel, 335-341 Dorset Road, Croydon, south east corner of the site	No	No	Yes	No	No	No	No
HO24	<i>Algerian Oak Quercus canariensis</i> Eastfield Park, 119-139 Eastfield Road, Croydon, 20 metres north of 97 Eastfield Road, Croydon	No	No	Yes	No	No	No	No
HO25	<i>White Stringybark Eucalyptus globoidea</i> Cheong Wildflower Sanctuary, 1-29 Eastfield Road, Croydon, 120 metres along northern boundary from western point, then 30 metres directly south	No	No	Yes	No	No	No	No
HO26	<i>Pre-school, Former East Ringwood School</i> Former East Ringwood School [Action H12] Everard Road, Ringwood East	No	No	No	No	No	No	No
HO27	<i>Former Ringwood State School</i> [Action H12] 32 Greenwood Avenue, Ringwood	No	No	No	No	No	No	No
HO28	<i>Greenwood Park</i> Greenwood Park Kindergarten [Action H12] 9 Greenwood Avenue, Ringwood	No	No	Yes	No	No	No	No
HO29	<i>"Wellington Park"</i> "Wellington Park" [Action H12] 17 Highfield Avenue, Warranwood	Yes	No	Yes	No	No	No	No
HO30	"Wyreena" 13 – 23 Hull Road, Croydon	Yes	No	Yes	No	No	No	No
HO31	<i>Manna Gum Eucalyptus viminalis</i> West corner of 32 Junction Street, Ringwood on reserve	No	No	Yes	No	No	No	No
HO32	<i>Weeping Scotch Elm Ulmos globra camperdownii</i> 45 Lacey Street, Croydon	No	No	Yes	No	No	No	No

MAROONDAH PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
HO34	<i>Four Candlebark Eucalyptus rubidas</i> Little John Reserve, 76 Little John Road, Waranwood (Council land)	No	No	Yes	No	No	No	No
HO35	<i>Smooth-barked Apple Angonhera costata</i> 70-76 Longview Road, Croydon South (Nature strip)	No	No	Yes	No	No	No	No
HO36	<i>Messmate Stringybark Eucalyptus obliqua</i> 90-92 Longview Road, Croydon South	No	No	Yes	No	No	No	No
HO37	<i>Former State Savings Bank of Victoria</i> 50 Main Street, Croydon	Yes	No	No	No	No	No	No
HO39	<i>Ringwood Railway Station</i> Maroondah Highway, Ringwood	-	-	-	-	Yes Ref No H1587	No	No
HO40	<i>Ringwood Memorial Clock tower</i> Corner Maroondah Highway & Warrandyte Road, Ringwood	Yes	No	No	No	No	No	No
HO41	<i>Former Ringwood Fire Station & two adjoining flats</i> 253-257 and part of 251 & 259-261 Maroondah Highway, Ringwood	Yes	No	No	No	No	No	No
HO42	<i>English Oak Quercus robur</i> 310-312 Maroondah Highway, Ringwood	No	No	Yes	No	No	No	No
HO43	<i>Red Box Eucalyptus polyanthemus</i> 35-37 Merrill Crescent, Waranwood	No	No	Yes	No	No	No	No
HO44	<i>"Linden"</i> 5 Moss Court, Croydon North	Yes	No	Yes	No	No	No	No
HO45	<i>Red Ironbark Eucalyptus triacarpa</i> Nature strip of 41 Mount Dandenong Road, Ringwood East	No	No	Yes	No	No	No	No
HO46	<i>Long-leaf Box Eucalyptus goniocalyx</i> Former Benedictine Monastery Site, 22-24 Murray Road, 10 metres south of 6 Banool Court, Croydon	No	No	Yes	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
HO47	<i>Two Pencil Pines Cupressus torulosa</i> and house 144-146 Mount Dandenong Road, corner of Vernon Street, Croydon	No	No	Yes	No	No	No	No
HO48	<i>English/Algerian Oak Quercus robor/canaviensis</i> The front garden of Croydon Community School, 177-181 Mount Dandenong Road, corner of Anzac Street, Croydon	No	No	Yes	No	No	No	No
HO49	<i>"Jenkins Cottage"</i> 334 Mount Dandenong Road, Croydon	Yes	No	Yes	No	No	No	No
HO50	<i>Manna Gum Eucalyptus viminalis</i> Small reserve directly north of 2-4 New Street, Ringwood (Vic Roads land)	No	No	Yes	No	No	No	No
HO51	<i>Manna Gum Eucalyptus viminalis</i> South side of Mullum Mullum Creek, approximately 75 metres west north west of 2-4 New Street, Ringwood	No	No	Yes	No	No	No	No
HO52	<i>Lemon-scented Gum Corymbia citriodora</i> 45 Oliver Street, Ringwood	No	No	Yes	No	No	No	No
HO53	<i>House, formerly known as 'Pinemount'</i> 17-21 Panorama Avenue, Ringwood North	Yes	No	Yes	No	No	No	No
HO54	<i>Narrow-leaf Peppermint Tree Eucalyptus radiata</i> 59 Power Street, Croydon North	No	No	Yes	No	No	No	No
HO55	<i>Manna Gum Eucalyptus viminalis</i> 20 metres east of the eastern boundary of 125-127 Loughnan Road, Ringwood, North of Mullum Mullum Creek	No	No	Yes	No	No	No	No
HO56	<i>"Kleinert Homestead"</i> 4 Reilly Court, Croydon South	Yes	No	Yes	No	No	No	No
HO57	<i>Birribindi</i> 77 Richardson Road, Croydon North	Yes	No	Yes	No	No	No	No
HO58	<i>Manna Gum Eucalyptus viminalis</i>	No	No	Yes	No	No	No	No

MAROONDAH PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
	Reynolds Avenue Reserve, Reynolds Avenue, Ringwood, 29 metres east of the western end of by-pass acoustic wall, then 11 metres northern of by-pass acoustic wall							
HO60	<i>Candlebark Eucalyptus viminalis</i> 4 Salvia Court, Warranwood	No	No	Yes	No	No	No	No
HO61	<i>Two Manna Gums Eucalyptus viminalis</i> Scott Street Reserve, Scott Street, 45 metres west of the pedestrian bridge, Heathmont (Council reserve)	No	No	Yes	No	No	No	No
HO62	<i>"Strathallyn"</i> 2B Strathallyn Road, Ringwood	Yes	No	Yes	No	No	No	No
HO63	<i>Manna Gum (Hybrid) Eucalyptus viminalis</i> Suda Avenue Reserve, Suda Avenue, Ringwood, southern end of reserve, 15 metres north west of drainage underpass.	No	No	Yes	No	No	No	No
HO64	<i>Silver-leafed Stringybark Eucalyptus cephalocarpa</i> 7-8 Tereddin Drive, part of Bungalook Conservation Reserve, 10 metres from the east boundary and approximately 130 metres from the south boundary, Kilsyth South.	No	No	Yes	No	No	No	No
HO65	<i>"Rothsaye"</i> 2 Unsworth Road, Ringwood North	Yes	No	Yes	No	No	No	No
HO67	<i>Wantirna Road North Precinct</i> 4, 6 & 8 Wantirna Road, Ringwood	Yes	No	Yes	No	No	No	No
HO68	<i>Wantirna Road South Precinct</i> 18, 20, 22 & 24 Wantirna Road, Ringwood	Yes	No	Yes	No	No	No	No
HO71	<i>St. Paul's Parish House, Former Glamorgan and St Paul's Anglican Church</i> 40 Warrandyte Road (Corner of Ringwood Bypass), Ringwood	Yes	No	Yes	No	No	No	No
HO72	<i>House</i> 10-12 Warrandyte Road, Ringwood	Yes	No	Yes	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
HO73	<i>House</i> 16 Warrandyte Road, Ringwood	Yes	No	No	No	No	No	No
HO74	<i>House</i> 18 Warrandyte Road, Ringwood	Yes	No	No	No	No	No	No
HO75	<i>House</i> 127 Warrandyte Road, Ringwood North	Yes	No	Yes	No	No	No	No
HO76	<i>Red Box Eucalyptus polyanthemos</i> Warranwood Reserve (top of hill), 75 Bemboka Road, 50 metres north of Kelly Court, Warranwood	No	No	Yes	No	No	No	No
HO77	<i>Lemon-scented Gum Corymbia citriodora</i> 8 Wattle Avenue, Ringwood	No	No	Yes	No	No	No	No
HO78	<i>Candlebark Eucalyptus rubida</i> 49 Wellington Park Drive, Warranwood	No	No	Yes	No	No	No	No
HO79	<i>Candlebark Eucalyptus rubida</i> 53 Wellington Park Drive, Warranwood	No	No	Yes	No	No	No	No
HO80	<i>Nine English Oak Quercus robur</i> Wellington Park Reserve, 2-4 Wellington Park Drive and 6-8 Hutchins Court, Warranwood	No	No	Yes	No	No	No	No
HO82	<i>"Cherry Hill"</i> 19 Wonga Road, Ringwood North	Yes	No	Yes	No	No	No	No
HO83	<i>"Dunstaffnage"</i> 81 Wonga Road, Ringwood North	Yes	No	Yes	No	No	No	No
HO84	<i>"Chipping"</i> 16 Wonga Road, Ringwood	Yes	No	Yes	No	No	No	No
HO85	<i>"Banool"</i> 57-59 Wonga Road, Ringwood North	Yes	No	Yes	No	No	No	No
HO86	<i>"Silver Birches"</i>	Yes	No	Yes	No	No	No	No

MAROONDAH PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
	13 – 23 Hull Road, Croydon							
HO87	<i>Messmate Stringybark Eucalyptus obliqua</i> 8 Yallambee Way, Croydon	No	No	Yes	No	No	No	No
HO89	<i>Patrick Hegarty House</i> 20 Byways Drive, Ringwood East	Yes	No	Yes	No	No	No	No
HO90	<i>Row of Cypress Cupressus macrocarpa</i> 2a Cameron Road (trees are on the San Remo Road frontage), Ringwood North	No	No	Yes	No	No	No	No
HO91	<i>Former Croydon Fire Station</i> 14 Croydon Road, Croydon	Yes	No	No	No	No	Yes	No
HO92	<i>War Memorial – World War I, World War II, Korea and Vietnam</i> Roundabout at Wicklow Avenue, Croydon Road, Kent Avenue and Railway Crescent, Croydon	No	No	No	No	No	No	No
HO93	<i>Rangeview</i> 130 Croydon Road, Croydon	Yes	No	Yes	No	No	No	No
HO94	<i>House</i> 141-143 Dorset Road, Croydon	Yes	No	Yes	No	No	No	No
HO95	<i>Tudor Lodge</i> 148-150 Dorset Road, Croydon	Yes	No	Yes	Yes	No	No	No
HO96	<i>House</i> 263 Dorset Road, Croydon	Yes	No	No	No	No	No	No
HO98	<i>Ellison Street, Precinct</i> 4-18 Ellison Street Ringwood Statement of Significance: <u>Statement of Significance: Ellison Street Precinct</u> Statement of Significance <u>[Action H12]</u>	No	No	No	No	No	No	No
HO99	<i>House</i>	Yes	No	Yes	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
	6 Hill Street, Ringwood East							
HO100	<i>The Oxford Shop, D & G Burns Chemist, Clip & Curl, The Craft Cubby, Castlefield, et al.</i> 161 Main Street, Croydon	Yes	No	No	No	No	Yes	No
HO101	<i>House & Evan Mackley Fine Art Gallery</i> <i>Fine Art Gallery</i> [Action H12] 5-7 Maroondah Highway, Ringwood	Yes	No	Yes	No	No	Yes	No
HO103	<i>Toll gate obelisk and plaque</i> Brushy Park, 435 Maroondah Highway, Croydon North	Yes	No	No	No	No	No	No
HO104	<i>William Barak memorial</i> Brushy Park, 435 Maroondah Highway, Croydon North	Yes	No	No	No	No	No	No
HO105	<i>Californian Bungalow</i> 149 Mount Dandenong Road, Croydon	Yes	No	No	No	No	No	No
HO106	<i>Streamlined Modern House</i> 153 Mount Dandenong Road, Croydon	Yes	No	Yes	No	No	No	No
HO107	<i>Costume Capers Dance Art</i> 197-207 Mount Dandenong Road, Croydon	Yes	No	No	No	No	Yes	No
HO108	<i>Croydon Entertainment Centre</i> 202-210 Mount Dandenong Road, Croydon	Yes	No	No	No	No	Yes	No
HO109	<i>Cupressus macrocarpa Monterey cypress windbreak at Croydon Oval</i> 217-283 Mount Dandenong Road, Croydon	No	No	Yes	No	No	No	No
HO110	<i>Mount Dandenong Road Precinct 1</i> 272 and 280 Mount Dandenong Road, Croydon	Yes	No	No	Yes	No	No	No
HO111	<i>Californian Bungalow</i> 298 Mount Dandenong Road, Croydon	Yes	No	No	No	No	No	No
HO112	<i>Mount Dandenong Road Precinct 2</i>	Yes	No	No	No	No	No	No

MAROONDAH PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
	313-315 & 317 Mount Dandenong Road, Croydon							
HO113	<i>Californian Bungalow</i> 316 Mount Dandenong Road, Croydon	Yes	No	No	No	No	No	No
HO114	<i>Mount Dandenong Road Precinct 3</i> 327, 331 & 333 Mount Dandenong Road, Croydon	Yes	No	Yes	No	No	No	No
HO115	<i>Mount Dandenong Road Precinct 4</i> 340 & 342 Mount Dandenong Road, Croydon	Yes	No	No	No	No	No	No
HO116	<i>Dunalister Park</i> <i>Dunalister Park</i> [Action H12] 36 Mulawa Street, Croydon	No	No	Yes	No	No	No	No
HO117	<i>Ringwood North Primary</i> <i>Ringwood North Primary School</i> [Action H12] 172-180 Oban Road, Ringwood North	Yes	No	Yes	No	No	Yes	No
HO118	<i>Holy Trinity Anglican Church</i> 47 Patterson Street, Ringwood East	Yes	No	No	No	No	Yes	No
HO119	<i>Emery House</i> 50 Pine Crescent, Ringwood North	Yes	No	No	No	No	No	No
HO120	<i>Pitt Street Precinct</i> 20, 22 & 24 Pitt Street Pitt Street, Ringwood	Yes	No	Yes	No	No	No	No
HO121	<i>Former Ringwood Ambulance Depot</i> 28 Pitt Street, Ringwood	Yes	No	Yes	No	No	Yes	No
HO122	<i>Luther College</i> <i>Luther College</i> [Action H12] 1-37 Plymouth Road, Croydon Hills	No	No	No	No	No	Yes	No
HO123	<i>Orchard Remnants</i> Strathfield Parade, Croydon	No	No	Yes	No	No	No	No
HO124	<i>Taylors Road Precinct</i> 3 & 5 Taylors Road, Croydon	Yes	No	Yes	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
HO125	<i>Anglican Church of St John the Divine</i> [Action H16] 5-9 Toorak Avenue , 69 Wicklow Avenue, Croydon	Yes	Yes	No	No	No	Yes	No
HO126	<i>Vernon Street Precinct</i> 1/13-15, 17, 18, 19, 21 & 23 Vernon Street, Croydon	Yes	No	Yes	No	No	No	No
HO127	<i>Coolangatta</i> 47 Warrandyte Road, Ringwood	Yes	No	Yes	No	No	No	No
HO128	<i>House</i> 49 Warrandyte Road, Ringwood	Yes	No	Yes	Yes	No	No	No
HO129	<i>Two semi-detached dwellings</i> 76 & 76A Warrandyte Road, Ringwood	Yes	No	Yes	Yes	No	No	No
HO130	<i>Three rows of Pinus Radiata Monterey Pines</i> 125A Warrandyte Road, Ringwood North	No	No	Yes	No	No	No	No
HO131	<i>Rosebank</i> 149-151 Warrandyte Road, Ringwood North	Yes	No	Yes	No	No	No	No
HO132	<i>Wilana Street Precinct</i> 10 & 12 Wilana Street and part of 8-16 Bedford Road, Ringwood	Yes	No	No	No	No	No	No
HO133	Melbourne Rudolf Steiner School Melbourne Rudolf Steiner School [Action H12] 213 Wonga Road, Waranwood	No	No	Yes	No	No	Yes	No
HO134	<i>Former Sacred Heart Monastery (now Sacred Heart Parish complex)</i> 35 Wicklow Avenue, Croydon	No	Yes - former Monastery chapel, including aisles, Parish offices, Hall, Dining Room, main and secondary	Yes	Yes	No	Yes	No

MAROONDAH PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
			stairwells, Meeting Rooms and Library.					
HO135	<i>Iron Gates, Fence, Driveway and Cypress plantings (former Sacred Heart Monastery, now Mingarra Retirement Living Village)</i> 77-115 Mt Dandenong Road, Croydon	Yes	Yes	No	Yes	No	Yes	No
HO136	1 Aringa Court, Heathmont	No	No	No	No	No	No	No
HO137	House 14 Wonga Road, Ringwood	No	No	No	No	No	No	No
HO138	House 46-48 Dickasons Road, Heathmont	No	No	No	No	No	No	No
HO139	<i>House</i> 29 Bedford Road, Ringwood	No	No	No	No	No	No	No
HO140	<i>Haig Street Precinct</i> 2-6 and 26-34 Haig Street & 3-31 Haig Street, Ringwood Statement of Significance: <u>Statement of Significance:</u> Haig Street Precinct Statement of Significance <u>[Action H12]</u>	No	No	No	No	No	No	No
HO141	<i>Kendall Street Precinct</i> 20-32 & 21-35 Kendall Street, Ringwood Statement of Significance: <u>Statement of Significance:</u> Kendall Street Precinct Statement of Significance <u>[Action H12]</u>	No	No	No	No	No	No	No
HO142	<i>House</i> 5 Caroline Street, Ringwood Statement of Significance:	No	No	No	No	No	No	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree 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?
	Statement of Significance: 5 Caroline Street Ringwood Statement of Significance[Action H12]							
HO143	House 20 Caroline Street, Ringwood Statement of Significance: Statement of Significance: Carisbrook, 20 Caroline Street Ringwood Statement of Significance[Action H12]	No	No	No	No	No	No	No
HO145	House 22 James Street, Ringwood Statement of Significance: Statement of Significance: 22 James Street Ringwood Statement of Significance[Action H12]	No	No	No	No	No	No	No
HO146	Former 'Thaloo' house and mature specimen trees 3-5 Wonga Road, Ringwood North Statement of Significance: Statement of Significance HO146 , Statement of Significance: 3-5 Wonga Road, Ringwood North (Mareeba City Council, 18 November 2019) [Action H12]	No	No	Yes - Deodar Cedar (Tree 14), Cork Oak (Tree 16), Coast Redwood (Tree 17)	No	No	No	No
HO147	Former Kenyon House 35 Alto Avenue, Croydon Statement of Significance: Statement of Significance: Former Kenyon House, ~35 Alto Avenue, Croydon May 2021 [Action H12]	No	No	No	No	No	No	No

10/09/2021
C131maro**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO1.

RIDGELINE PROTECTION AREA - A1.0
10/09/2021
C131maro**Design objectives**

To provide a planning framework for lower density residential development and subdivision.

To ensure that lot size of new development and subdivision creates a coordinated and attractive streetscape.

To ensure that lot size allows for the protection and enhancement of areas of high environmental quality and biological or landscape significance, particularly ridgelines and headwater catchments.

2.0
10/09/2021
C131maro**Buildings and works**

A permit is not required to construct a building or construct or carry out works.

3.0
10/09/2021
C131maro**Subdivision [Action R13]**

A permit to subdivide land must meet the following requirements:

- Each lot must be at least 2,000 square metres.
- For battle-axe lots (lots with a primary component located behind another lot and an accessway component that connects it to the street and is to be developed with a driveway or similar accessway and associated landscaping), the:
 - Primary component must have an area of at least 1,900 square metres.
 - Accessway component must have a width of at least 5 metres.

~~No more than 5 per cent of the minimum lot size can be derived from a battle-axe driveway or similar accessway.~~~~Access ways must be at least 5 metres wide.~~

These requirements do not apply to the subdivision of an existing lot, if:

- ~~the lot contains two or more dwellings which existed at, or were approved prior to, 16 December 1999, and~~
- ~~, or which were approved before 16 December 1999, and~~ Each new lot will contain a dwelling.

A permit cannot be granted to subdivide land which is not in accordance with any of these requirements.

4.0
10/09/2021
C131maro**Signs**

None specified.

5.0
10/09/2021
C131maro**Application requirements**

None specified.

6.0
10/09/2021
C131maro**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The capability of the land to accommodate the lot size, addressing site quality attributes including soil type, soil fertility, soil structure, soil permeability, aspect, slope, vegetation retention and drainage patterns.
- The ability of the lot to allow for the sensitive siting of future development and the relationship to adjoining properties, including the provision of development and effluent envelopes for any building or works.
- The ability of the lot size and configuration to accommodate future development while providing opportunities for the retention of vegetation.
- The location and design of existing and proposed roads and their impact on the landscape and whether the use or development will cause significant traffic generation which will require additional traffic management programs to be initiated.
- The ability of the lot to provide the opportunity for good solar access for future development.

10/09/2021
C131maro**SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO2.

RIDGELINE PROTECTION AREA - B**1.0**10/09/2021
C131maro**Design objectives**

To provide a planning framework for lower density residential development and subdivision.

To ensure that the pattern of subdivision and lot size contributes to the creation of urban precincts with high levels of visual and environmental amenity.

To ensure that subdivision contributes to a coordinated and attractive streetscape.

To provide lots of a size and configuration to allow adequate scope for the retention and development of canopy vegetation in garden settings.

2.010/09/2021
C131maro**Buildings and works**

A permit is not required to construct a building or construct or carry out works.

3.010/09/2021
C131maro**Subdivision [Action R13]**

A permit to subdivide land must meet the following requirements:

- Each lot must be at least 864 square metres.
- For battle-axe lots (lots with a primary component located behind another lot and an accessway component that connects it to the street and is to be developed with a driveway or similar accessway and associated landscaping), the:
 - Primary component must have an area of at least 821 square metres.
 - Accessway component must have a width of at least 4 metres.

*—

*— ~~No more than 5 per cent of the minimum lot size can be derived from a battle axe driveway or similar access way.~~

*— ~~Access ways must be at least 4 metres wide~~

These requirements do not apply to the subdivision of an existing lot, if:

- ~~the~~ The lot contains two or more dwellings which existed at ~~16 December 1999~~, or ~~which~~ were approved ~~before~~ prior to, 16 December 1999; and
- ~~each~~ Each new lot will contain a dwelling.

A permit cannot be granted to subdivide land which is not in accordance with any of these requirements.

4.010/09/2021
C131maro**Signs**

None specified.

5.010/09/2021
C131maro**Application requirements**

None specified.

6.010/09/2021
C131maro**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The ability of the subdivision to contribute to the overall low density character of the area. The ability of the subdivision to provide for solar access and orientation to all lots.
- The impact of the subdivision on the character of the existing land use and development pattern.
- The ability of the lots to provide the opportunity for the planting and retention of canopy vegetation.

10/09/2021
C131maro**SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO4.

NORTH CROYDON SHOPPING CENTRE**1.0**10/09/2021
C131maro**Design objectives**

To ensure that all development contributes to the creation of functional and high amenity urban areas.

To ensure that development creates a coordinated and attractive streetscape.

2.004/05/2022
VC210**Buildings and works [Action L17]**

A permit is not required to construct a building or construct or carry out works, including a fence more than, ~~set back at least~~ 7.5 metres from a road, residential zone, Transport Zone 1 or Public Use Zone.

3.010/09/2021
C131maro**Subdivision**

None specified.

4.010/09/2021
C131maro**Signs [Action L17]**

Sign requirements are at Clause 52.05. All land located within the Croydon North Shopping Centre is in Category 1. A sign must meet: The following additional requirements must be met:

- A stand-alone sign must not exceed 7 metres in height.
- A sign mounted on a building must not protrude above the roofline of the supporting building.

A permit cannot be granted to construct a sign which is not in accordance with these requirements.

5.010/09/2021
C131maro**Application requirements**

None specified.

6.010/09/2021
C131maro**Decision guidelines [Action L17]**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the reduction in setback will contribute to the development of:
 - ~~high~~ High quality urban form.
 - ~~Whether the reduction will contribute to the development of~~ Safe and functional public spaces.
 - ~~Whether the reduction will contribute to the development of~~ Consistent, coordinated and identifiable urban streetscapes.
- The style, type and quality of landscaping proposed.
- The style, type and coordination of any signage.
- The benefit to the streetscape and urban amenity of requiring the consolidation of signage and common signage treatments or themes.

10/09/2021
C131maro

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5.

CANTERBURY ROAD AND DORSET ROAD STRATEGIC INDUSTRIAL AREA

1.0
10/09/2021
C131maro

Design objectives

- To ensure that all development contributes to the creation of functional and high amenity industrial areas.
- To provide the opportunity for the establishment of major anchor industries in a functional estate on large sites and in a high amenity setting.
- To ensure that development creates a coordinated and attractive streetscape.
- To achieve a low density development environment with high amenity levels.

2.0
04/05/2022
VC210

Buildings and works [Action L18]

A permit is required to construct a fence.

The following requirements must be met:

- All buildings and works must be set back at least 15 metres from land in a Transport Zone 2 or Transport Zone 3 and at least 7.5 metres from any other road. This does not apply to a sign, accessway, fence, utility service, landscaping or other minor works.
- All buildings and works must be set back at least 30 metres from land in a residential zone and at least 15 metres from land set aside for public open space. This does not apply to a fence or landscaping.
- Site coverage at ground floor level must not exceed 60%.

All buildings and works must be set back at least 15 metres from land in a Transport Zone 2 or Transport Zone 3 and at least 7.5 metres from any other road. This does not apply to a sign, accessway, fence, utility service, landscaping or other minor works.

All buildings and works must be set back at least 30 metres from land in a residential zone and at least 15 metres from land set aside for public open space. This does not apply to a fence or landscaping.

The ground floor area of all buildings on a site must not exceed 60 per cent of the site area.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

3.0
04/05/2022
VC210

Subdivision [Action L18]

A permit to subdivide land must meet the following requirements:

- Each lot must meet or exceed the minimum dimensions detailed in Table 1 to this clause.
- A permit may be granted to create smaller lots if any of the following applies:
 - The subdivision includes the creation of a reserve or lot up to 40 square metres in area required by a utility service provider and the remaining lots are in combination up to 40 square metres smaller than the minimum area detailed in Table 1.
 - The subdivision is by a public authority or utility service provider to create a lot for a utility installation.
 - The subdivision realigns the boundary between lots and no additional lots are created.

Table 1: Minimum lot dimensions

	Land abutting a Transport Zone 2 or Transport Zone 3	Any other land

<u>Minimum Area</u>	<u>4,000 sqm</u>	<u>2,000 sqm</u>
<u>Minimum frontage width</u>	<u>35 m</u>	<u>30 m</u>
<u>Minimum depth</u>	<u>60 m</u>	<u>45 m</u>
<u>Irregular lot requirements</u>	<u>Either the minimum depth or minimum frontage width may be reduced by up to 25% provided that each lot is able to contain a rectangle of 2,400 sqm with a minimum dimension of 35 metres.</u>	<u>Either the minimum depth or minimum frontage width may be reduced by up to 25% provided that each lot is able to contain a rectangle of 1,200 sqm with a minimum dimension of 30 metres.</u>

- ~~If abutting land in a Transport Zone 2 or Transport Zone 3:~~

- ~~— Area 4,000 square metres.~~
- ~~— Frontage 35 metres.~~
- ~~— Depth 60 metres.~~

- ~~If abutting any other road:~~

- ~~— Area 2,000 square metres.~~
- ~~— Frontage 30 metres.~~
- ~~— Depth 45 metres.~~

An irregular shaped lot may be created as part of a subdivision provided the following requirements are met:

- ~~The area of the lot must be at least the minimum area required for the site. The lot must be able to contain a rectangle:~~
 - ~~— With an area of at least three-fifths the minimum area required for the site.~~
 - ~~— With a minimum dimension of at least the minimum frontage required for the site.~~

- ~~The minimum frontage or depth required for the site may be reduced by no more than 25 per cent.~~

~~If a reserve or lot of no more than 40 square metres is required by a referral authority, this can be disregarded in calculating the area of the lot from which it is subdivided.~~

~~A permit may be granted to create smaller lots if either of the following applies:~~

- ~~The subdivision is by a public authority or utility service provider to create a lot for a utility installation.~~
- ~~The subdivision realigns the boundary between lots provided no additional lots are created.~~

~~A permit cannot be granted to subdivide land which is not in accordance with these requirements.~~

4.0

10/09/2021
C131maro

Signs [Action L18]

Sign requirements are at Clause 52.05. All land located in the Public Use Zone is in Category 4 and all remaining land within the Canterbury Road and Dorset Road Strategic Industrial Area is in Category 2. The following additional requirements must be met:

- A stand-alone sign must not exceed a height of 6 metres.
- Signs mounted on buildings must not protrude above the roofline of the supporting building.

~~Stand alone signs must not exceed a height of 6 metres.~~

~~Signs mounted on buildings must not protrude above the roofline of the supporting building.~~

~~A permit cannot be granted to construct or display a sign which is not in accordance with these requirements.~~

5.0 Application requirements

10/09/2021
C131maro

None specified.

6.0 Decision guidelines

10/09/2021
C131maro

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the bulk, location and external appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- The impact of any proposed sign, accessway, fence, utility service, landscaping or other minor works in a setback area on the streetscape and the area.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape and the area.
- Whether the subdivision provides for lots capable of serving the needs of major industrial uses.

10/09/2021
C131maro**SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO6.

RINGWOOD EAST NEIGHBOURHOOD ACTIVITY CENTRE COMMERCIAL PRECINCT**1.0**10/09/2021
C131maro**Design objectives**

To maintain the ‘village’ feel of the commercial precinct, and provide high quality built forms that represent design excellence.

To encourage new development that creates a sense of street address and facilitates attractive and pedestrian friendly environments through the use of active and open street frontages at ground level.

To ensure that the rear and sides of properties abutting laneways make a positive contribution to the visual appearance and activation of the laneway and provide access and surveillance, where appropriate, to enhance the safety of the accessway.

To protect and enhance the centre’s landscape character.

To support development that integrates environmentally sustainable development principles and techniques into its design, construction and operation.

2.010/09/2021
C131maro**Buildings and works [Action L19]**

A permit is required to construct more than one dependent person’s unit on a lot.

A permit is not required for any of the following:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80-per-cent% of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- The construction or carrying out of works normal to a dwelling.
- The construction or extension of an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- ~~The construction of one dependent person’s unit on a lot.~~

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- ~~New b~~Buildings must not exceed a height of 14 metres.
- Exposed side elevations must be treated with attractive patterns or finishes.
- The front elevation of any third or fourth storey must be set back at least 1 metre from the level directly below.
- Any fourth level must be set back a minimum of 3.5 metres from ~~its the~~ rear boundary.
- Materials, colours and finishes must respond to any colour palette adopted for the centre.
- Development fronting Railway Avenue must incorporate a 2 storey street wall with activated frontages and continuous weather protection.
- At least 80-per-cent% of the building façade at ground level must be maintained as an entry or window with clear glazing.
- Basements or undercroft car parking areas must be integrated into the design of all new development.

- Development fronting Railway Avenue must be setback 0.5 metres from the north side of the existing rear access lane at ground level. An additional 3 metre setback from the existing rear access lane is required to assist vehicle movements.
- New development abutting the rear laneway to Railway Avenue must incorporate active interfaces such as glazing and door and window openings facing the laneway.
- ~~Existing canopy vegetation should be retained and new landscaping provided where appropriate.~~
- Any new development that abuts public parkland must provide an attractive design that increases opportunities for passive surveillance.

3.0

10/09/2021
C131maro

Subdivision

None specified.

4.0

10/09/2021
C131maro

Signs

None specified.

5.0

10/09/2021
C131maro

Application requirements

None specified.

6.0

10/09/2021
C131maro

Decision guidelines

~~None specified.~~ The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The proposed landscaping, including retention of any existing vegetation. [Action L20]

10/09/2021
C131maro**SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO7.

NORTHERN GATEWAY AREA**1.0**10/09/2021
C131maro**Design objectives [Action R14]**

To provide a planning framework for lower density residential development and subdivision.

To ensure that the pattern of subdivision and lot size contributes to the creation of an urban-rural interface precinct with a high level of visual and environmental amenity.

~~To ensure that subdivision contributes to a coordinated and attractive streetscape.~~

To provide lots of a size and configuration that allow adequate scope for the retention and provision of indigenous vegetation and canopy in garden settings.

To ensure that structures do not dominate the treed landscape and are compatible with the character of the site precinct.~~To ensure a high standard of design in any new building.~~~~To ensure that any new building respects its neighbouring rural and urban environment.~~ To ensure that new development contributes to a high standard of building and landscape design.**2.0**10/09/2021
C131maro**Buildings and works [Action R15]**The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- All buildings must be set back at least 9 metres from Warrandyte Road.
- Site coverage at ground floor level must not exceed 40%.

~~All buildings must be set back at least 9 metres from Warrandyte Road.~~~~The ground floor area (site coverage) of all buildings on a lot must not exceed 40 percent of the area of the lot.~~**3.0**10/09/2021
C131maro**Subdivision [Action R13]**

A permit to subdivide land must meet the following requirements:

- Each lot must be at least 1,500 square metres.
- For battle-axe lots (lots with a primary component located behind another lot and an accessway component that connects it to the street and is to be developed with a driveway or similar accessway and associated landscaping), the:
 - Primary component must have an area of at least 1,425 square metres.
 - Accessway component must have a width of at least 4 metres.
- ~~No more than 5 per cent of the minimum lot size can be derived from a battle axe driveway or similar access way.~~
- ~~Access ways must be at least 4 metres wide.~~

A permit cannot be granted to subdivide land which is not in accordance with any requirement in a schedule to this overlay of these requirements.**4.0**10/09/2021
C131maro**Signs**

None specified.

5.0
10/09/2021
C131maro

Application requirements

None specified.

6.0
10/09/2021
C131maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The ability of the subdivision to contribute to the overall urban-rural interface character of the area.
- The ability of the subdivision to provide for solar access and orientation to all lots.
- The impact of the subdivision on the character of the existing land use and development pattern.
- The ability of the lots to provide the opportunity for the retention and planting of canopy vegetation.
- The need to encourage building and landscape design which is in keeping with the rural character of Warrandyte Road.
- Whether the location, bulk, outline and appearance of the buildings or works will be in keeping with or enhance the vista from Warrandyte Road.

10/09/2021
C131maro**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO8.

HEATHMONT NEIGHBOURHOOD ACTIVITY CENTRE COMMERCIAL PRECINCT**1.0**10/09/2021
C131maro**Design objectives**

To ensure new development is of a contemporary innovative and sustainable design, yet responsive to the village character and feel of Heathmont.

To ensure that new development provides well-articulated built form, at both ground and upper levels.

To encourage new development that creates a sense of street address and facilitates attractive and pedestrian friendly environments through the use of active and open street frontages at ground level.

To protect and enhance Heathmont's leafy backdrop, hilly landscape and bush setting.

To ensure the interface between commercial development and surrounding established residential areas is appropriately separated and articulated to minimise off-site amenity impacts.

2.010/09/2021
C131maro**Buildings and works [Action L21]**

A permit is required to construct more than one dependent person's unit on a lot.

A permit is not required to construct a building or construct or carry out works for any of the following:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80-per cent% of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
 - ~~The construction or carrying out of works normal to a dwelling.~~
 - ~~The construction or extension of an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the out building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.~~
 - ~~The construction of one dependent person's unit on a lot.~~
- The construction or carrying out of works normal to a dwelling.
- The construction or extension of an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the out building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- ~~New b~~Buildings must not exceed a height of 14 metres.
- ~~Ensure exposed elevations are treated in a way which contributes positively to the centre's village character and scale.~~
- Exposed side elevations must be treated with attractive patterns or finishes.
- The front elevation of any third or fourth storey must be setback at least 1 metre from the level directly below.
- Any fourth level must be setback a minimum of 3.5 metres from ~~its~~ the rear boundary.
- ~~Encourage more intensive mixed use built form to frame the railway station precinct at the heart of the Activity Centre.~~

- Development fronting the service lanes on Canterbury Road must incorporate a consistent 2 storey street wall with activated frontages and continuous weather protection consisting of horizontal awnings or verandahs.
- At least 80 ~~percent~~% of the building façade at ground level is maintained as an entry or window with clear glazing.
- Setbacks of up to 1 metre to the street can be considered where appropriate in order to provide a break in the built form and additional high quality public space (e.g. outdoor seating).
- ~~Retain canopy vegetation throughout the activity centre and seek additional planting where possible.~~
- Ensure that development is integrated into the topography, in order to avoid substantial cut and fill in the landscape.
- ~~New development facing the rear laneway to the commercial area should incorporate active interfaces such as glazing and door and window openings.~~
- The integration of basement or undercroft parking into new development is required where possible.

3.0
10/09/2021
C131maro

Subdivision
None specified.

4.0
10/09/2021
C131maro

Signs
None specified.

5.0
10/09/2021
C131maro

Application requirements
None specified.

6.0
10/09/2021
C131maro

Decision guidelines [Action L22]
~~None specified.~~ The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Encourage more intensive mixed use built form to frame the railway station precinct at the heart of the Activity Centre.
- Whether exposed elevations are treated in a way which contributes positively to the centre's village character and scale.
- Whether new development facing the rear laneway to the commercial area incorporates active interfaces such as glazing and door and window openings.
- The proposed landscaping, including retention of any existing vegetation.

10/09/2021
C131maro**SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO9.

MAROONDAH HOSPITAL MEDICAL PRECINCT**1.0**
10/09/2021
C131maro**Design objectives [Action L23]**

To provide for a higher intensity of site development that will cater to the anticipated growth in demand for medical services as the population ages, whilst maintaining a generally three storey built form.

To enable medical facilities to develop ~~purpose-purpose~~ built designs in order to improve the efficiency and economic viability of the Maroondah Hospital Medical Precinct.

~~To maintain a generally three storey character. To create attractive streetscapes.~~

To protect the residential amenity of homes within the vicinity of the Maroondah Hospital Medical Precinct.

To soften the visual impact of the development to residential areas and create attractive streetscapes.

To enhance the treed neighbourhood character of the precinct.

2.0
10/09/2021
C131maro**Buildings and works [Action L24]**

The following building and works requirements apply to an application to construct a building or construct or carry out works:

- Non-residential development should be multi-level purpose built facilities that provide innovative, high quality architecture.
- Non-residential buildings should be setback:
 - At least 4.0 metres from the front boundary.
 - At least 5.0 metres from the rear boundary.
- Building height should not exceed 10.5 metres.
- Car parking should be located at the rear of buildings.
- Landscaping should be provided to soften the visual impact of the development to residential areas including opportunities for canopy trees at the rear of buildings abutting residential buildings outside of the precinct.

Building design

~~Non-residential development should be multi-level purpose built facilities that provide innovative, high quality architecture.~~

~~Non-residential buildings should be setback:~~

- ~~▪ At least 4.0 metres from the front boundary.~~
- ~~▪ At least 5.0 metres from the rear boundary of the site.~~

~~Buildings should not exceed 10.5 metres in height.~~

~~Development should minimise negative amenity impacts on residential neighbours.~~

Car parking

~~Car parking should be located at the rear of buildings.~~

Landscape

Landscaping should be provided to soften the visual impact of the development to residential areas including opportunities for canopy trees at the rear of buildings abutting residential buildings outside of the precinct.

3.0

10/09/2021
C131maro

Subdivision

None specified.

4.0

10/09/2021
C131maro

Signs

None specified.

5.0

10/09/2021
C131maro

Application requirements

None specified.

6.0

10/09/2021
C131maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The neighbourhood and site description.
- The design response.
- The effect of the development on the amenity of adjoining land and the immediate neighbourhood.
- Whether the development provides an appropriate interface with residential neighbours.
- Whether the height of the development would be appropriate considering the topography of the land and its impact on residential neighbours outside of the DDO9 area.

10/09/2021
C131maro**SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO10.

CROYDON MAJOR ACTIVITIES AREA**1.0**10/09/2021
C131maro**Design objectives**

To create an attractive and distinct built environment that supports a range of activities in the Croydon Major Activities Area.

To intensify built form in the centre by filling empty sites, capitalising on key intersection sites and creating improved interfaces.

To ensure that development acknowledges and responds to the context and physical characteristics of the Croydon Major Activities Area, particularly by reinforcing its unique ridgeline setting.

2.010/09/2021
C131maro**Buildings and works [Action L25]**

A permit is required to construct a fence.

~~A permit cannot be granted to exceed the building heights identified in Map 1 to this Schedule. This does not apply to:~~

- ~~* An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.~~
- ~~* An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.~~
- ~~* The rebuilding of a lawful building or works which have been damaged or destroyed.~~
- ~~* A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.~~

~~For the purposes of this Schedule, the height restrictions do not apply to service equipment including plant rooms, lift overruns, solar collectors and other such equipment provided the equipment is designed, screened and finished in non-reflective material and of a colour to the satisfaction of the responsible authority.~~

~~The following buildings and works requirements apply to an application to construct a building or construct or carry out works must be constructed in accordance with the following requirements:~~

Streetscape interface and active frontages

- Ensure development identifies and respects any sensitive interfaces such as residential areas, parklands or heritage buildings.
- Ensure street facades are active, including clear glazing that allows a visual connection between the building occupants and people on the street, entrances are accessed directly from principal street spaces.
- Ensure development with public car parks at the rear provides active frontages onto this space and provides for pedestrian movement through shops.
- Avoid large expanses of blank or solid facades at street level.
- Provide continuous weather protection for pedestrian activity along retail streets through the provision of verandahs or canopies.
- Maintain a continuous setback line in retail or business areas where buildings are set up to the property line to create a well defined edge to the street space and a continuous built form.

- Ensure crossovers, garages or car park entrances are kept to a minimum width and do not dominate the street frontage of a building.
- Provide landscaped setback spaces for offices and other industrial/commercial development to soften and frame the built form.

Built form, design, public and private open spaces

- Maximise built form potential for each site and limit the amount of site area used for surface car parking.
- Design buildings to create a sense of human scale and interest in the streetscape through the incorporation of elements of traditional residential and commercial design, materials and finishes found in the Croydon Major Activities Area, including pitched roofs, parapets, brick work, timber cladding and rendered finishes with articulated facades, fenestration and a range of materials and other detailing.
- Require buildings to overlook open space to improve the safety of the parklands via passive surveillance and encourage increased pedestrian traffic.
- Ensure dwellings have a street address even when located above shops. Avoid sharing entrances to residences with shops or businesses.
- Promote the creation of new public spaces.
- Ensure buildings are located and orientated to minimise adverse amenity impacts from adjoining uses such as shops or cafes. In mixed use developments, or those near other uses, provide adequate acoustic insulation.
- Higher density residential development on the edges of the Croydon Major Activities Area is to provide a transitional scale to adjoining established residential areas, including adequate landscaping. A transitional scale should also be provided to sites adjoining a sensitive interface, including open spaces, residential areas and sites of identified heritage significance.
- Ensure that developments on sites adjacent to heritage buildings are respectful of their design, appearance and significance.

Height [Action L25]

A permit cannot be granted to construct a building which exceeds the building heights identified in Map 1 to this Schedule. This does not apply to:

- An extension of an existing building that exceeds the specified building height provided that the extension does not exceed the existing building height.
- An extension of an existing building or the construction of a new building that exceeds the specified building height which does not exceed the height of immediately adjacent buildings facing the same street.
- The rebuilding of a lawful building or works which have been damaged or destroyed.
- A building which exceeds the specified building height for which a valid building permit was in effect prior to the introduction of this provision.

Higher scale landmark buildings must:

- Emphasise the entry points to the Croydon Major Activities Area at the key intersections of Main Street, Mount Dandenong Road, Hewish Road, Croydon Road and Coolstore Road.
- Interpret the valued character of the Town Centre using innovative and high quality design that assists in defining the street space, rather than providing imposing or visually dominant built form that is out of context with the current or preferred future character of the area.

View lines

- Retain principal public views to the Dandenong Ranges and Wicklow Ridgeline that are an important part of Croydon's character, including providing articulated building forms with spaces between buildings at upper levels, to ensure views are retained between buildings.
- Ensure development adjoining or opposite Croydon Park and Town Park retain views to the Dandenong Ranges and Wicklow Ridgeline. Maximise open views across the parkland and to the Dandenong Ranges from buildings along James Kerr Way and the rear of the Arndale Centre.
- Retain key public views from the Croydon Major Activities Area and future built form assisting in framing these views, including:
 - Glimpses of the Croydon Park available from the seating area in Main Street at the end of Hewish Road.
 - Towards the Wicklow Ridgeline along Hewish Road and Lacey Street.
 - Views from the Croydon Market site towards the Dandenong Ranges (new development of the site could include picture windows or terraces that are afforded expansive views of the Dandenong Ranges).
 - Views of the Dandenong Ranges and Wicklow Ridgeline from the eastern edge of the Civic and Community Precinct, providing additional opportunities for park users to enjoy these views from landscaped seating areas.
- Ensure buildings on the Arndale site are limited to maintain views towards the Wicklow Ridgeline.
- Ensure new development to the west of James Kerr Way can gain access to views across Croydon Park to the Dandenong Ranges from higher levels of buildings.
- Development must be designed to ensure that public views to the Dandenong Ranges are protected for key vantage points along Mountain Hwy (between Church Street and Railway Parade).

Signage

- ~~Ensure signage associated with shops and businesses is attractive and does not dominate buildings, streetscapes or vistas, or detract from or block key views. Minimise visual clutter of signage above verandas.~~ Ensure signage associated with shops and businesses is attractive and does not dominate buildings, streetscapes or vistas, or detract from or block key views.
- Minimise visual clutter of signage above verandas.

3.0

10/09/2021
C131maro

Subdivision

A permit is not required to subdivide land.

4.0

10/09/2021
C131maro

Signs

None specified.

5.0

10/09/2021
C131maro

Application requirements

None specified.

6.0

10/09/2021
C131maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the bulk, location and external appearance of any proposed buildings will be in keeping with the character and appearance of adjacent buildings,
- The impact of development on views within the Town Centre and to the Dandenong Ranges and Wicklow Ridgeline.
- Whether the impact of development contributes towards a positive urban design, image and the overall landscape concept.

- The development of connected accessible links through built form.
- The provision of active frontage with weather protection elements that encourage a pedestrian friendly environment.

Background Documents

Croydon Town Centre Structure Plan (Planisphere, July 2006) [Action L26]

Map 1 to Schedule 10 to Clause 43.02

Built Form



10/09/2021
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SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY) [Action L27]

Shown on the planning scheme map as DPO2.

RINGWOOD TOWN CENTRE

1.0
10/09/2021
C131maro

Objectives

None specified.

2.0
10/09/2021
C131maro

Granting of permits before development plan is prepared

A permit may be granted before a development plan has been prepared provided the responsible authority is satisfied that:

- *—The use or development is for public transit purposes only, such as enhanced pedestrian and cycling access, minor improvements to public areas, traffic works, car parking and public transport access.
- *—The grant of a permit will not prejudice the achievement of the desired outcomes for the land and the surrounding land envisaged by the Ringwood Transit City Urban Design Masterplan 2004 (Hansen Partnership, 2004).
- *—The grant of a permit will not prejudice the preparation of a development plan for the land and the surrounding land in accordance with the requirements of this schedule.

In determining whether or not to grant a permit, the responsible authority must consider the outcomes that are sought to be achieved by the use of this Overlay.

3.0
10/09/2021
C131maro

Conditions and requirements for permits

None specified.

4.0
10/09/2021
C131maro

Requirements for development plan

The development plan must comprise an overall development plan for the Ringwood Town Centre and individual precinct plans for the precincts identified on the Ringwood Town Centre Precinct Plan attached to this Clause.

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Overall Development Plan – Ringwood Town Centre

The overall development plan must include the following key policy directions:

Railway Station, library and retail link

- *—Development and built form must provide for a broad physical and visually active link between the Railway Station, the Station Square (railway station forecourt), the Ringwood Library, the Eastland South entry and the heart of the Town Centre.

Maroondah Highway pedestrian crossing

- *—Development must provide for the installation of a broad, attractive and safe at-grade pedestrian crossing of the Maroondah Highway adjacent to the Railway Station.

Ringwood Station focus

- *—Development and built form must provide for the redevelopment of the Ringwood Railway Station into an integrated Transport Interchange. The development of the precinct must include provision for:

- ~~— A transit hall.~~
- ~~— Commuter parking.~~
- ~~— Commuter shelter.~~
- ~~— Commuter drop-off zones.~~
- ~~— Practical, safe and convenient access between the different levels and components of the transport interchange for people of all mobility levels.~~

Core Retail Extension

- ~~* Development and built form must provide for extension of existing retail malls in Eastland south across Plaza Centre Way to form a visible retail presence closer to Maroondah Highway, together with the small grain retail, active frontage and mixed use areas facing Maroondah Highway.~~

Maroondah Highway median effect

- ~~* Provision for the management of vehicular access along Maroondah Highway, the extension of the street tree planting theme into the heart of the Town Centre and the long term reduction of the through traffic function of Maroondah Highway.~~

Retail Frontage to Maroondah Highway

- ~~* Provision for the reinstatement of retail activity, creating active and open street frontages to the areas on the north and south sides of the Maroondah Highway and strengthening of the role of the Town Centre spine.~~

Corner Gateway Building

- ~~* Definition and identification of the primary eastern and western corners of the Town Centre with landmark buildings that positively contribute to the Ringwood Town Centre and provide for occupation by prominent destination uses.~~

Town Centre Vista Extension

- ~~* Provision of view lines along an east-west vista to the east of Ringwood Street into the central area of the Ringwood Town Centre, providing a physical and visual link to the areas west of Ringwood Street.~~

Ringwood Street Civic Uses

- ~~* The re-location of the existing library to be within the Town Centre area and expansion of educational and civic facilities, with good pedestrian links from the Town Park area.~~

Public Domain Hub

- ~~* The creation of a spacious green Town Park in the central Town Centre area. The park and the buildings around it must provide direct visual and physical links to the Station Square, Maroondah Highway and the areas to the west of Ringwood Street. The design and form of the public space should allow for the area to function both formally and informally as a meeting place for events, activities or passive recreation.~~
- ~~* The creation of a surrounding built form that frames the functions of the Town Park, whilst providing for multi-level interaction and the retention of human scale throughout the Town Park area.~~

Expand Existing Bus Terminal

- Provision for the development of major bus facilities that are integrated with the public transport hub and the Ringwood Town Centre.

Built Edge to Highway

- The consolidation of the Maroondah Highway corners through the provision of continuous active built edges to all linking streets.

Frontage to the Clocktower Park

- The definition of an increased and meaningfully dynamic role for the Clocktower and Memorial Park on the Wantirna Road/Maroondah Highway corner as a key gateway to the Centre.

Station Street Widening

- Provision for the widening of Station Street, between Wantirna and Bedford Roads, providing for a functional by-pass of the Town Centre spine linking Wantirna Road to Warrandyte Road.

4.2

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Individual Precinct Plans

Individual precinct plans must be prepared for each precinct in accordance with the following requirements:

General

Each precinct plan must be accompanied by a written explanation of how the precinct plan responds to:

- The requirements of Municipal Planning Strategy and Planning Policy Framework Clause 22.06 Ringwood Activity Centre.
- The requirements of the Design and Development Overlay Schedule 3.
- The approved overall development plan for the Ringwood Town Centre.

Individual precinct plans must incorporate the key policy directions of the approved overall development plan and must provide a detailed development plan of the precinct including the following development and design components:

- An overall scheme of development for the precinct.
- A building form that provides for the development of landmark feature buildings in locations as provided for in the Design and Development Overlay Schedule 3.
- The location of public areas, building access points and the relationship to other sites within the precinct and adjoining public areas and precincts.
- A traffic movement plan demonstrating how the proposed precinct plan meets the following sub-clauses of the Ringwood Activity Centre at Clause 22.06:
 - **The access and movement objectives and policy statements (Clause 22.06-2);**
 - and,**
 - **The Town Centre objectives and policy statements (Clause 22.06-3).**
- A site context plan explaining the context of the precinct, the key elements of the precinct and the way in which the proposed development responds to those key elements.
- For sites requiring staging of development and/or consolidation, a plan of staging and/or consolidation that demonstrates that the ultimate form of development is achievable.

Specific

In addition to the general requirements for precinct plans the following specific requirements must be included in the specified precinct plan:

Precinct 1 (North-west Precinct)

- The opportunity for the development of an active relationship to Ringwood Street.
- A clearly defined, landmark entry point to the western section of the precinct.
- The southern boundary of the precinct buildings must provide for pedestrian activity, visual surveillance, open active frontages and promote interaction with the public realm, Town Park and Precinct 2.

Precinct 2 (Midway Precinct)

- A physical and visual link from the Town Park area to the areas west of Ringwood Street.
- Active frontages to Maroondah Highway, Ringwood Street, the town park and the public areas of Precinct 3.
- A mid precinct north south pedestrian link connecting to Maroondah Highway.

Precinct 3 (North-east Precinct)

- Provision for the creation of the Town Park and substantial public areas linking with Precincts 1 and 2.
- The creation of a multi level landmark building on the south-eastern corner of the precinct.
- Active frontage to Maroondah Highway and public connection between Maroondah Highway and the Town Park.

Precinct 4 (Station superblock Precinct)

- Improvements to public transport through the provision of major integrated rail and bus interchange facilities, and strengthening the role of the precinct as the primary modal interchange for the region.
- A broad mix of land uses that strengthens the mixed use role of the station superblock as a primary node within the Transit City with clear activity links and pedestrian connections to the Town Centre north of Maroondah Highway.
- The traffic movement plan to address:
 - Bicycle facilities, taxi zones, commuter car parking and commuter drop off zones.**
 - The minimisation of conflict between buses/vehicles and pedestrian movement within the precinct.**
- A pedestrian movement plan, including access for people with mobility impairment to all public areas and strong pedestrian connections to the north across Maroondah Highway, to the residential areas south of the station and to all commuter car parking areas.
- An attractive and active interface with Clocktower Park that respects the significance of the memorial function of the Clocktower Park.
- Development of the Station Square area as a focal point between the railway station and the public areas to the north of Maroondah Highway.
- The development of a transit lounge facility that has a high level of public surveillance and activity.
- The ability to accommodate projected bus operations.
- Active frontages to street level areas of Maroondah Highway and the Station Square.
- An appropriate response to the buildings and structures of heritage significance within the precinct.

5.0

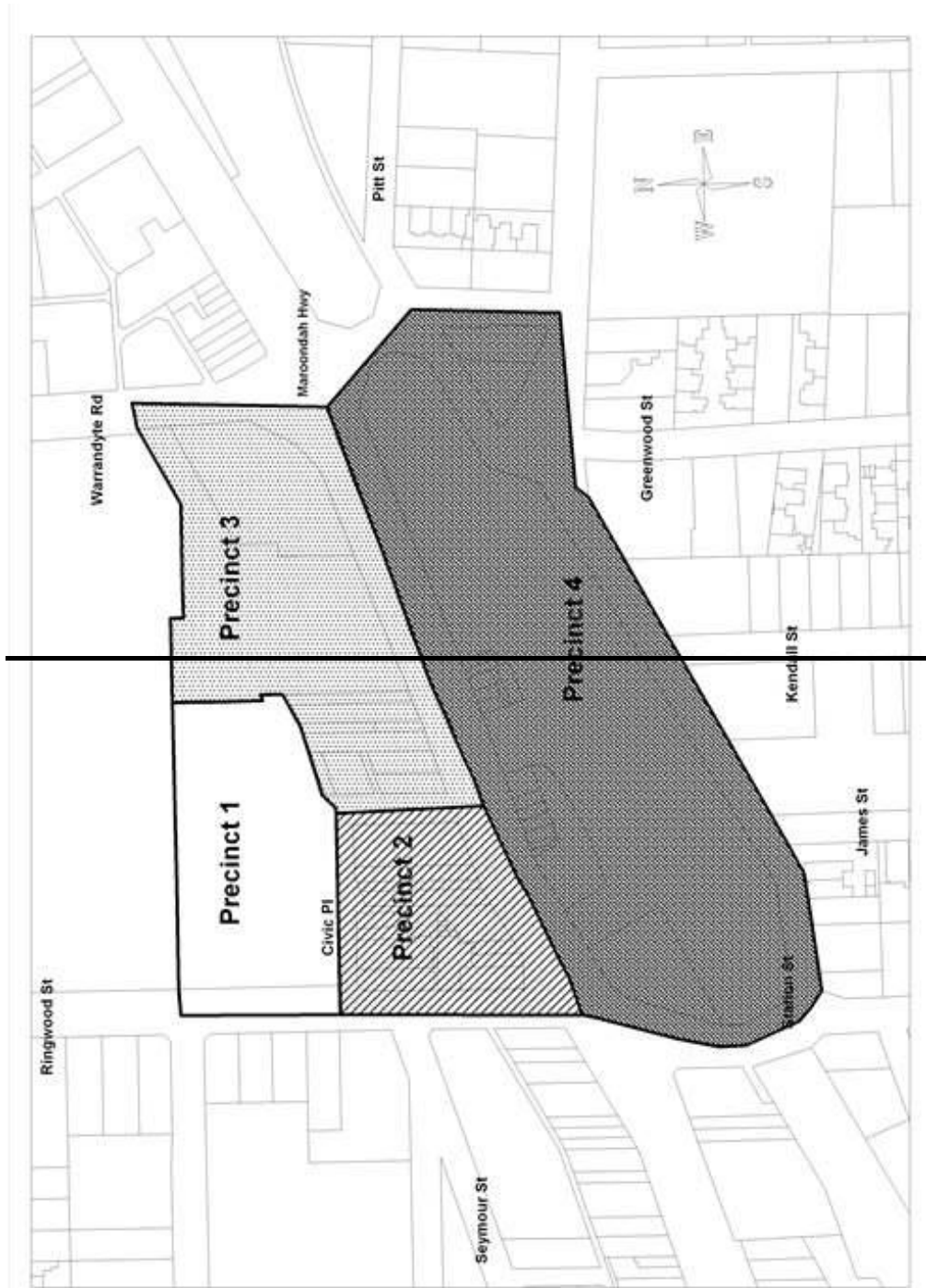
Referral

The Development Plan, associated individual precinct plans and permit applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

Background documents

Map 1 to Schedule 2 to Clause 43.04

Ringwood Town Centre – Precinct Plan



10/09/2021
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SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY [Action R16]

~~Shown on the planning scheme map as DPO3.~~

~~BAYSWATER ROAD RESIDENTIAL DEVELOPMENT AREA~~

1.0

10/09/2021
C131maro

Objectives

~~None specified.~~

2.0

10/09/2021
C131maro

Requirement before a permit is granted

~~None specified.~~

3.0

10/09/2021
C131maro

Conditions and requirements for permits

~~None specified.~~

4.0

10/09/2021
C131maro

Requirements for development plan

~~The development plan may consist of plans or other documents and may, with the consent of the responsible authority, be prepared and implemented in stages.~~

~~The development plan must describe:~~

- ~~*—The land to which the plan applies.~~
- ~~*—The proposed use and development for each part of the land.~~

~~A development plan may be amended to the satisfaction of the responsible authority. A development plan must address the following issues:~~

~~Feature Surveys, Land Capability and Potentially Contaminated Land~~

~~The following documents must be included in the development plan:~~

- ~~*—A topographical survey of the entire site, indicating contour levels and geographical features which represent an opportunity or constraint to design.~~
- ~~*—A full feature survey, noting physical features to be retained and any historic elements that will be incorporated into the residential design.~~
- ~~*—A vegetation assessment, identifying the location, species and health of vegetation on the site, in the Bayswater and Bayfield Road reserves and in the Bungalook Creek reserve.~~
- ~~*—A land capability assessment which is referenced to the findings of these feature surveys and which demonstrates the physical suitability and environmental sustainability of each lot proposed to be created in the residential subdivision design.~~
- ~~*—A design response statement explaining how any proposed subdivision has responded to the features, opportunities and constraints of the site and how any proposed subdivision relates to surrounding land uses and physical characteristics.~~

~~Movement Network~~

~~To enable pedestrians, vehicles and bicycles to easily, conveniently and safely move through the residential subdivision and between the site and all abutting roads and public open space, it is necessary for an integrated road, pedestrian and bicycle network to be designed for the site. This design information must include:~~

- ~~*—A traffic management plan identifying the hierarchy of the internal road network.~~

- *—An internal road network that provides southerly views and access points to significant canopy trees located adjacent to or in the Bungalook Creek reserve and any other prominent site or environmental feature.
- *—A detailed assessment of the future traffic function of Bayswater Road, Bayfield Road and the connecting intersection and indicative design treatments for any consequential upgrade of these roads and the intersection that may be required as a result of increased vehicular traffic associated with the proposed residential subdivision. This assessment and design must be undertaken by a suitably qualified person.
- *—Details of the location and design of a service road treatment to Bayswater Road, to allow residential frontage to this road.
- *—The location and type of access points to Bayfield Road, taking into account existing vegetation, the existing road network and opportunities and constraints identified in the feature survey and land capability assessment.
- *—No vehicular access between the internal road network of the residential development on the land and Bayswater Road.
- *—The provision of internal road frontage to any areas of open space or in appropriate locations, the Bungalook Creek Reserve or landscape buffer to the Creek.
- *—Direct pedestrian links between the subdivision and the linear open space along the Bungalook Creek reserve.
- *—Direct pedestrian links with Bayswater Road and Bayfield Road.
- *—The location of footpaths within the residential development.

Lot Size and Layout

An indicative lot layout for the subdivision including:

- *—Residential lots fronting a service road designed and constructed on the Bayswater Road frontage of the integrated site.
- *—Larger residential lots directly fronting Bayfield Road.
- *—In appropriate locations, an urban design treatment which allows residential lots to either front or have surveillance of the open space setback along the Bungalook Creek Reserve.
- *—Larger residential lots adjacent to the historic Boonong Homestead which is located at 273 Bayswater Road, Bayswater North.
- *—An explanatory statement illustrating the demand for the range of lots provided. The location of a vehicles crossing for each lot.

Building Envelopes

Building envelopes must be shown for all lots that:

- *—Abut the Bungalook Creek Reserve linear open space.
- *—Abut any areas of public open space.
- *—Have frontage to Bayfield Road and which provide a range of setbacks between 5—7 metres. No more than two consecutive lots may utilise the same setback and all variations in setback must be equivalent to at least one (1) metre.
- *—Contain remnant native vegetation or existing canopy vegetation, required to be retained as part of the vegetation survey of the land.

Landscape Plans and Vegetation Retention

The Development Plan must make provision for:

- *—The retention of existing remnant native vegetation and exotic vegetation (including dead vegetation deemed to have habitat value) identified in the Vegetation Survey, in both the open space setback area and across the development site.

- A consistent and uniform public area landscape design theme for the site, including public open space and buffer areas, taking into account existing vegetation and the desire to develop a high quality residential area.
- The integration of cypress rows in residential settings can be problematic and consideration may be given to their removal in whole or in part provided locations for the planting of suitable alternative species can be demonstrated.

Public Open Space

The location and treatment of public open space areas, including the location of pathways or other linkages to the proposed open space network. The public open space network of the site must include:

- Proportionately located open space nodes at strategic locations along the Bungalook Creek reserve where the creek comes close to the edge of the existing reserve and where significant canopy trees must be retained. This shall include a 12m wide vegetated public open space buffer along the northern boundary of the Bungalook Creek reserve. These open space nodes must be designed to ensure that they are accessible by all residents from each part of the site and can be monitored by adjoining and nearby residential properties.

Location of Utility Services

An indicative plan of utility services must be prepared. The plan must show:

- All services located underground.
- The location of substations, transformers and other bulky items of infrastructure.

Management Plan

A management plan must be prepared and incorporated as part of the development of the site. The management plan must include:

- Mechanisms for the protection of remnant vegetation during construction and development of the site.
- A stormwater management plan, detailing mechanisms to prevent sediment, litter and contaminated stormwater entering the stormwater system, the abutting road network, adjoining properties, areas of proposed public open space or the Bungalook Creek, during and after the construction of the subdivision.

10/09/2024
C131maro

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY [Action R17]

Shown on the planning scheme map as DPO4.

OBAN ROAD, RINGWOOD NORTH

1.0
10/09/2024
C131maro

Objectives

None specified.

2.0
10/09/2024
C131maro

Requirement before a permit is granted

A permit may be granted prior to the approval of the development plan provided that:

- The permit application has been lodged pursuant to Section 96A of the Planning and Environment Act 1987.
- The responsible authority is satisfied that grant of a permit does not prejudice the outcomes for the land set out in the requirements to this schedule.
- The permit includes any conditions or requirements set out in this schedule.

3.0
10/09/2024
C131maro

Conditions and requirements for permits

- A landscaping plan must be included that must show a native vegetation buffer of at least 4 metres in width for the duration of the southern boundary to Oban Road, Ringwood North.
- A management plan must be included showing mechanisms for the protection of remnant vegetation during construction and development of the site.

4.0
10/09/2024
C131maro

Requirements for development plan

The development plan may consist of plans or other documents.

The development plan must describe:

- The land to which the plan applies.
- The proposed use and development for each part of the land.

The development plan may be amended to the satisfaction of the responsible authority.

The development plan should be generally in accordance with the plan prepared by Millar and Merrigan Pty Ltd referenced as Drawing No. 11973T1 Version 5 and must show the following:

Drainage

- Provide for Water Sensitive Urban Design Solutions in storm water design and treatment, retention and disposal (including on site detention and treatment) in accordance with the Urban Storm water Best Practice Environmental Management Guidelines (CSIRO, 1999) and the Water Sensitive Urban Design Engineering Procedures: Storm water (CSIRO, 2005).

Landscaping

- All vegetation outside the building envelopes is to be retained with the exception of vegetation in the direct path of the site's main entrance road/main driveway.

Lot Sizes and Building Envelopes

- Lot sizes abutting the Low Density Residential Zone are to be in the range of 858m² to 2009m² to ensure a degree of compatibility with surrounding densities.

- ~~▪ Lot sizes abutting the General Residential Zone and Neighbourhood Residential Zone are to be in the range of 549m² to 1148m² in order to ensure a degree of compatibility with surrounding densities.~~
- ~~▪ The building envelopes are to remain intact to allow for adequate setbacks, open space and vegetation retention in order to respect the existing neighbourhood character of the area.~~

Maximum Number of Lots Permitted on Site

- ~~▪ 17, to ensure a degree of compatibility with the character of the surrounding area.~~

Access

- ~~▪ All lots that are west of the main driveway must have access to the main driveway in order to allow for the safe entering and exiting of Oban Road.~~
- ~~▪ No crossovers onto Oban Road are to be developed west of the main driveway.~~

10/09/2021
C131maro**SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY** [Action R18]

Shown on the planning scheme map as DPO5.

FORMER HEATHMONT COLLEGE RESIDENTIAL DEVELOPMENT**1.0**10/09/2021
C131maro**Objectives**

None specified.

2.010/09/2021
C131maro**Requirement before a permit is granted**

A permit may be granted prior to the approval of the development plan provided that:

- ~~The permit application has been lodged pursuant to Section 96A of the Planning & Environment Act 1987.~~
- ~~The responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land set out in the requirements to this schedule.~~
- ~~The permit includes any conditions or requirements set out in this schedule.~~

3.010/09/2021
C131maro**Conditions and requirements for permits**

A permit must include the following conditions or requirements:

- ~~A Section 173 Agreement or other mechanism to:~~
 - ~~— Ensure that public access rights for non vehicular traffic from Heathmont Road through the site to the adjoining school is made available and maintained in perpetuity.~~
 - ~~— Advise owners that internal waste collection, internal street lighting and internal road maintenance are matters that are provided, controlled, operated and maintained by the owners corporation for the site.~~
- ~~For subdivision permits, a requirement for the payment of 5% of the value of the land as a cash in lieu Public Open Space contribution to Council.~~
- ~~For allotments or dwellings along the Heathmont Road frontage a maximum front fence height of 1200mm.~~

4.010/09/2021
C131maro**Requirements for development plan**

The development plan must be generally in accordance with the Site Master Plan prepared by Gunn Drying Architects P/L, Drawing No. TP3 and the Landscape Concept prepared by Urban Initiatives/Sinatra Murphy, Drawing No. LA-01, but modified to reflect the requirements of this schedule and must show the following.

Dwelling siting, lot size and layout

All dwellings, including upper storeys and balconies, must be setback a minimum of 5 metres from title boundary with the abutting residential development to the north and south of the subject land.

The maximum number of lots fronting Heathmont Road must not exceed 9. Provision for public pedestrian access through the site to the adjoining school.

An indicative lot layout for the site including a range of lot sizes to accord with a medium density development not exceeding 66 lots or dwellings.

A plan showing areas of cut and fill based on the indicative layout. Indicative building envelopes for all lots.

Access

~~The road and path network proposed for the site.~~

~~Provision for pedestrian access at all time through the site between Heathmont Road and Great Ryrie Street.~~

~~A single vehicle entry point into the site located at the south east Heathmont Road frontage.~~

Landscaping

~~A full vegetation survey and condition statement as part of the landscape concept for the site. Retention of canopy vegetation and remnant native vegetation to the maximum extent practicable.~~

~~A landscape design and theme for the site, including private lots and common property areas, taking into account existing vegetation, net gain and the desire to maintain the vegetated character of Maroondah's residential areas.~~

~~A vegetation management plan including mechanisms for the protection of retained vegetation during construction and development of the site.~~

10/09/2021
C131maro**SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO6.

CROYDON CENTRAL SHOPPING CENTRE**1.0**10/09/2021
C131maro**Objectives**

None specified.

2.010/09/2021
C131maro**Requirement before a permit is granted**

A permit may be granted prior to the approval of the development plan provided that:

- The permit application has been lodged pursuant to Section 96A of the Planning & Environment Act 1987.
- The responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land set out in the requirements to this schedule.
- The permit would allow the use of the land and/or buildings and works on the land that are associated with or that extend the existing layout and development of the shopping centre; or
- The permit includes any conditions or requirements set out in this schedule.

In determining whether or not to grant a permit, the responsible authority must consider, as appropriate, whether the application is generally in accordance with the Height and Land Use Plan in Map 1 and the site context and the design objectives set out in this Schedule.

3.010/09/2021
C131maro**Conditions and requirements for permits**

None specified.

4.010/09/2021
C131maro**Requirements for development plan**

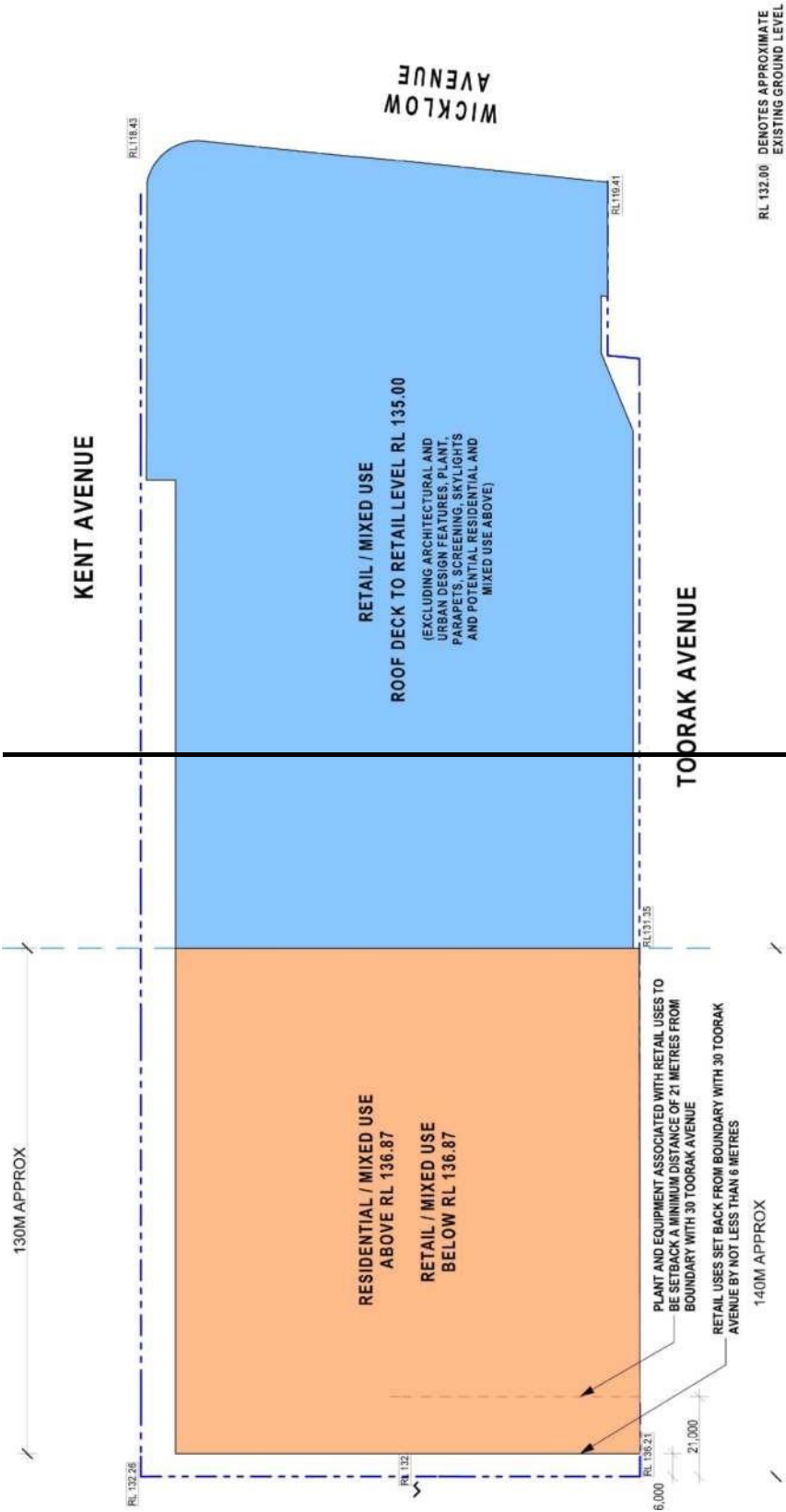
The development plan may be a combination of plans and reports and must be generally in accordance with the Height and Land Use Plan in Map 1 and address as appropriate the site context and design objectives set out in this Schedule.

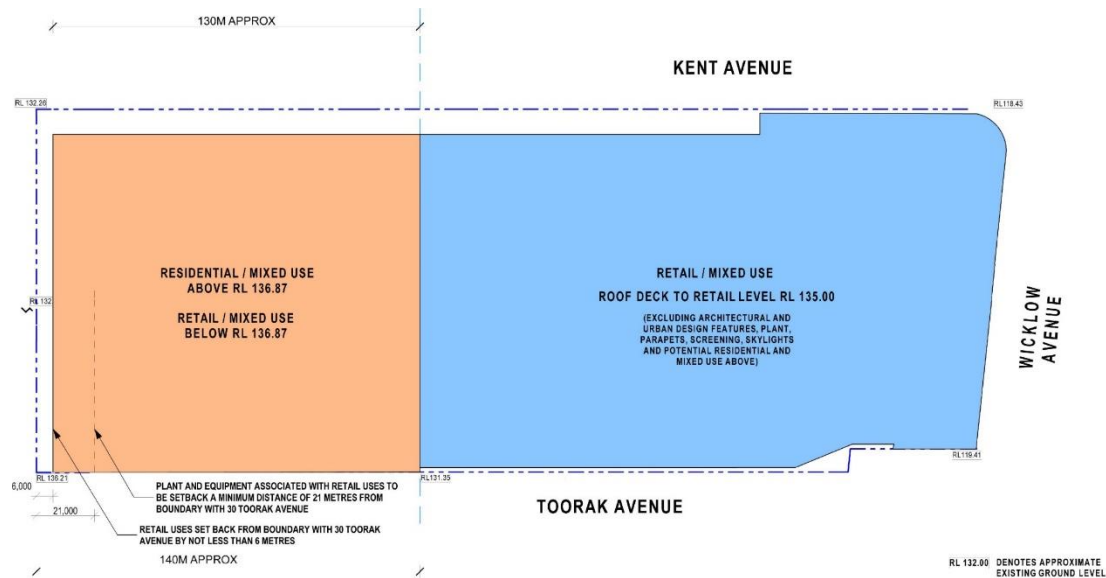
Site Context

- The Croydon Central Shopping Centre (the subject site) forms part of the Croydon Town Centre which is categorised as a Major Activity Centre.
- Development providing increased retail, commercial and higher density residential uses is generally supported within the Town Centre.
- The Croydon Town Centre Structure Plan envisages improved integration of the retail precincts surrounding Main Street, the subject site and the Arndale Shopping Centre.
- The Structure Plan identifies opportunities for connections across the rail line and train station that presently divides the subject site from Main Street. The Structure Plan makes specific recommendations around the subject site including activation of street frontages, capture of the views surrounding the site, avoidance of visible ground level car parking, articulation of building forms, use of effective landscaping, creation of outdoor areas with aspect to the surrounding mountains and improvements in pedestrian pathways through the site.
- There is a need to broaden the retail offering in the Town Centre to hold onto local custom and to allow shoppers to combine grocery and fresh food shopping with convenient access to a range of specialty and discount department store offerings, as well as services and food and drink offerings.
- The subject site presents a viable and compelling strategic redevelopment opportunity to enhance the overall functioning and fabric of the Croydon Town Centre.

Map 1 to Schedule 6 to Clause 43.04

Height and Land Use Plan





Design Objectives General Design Objectives

- To create an attractive and distinct built environment that supports a range of activities in this part of the Croydon activity centre.
- To intensify built form in the centre by filling empty sites, capitalising on key intersection sites and creating improved interfaces.
- To ensure that development acknowledges and responds to the context and physical characteristics of the Croydon Major Activities Area, particularly by reinforcing its unique ridgeline setting.
- To acknowledge the transition from a natural to an urban influenced environment, with building facades that are layered with landscape, articulated facade surfaces and a sophisticated approach to form and massing.
- To limit views of car parking and service areas and to create attractive street interfaces on all frontages.
- To provide for a new active retail interface at street level on Wicklow Avenue, facilitating future repair and connection of the urban fabric in the area between the site and Main Street.
- To foster a connection of the Croydon retail environment foreshadowed in the Croydon Town Centre Structure Plan.
- To create a modern retail environment with a broad range of offerings supported by services and food and drink premises.
- To provide a high quality, weather protected retail environment providing safe pedestrian movement throughout the site.
- To provide a conveniently accessed and appropriately laid out carpark, concealed as far as practicable from the surrounding streets.
- To conceal all service areas such as loading docks, rubbish collection areas and service infrastructure, to minimise conflicting pathways between centre patrons and vehicles servicing the site.

Specific Design Objectives

Western End of the Subject Site

- The development and proposed uses are to be in accordance with the Height and Land Use Plan.

- The design of the development and proposed uses should seek to minimise impacts to the amenity of adjoining residential areas.

Toorak Avenue Frontage

- Development should provide opportunities for residential development at the western end of the frontage. The development of townhouses facing Toorak Avenue behind a suitable landscaped interface is preferred, allowing for further residential or mixed use development behind this frontage.
- A layered design with tiered patterned facades to buildings may be developed along this frontage, incorporating a new landscape zone that limits views of any service corridor or back-of-house functions along this frontage.
- Building facades may also serve an acoustic function to prevent sound break-out from loading docks and any service areas.
- Development should have regard to the relationship of the subject site with the properties opposite in Toorak Avenue, recognising that the residential properties on the opposite side of Toorak Avenue are significantly higher than the subject site.
- Service areas and road access should be designed to provide protection against visual and acoustic disturbance to 30 Toorak Avenue.
- The preferred outcome for the Toorak Avenue frontage is to allow the creation of a compatible interface, and a passive landscaped interface to the back of any retail facilities facing Toorak Avenue.

Wicklow Avenue Frontage

- The building facade treatments to the Wicklow Avenue frontage should be interesting and diverse in their representation. A possible approach would be to create a series of articulated forms at various building levels and provide for active retail frontages to the street.
- The frontage to Wicklow Avenue should allow generous space for the provision of street planting, footpaths and street furniture.
- Lower building facades at street level should be transparent glazing as far as possible providing views into the retail premises. This model of a retail/commercial street interface reflects characteristics of the Croydon Main Street retail environment, and is intended to provide a template for future development of the opposite side of this street.
- The opportunity for a strong urban statement exists on the Wicklow Avenue and Kent Street corner.
- The opportunity for deep upper level balcony areas should be explored at this corner to activate the streetscape and capture long range views over the Town Centre and the Yarra Ranges beyond.
- The preferred outcome for this frontage is to: (1) transform the existing frontage from an open carpark into an active and attractive retail frontage with good quality street level landscape and street furniture; (2) activate the frontage by entry points into the ground level retail tenancies, promoting transparency of the building facades and creating a strong urban statement at this frontage; and (3) to define the Wicklow Avenue and Kent Avenue corner with a strong architectural form.

Kent Avenue Frontage

- The treatment of this frontage should take account of the opportunity for vehicle access to car parks and loading areas whilst respecting the safety and function of Kent Avenue.
- This frontage presents opportunities for entries into the retail centre and activation of the building facades. The creation of a landscaped edge to the subject site is generally preferred along this frontage.
- The opportunity exists for the creation of an elevated outlook from tenancies within the subject site to Kent Avenue and the Yarra Ranges beyond.
- The preferred outcome for this frontage is to carefully treat the frontage in a way that allows for vehicle and pedestrian access opportunities, provide a landscaped condition along the site frontage and present an attractive and where possible, active building facade.

Landscape Design Objectives

General

- Landscaping of the subject site should be an integral part of the design solution. The landscape is to respond to the particular characteristics of the key site frontages, with a concise planting palette. The extent and species of planting is to be agreed with the Council.
- A full site survey that details all vegetation and their condition should be included in any landscaping plan submitted for approval.
- Any landscaping plan submitted for approval should provide details of fencing (including boundary fences) and acoustic screen fencing.
- If acoustic fencing is proposed, the fence must be in accordance with an Acoustic Report prepared by a suitably qualified practitioner.

North-Western Interface

- The preferred landscape approach is to include canopy tree planting to provide scale and under-canopy planting to provide effective screening between the properties.

Toorak Avenue Interface

- The landscape treatment should have regard for the residential interface along this frontage opposite the subject site.
- The opportunity should be taken to provide for clusters of taller trees with under-canopy planting and ground covers. Any planting could be used to screen the fenceline along this frontage or any acoustic wall or service access and back of house activities should this be required.
- The colouring of plant species should where appropriate complement the colouring of the building facade. Appropriate species which climb over wall frames or walls could be employed to further soften this interface.

Wicklow Avenue Interface

- This frontage is primarily an urban interface where the primary landscape is expected to be provided by street tree planting. The extent and species of planting is to be agreed with the Council.
- Appropriate low ground cover and hedged planting could be employed for use in structure or planters at building entries, in feature locations at street level or otherwise above ground level at the Wicklow/Kent Avenue corner.

Kent Avenue Interface

- A landscape condition along the Kent Avenue frontage is preferred, utilising the variable ground levels to present an attractive interface to the street.
- The opportunity of creating dense, layered planting with ground covers and hedging may be explored to create a green edge. A more urban treatment is preferred near the Wicklow Avenue/Kent Avenue corner. Opportunities exist for the inclusion of hard landscape features including water features, urban sculpture and feature paving.

Future Connectivity Objectives

- An opportunity exists to create an elevated link at the Wicklow Avenue frontage to facilitate future connection to pedestrian linkages across the railway reserve.
- The Wicklow Avenue frontage of the subject site creates an opportunity for an active retail environment supplemented by a wide and attractive pedestrian footpath.

Environmental Design Objectives

- A holistic approach to sustainable building design is encouraged that commits to the integration of sustainability principles in the planning and design of engineering services infrastructure, building envelopes and building engineering services.

- ESD initiatives should be aimed at promoting energy efficiency in construction and ongoing operation of the development on the subject site.

Residential Development Objectives

- Residential development is encouraged at the north-western end of the Toorak Avenue frontage as part of the redevelopment of the subject site. Due to the changing levels over the subject site, the opportunity exists to create a residential edge to the development at this interface at the existing Toorak Avenue ground level so as to provide a transition to the residential areas to the north and west.
- Development along the residential interface should be of a form and scale that respects the existing character of residential properties along this frontage and provide a respectful boundary interface. Higher scale residential development than that which occurs at the edges of the subject site may be acceptable. The residential component of any redevelopment of the subject site should be developed as an integrated component of the overall design. It may be staged and developed in accordance with a staging program agreed with the responsible authority.

Access, Traffic and Parking Objectives

- Measures should be adopted to minimise conflict between vehicles and pedestrian movement within the development and on the adjoining street network.
- Measures to improve pedestrian connections are encouraged including access for people with mobility impairment to public areas adjacent to the development, surrounding streets, the railway station and parking areas.
- Consideration for bicycle facilities, taxi zones and customer drop-off opportunities.

Decision guidelines [Action L29]

In assessing a development plan or an amendment to a development plan, the responsible authority must consider as appropriate:

- ~~▪ The purpose of the zone and any relevant local planning policy.~~
- ~~▪ The views of VicRoads and any other relevant service authority.~~
- The potential of the development plan to achieve integrated use and development of the land. The adequacy of proposed environmentally sustainable design measures.
- The above contextual and design objectives.

10/09/2021
C131maro

SCHEDULE 1 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO1.

ALTO AVENUE AND WICKLOW HILLS NEIGHBOURHOOD CHARACTER AREA

1.0
10/09/2021
C131maro

Statement of neighbourhood character

Alto Avenue, Croydon is a significant residential precinct in the heavily vegetated hills, vales and ridgelines of the Wicklow Hills Estate. It remains the highest point between Melbourne and the Dandenongs. ‘Alto’ derives its name from the Estate’s altitude of 207 metres above sea level. The area was subdivided as R.F. Kelly’s ‘Wicklow Hills Estate’ in 1920.

Alto Avenue displays a strong 1920’s Bungalow theme highlighting family life between the world wars and is representative of the housing estate built in Croydon before the electrification of the Melbourne to Lilydale railway line in 1925. Typically, the dwellings comprise double fronted intact timber form, including many Bungalows in mature canopy garden settings with brick or plain timber roofs and terra-cotta Marseilles tiles.

Key neighbourhood character features include built form, trees and bird life, large blocks and open spaces and dense mature vegetation cover in spacious garden settings. The hilly topography plays an important role in placing this area as a significant backdrop to views from Mount Dandenong and the continuous nature of the canopy vegetation throughout the Wicklow Hills Ridge provides a strong character element.

2.0
10/09/2021
C131maro

Neighbourhood character objective

To ensure that any buildings and works reflect the preferred neighbourhood character of Alto Avenue and the Wicklow Hills Estate, including the predominantly expansive, double fronted, Bungalow style, timber dwellings constructed without promoting replication.

To ensure that new dwellings and alterations to existing dwellings have appropriate siting, setback and materials.

To ensure generous setbacks to allow the predominantly mature, dense garden settings with panoramic views to remain and be enhanced.

To ensure new structures are set back a generous distance from boundaries so that existing dwellings and landscape features remain visible from the street.

To ensure additions to an existing dwelling are complementary and do not compromise the neighbourhood character or streetscape.

3.0
10/09/2021
C131maro

Permit requirement [Action R19]

A permit is required ~~to to:~~

- ~~construct~~ Construct or extend an outbuilding normal to a dwelling.
- ~~A permit is required to d~~Demolish or remove a dwelling.
- ~~A permit is required for any~~Construct a building or carry out buildings and works in the front setback to a dwelling or outbuilding associated with a dwelling.
- ~~Construct a ,including front fences~~within the front setback to a dwelling or outbuilding associated with a dwelling.
- ~~A permit is required to r~~Remove, destroy or lop a tree.

4.0
10/09/2021
C131maro

Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement
None specified	None specified

5.010/09/2021
C131maro**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.05, in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which any new dwelling or any outbuilding associated with a dwelling, contributes to the preferred Neighbourhood Character Area with regard to siting, form, scale, massing, bulk and building materials represented in existing dwellings in Alto Avenue and the Wicklow Hills Estate, Croydon.
- The extent to which any new dwelling or any outbuilding associated with a dwelling, maintains generous setbacks from all boundaries to enhance dwellings sited in predominantly expansive, dense and mature garden settings.
- The extent to which any buildings and works associated with a dwelling is sited unencumbered from other structures on site, particularly in front setbacks, to enhance the streetscape and protect view lines to dwellings, landscape features and to the Dandenongs.
- The extent to which any new development incorporates significant building elements represented in Alto Avenue and the Wicklow Hills Estate in contemporary dwelling design but does not mimic existing dwelling styles or dominate streetscapes.
- The extent to which any additions to an existing dwelling are complementary and do not compromise the neighbourhood character or streetscape.

Background Documents

~~Maroondah Heritage Study Stage Two (Richard Peterson Architect & Conservation Consultant with Peter Barrett, Volume 1 & 2 November 2003).~~ [Action R19]

10/09/2021
C131maro

SCHEDULE 2 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO2.

CROYDON HILLS NEIGHBOURHOOD CHARACTER AREA

1.0

10/09/2021
C131maro

Statement of neighbourhood character

The Croydon Hills Estate is bounded by Eastfield Road, Bayswater Road and the Lilydale railway line in Croydon. The subdivision forms part of one of Walter Burley Griffin’s neighbourhood area estate designs and the lot layout has remained substantially unchanged since its development.

Griffin’s garden suburb designs included ‘Croydon Hills (Garden Suburb) Estate’ in 1921. Only the orchard section of the Croydon Hills Estate was completed partly different from Griffin’s original design.

The Croydon Hills Estate is also significant because it is one of four commissions in Melbourne by the Rev. Cheok Hong Cheong. Born in Canton, China, Rev. Cheok Hong Cheong purchased part of the land the Croydon Hills Estate occupies. He played an active role in the welfare of Chinese in Australia. Cheong Park was formed in 1948 when 50% of the triangular land in the Croydon Hills Estate was donated by the Cheong family to the Shire.

Key neighbourhood character features include the subdivision pattern. This is unique due to its high degree of planning around the O’Shannassy pipeline easement, where a park boulevard was intended to be built.

The development of this estate was highly regarded as it was an example of garden city planning and embraced the idea of a neighbourhood as a physical and social planning unit. Griffin took account of the topography of the site and its native vegetation, to provide safe internal public spaces within the estate to cater for community needs.

2.0

10/09/2021
C131maro

Neighbourhood character objective

To ensure site responsive building forms that reflect the subdivisional pattern, including Yarraduct Place, of the Croydon Hills Estate and Walter Burley Griffin’s original design for the estate.

3.0

10/09/2021
C131maro

Permit requirement

None specified.

4.0

10/09/2021
C131maro

Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement
None specified	None specified

5.0

10/09/2021
C131maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which layout and siting of new dwellings and structures reflect the preferred neighbourhood character of the Croydon Hills Estate.
- The extent to which building forms reflect the subdivisional pattern, including Yarraduct Place, of the Croydon Hills Estate and Walter Burley Griffin’s original design for the estate.

Background Documents

Maroondah Heritage Study Stage Two (Richard Peterson Architect & Conservation Consultant with Peter Barrett, Volume 1 & 2 November 2003). [Action R20]

20/11/2020
C116maro

SCHEDULE 3 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO3.

~~Jubilee Park~~ JUBILEE PARK [Action P04]

1.0

20/11/2020
C116maro

Statement of neighbourhood character

The Jubilee Park neighbourhood character area in Ringwood forms part of a larger historic residential area, which was developed after 1915 . It is significant within Maroondah as a rare example of a neighbourhood that includes development from the inter war period, with the only other comparative example being the 1920s timber bungalows of the Alto Avenue and Wicklow Hills Estate in Croydon. It is also important for its intact and consistent collection of Post War Dwellings.

These streetscapes are representative of the development that occurred in Ringwood during the interwar and early Post War years-simple homes displaying a modest and traditional expression, set in spacious open gardens.

The area is notable for its consistency of low scale, older style dwellings with tiled, pitched or gable roofs. Timber is the predominant building material and the modest, detached homes are located in generous and well vegetated garden settings. The regularity of built form and setbacks creates an orderliness within the character area, and this cohesion is further enhanced by the existence of regular street trees, grassy nature strips and low front fences.

2.0

20/11/2020
C116maro

Neighbourhood character objective

To ensure that the consistent architectural and residential character of Jubilee Park is retained and enhanced.

To complement and strengthen the historic and predominant use of timber throughout the area.

To maintain the consistent siting of dwellings, allowing for a generous and well vegetated front garden, and side setbacks that allow for planting.

To ensure that new dwellings and extensions to dwellings are an appropriate scale relative to the scale of surrounding homes, and that front fences are low.

3.0

20/11/2020
C116maro

Permit requirement [Action P04]

A permit is required to:

- Construct an outdoor swimming pool within the front setback associated with a ~~dwelling~~ dwelling.
- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.

4.0

20/11/2020
C116maro

Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement
Side and rear setbacks A10 and B17	<p>A new building not or within 200mm of a boundary should be set back from side boundaries:</p> <p>* 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>A new building not or within 200mm of a boundary should be set back from rear boundaries:</p> <p>* 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p>

	<p><u>Side setbacks</u> <u>1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</u></p> <p><u>Rear setbacks</u> <u>5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</u> [Action P04]</p>
Private open space A17 and B28	<p>An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.</p> <p>An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or</p> <p>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient convenient access from a living room, or [Action P04]</p> <p>A roof-top area of 10 square metres with a minimum minimum width of 2 metres and convenient access from a living room. [Action P04]</p>
Front fence height A20 and B32	A front fence within 3 metres of the street should not exceed 0.9 metres.

5.0

20/11/2020
C116maro

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which any proposed buildings and works contribute to the preferred neighbourhood character of the Jubilee Park area.
- Whether any replacement development meets the objectives of this clause in relation to siting, height and form.
- The extent to which any new dwelling or dwelling extension reflects the roof form of adjacent properties, or the existing dwelling.
- The visual impact of the dwelling on the streetscape, including the extent to which upper level dwelling extensions are recessed and articulated.
- The selection of building materials and the contribution the materials will make to the preferred neighbourhood character of the precinct.
- To extent to which any buildings or works, including front fences, make a positive contribution to the public realm.
- Whether car parking structures are ~~appropriately~~ appropriately recessed so not to dominate the site or streetscape. [Action P04]

10/09/2021
C131maro

SCHEDULE 1 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as SBO1.

MELBOURNE WATER MAIN DRAINS [Action P21]

1.0
10/09/2021
C131maro

Flooding management objectives to be achieved

None specified.

2.0
10/09/2021
C131maro

Statement of risk

None specified.

3.0
10/09/2021
C131maro

Permit requirement

None specified.

4.0
10/09/2021
C131maro

Application requirements

None specified.

5.0
10/09/2021
C131maro

Decision guidelines

None specified.

[Action P02]

Standard
Amendmentxx/xx/20xx
Cxxxmaro**SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY**Shown on the planning scheme map as BMO1.**CROYDON HILLS, CROYDON NORTH, KILSYTH SOUTH, RINGWOOD NORTH, WARRANWOOD BAL-12,5 AREAS****1.0 Statement of the bushfire management objectives to be achieved**To specify bushfire protection measures to construct or extend one dwelling on a lot.To specify referral requirements for applications to construct or extend one dwelling on a lot.**2.0 Application**The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.Clause 53.02 applies in all other circumstances.**3.0 Permit requirement**None specified.**4.0 Application requirements**The following application requirements apply to an application for a permit under Clause 44.06:

- An application must be accompanied by a bushfire management plan that:
 - Shows all of the required bushfire protection measures specified in this schedule.
 - Includes written conditions that implement the required bushfire protection measures.
 - Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building.
 - Details vehicle access.

5.0 Requirements to be metThe following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5.
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02.
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.**6.0 Substitute approved measures for Clause 53.02**None specified.**7.0 Additional alternative measures for Clause 53.02**None specified.

8.0 **Mandatory Condition**

An application must include the mandatory conditions as specified in Clause 44.06-5.

9.0 **Referral of application not required**

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

10.0 **Notice and review**

None specified.

11.0 **Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.

10/09/2021
C131maro

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

1.0
10/09/2021
C131maro

Public acquisition

PS map ref	Acquiring Authority	Purpose of acquisition
PA03	VicRoads	Proposed Healesville Freeway [Action P23]
PA04	Eastern Health	Proposed Maroondah Hospital Expansion

15/01/2024
VC249

SCHEDULE 1 TO THE CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN
OVERLAY [Action L30]

Shown on the planning scheme map as DCPO1 .

RINGWOOD METROPOLITAN ACTIVITY CENTRE DEVELOPMENT CONTRIBUTIONS
PLAN, MARCH 2019.

1.0

11/08/2022
C147maro

Area covered by this development contributions plan



This Development Contributions Plan (DCP) applies to all new development in the Ringwood Metropolitan Activity Centre.

2.0

11/08/2022
C147maro

Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Distributor Roads	\$0	-	\$0	0
Traffic management works	\$37,945,361	2018-2038	\$8,501,232	22.4%
Streetscape & environment	\$15,226,332	2018-2038	\$5,697,585	37.42%
Parks	\$0	-	\$0	0
Active Open Space	\$0	-	\$0	0
Community activity centres	\$0	-	\$0	0
Drainage	\$8,100,000	2018-2038	\$3,048,229	37.63%
Other	\$600,000	2018-2038	\$326,294	54.38%
TOTAL	\$61,871,693	-	\$17,573,340	28.40%

3.0

11/08/2022
C147maro

Summary of contributions [Action L30]

Facility	Levies Payable By The Development (\$)					
	Development Infrastructure	non-residential	Community infrastructure	non-residential	All infrastructure	
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0
Traffic management works	\$2,498 per dwelling	\$131 per sqm of retail floorspace \$21 per sqm of commercial floorspace \$37 per sqm of industrial floorspace	\$0	\$0	\$2,498 per dwelling	\$131 per sqm of retail floorspace \$21 per sqm of commercial floorspace \$37 per sqm of industrial floorspace
Streetscape & environment	\$1,819 per dwelling	\$24 per sqm of retail floorspace \$36 per sqm of commercial floorspace \$4 per sqm of industrial floorspace	\$0	\$0	\$1,819 per dwelling	\$24 per sqm of retail floorspace \$36 per sqm of commercial floorspace \$4 per sqm of industrial floorspace
Parks	\$0	\$0	\$0	\$0	\$0	\$0
Active open space	\$0	\$0	\$0	\$0	\$0	\$0
Community activity centres	\$0	\$0	\$0	\$0	\$0	\$0
Drainage	\$1,262 per dwelling	\$13 per sqm of retail floorspace \$13 per sqm of commercial floorspace \$6 per sqm of industrial floorspace	\$0	\$0	\$1,262 per dwelling	\$13 per sqm of retail floorspace \$13 per sqm of commercial floorspace \$6 per sqm of industrial floorspace
Other	\$213 per dwelling	\$0	\$0	\$0	\$213 per dwelling	\$0
TOTAL	\$5,797 per dwelling	\$168 per sqm of retail floorspace \$70 per sqm of commercial floorspace \$47 per sqm of industrial floorspace	\$0	\$0	\$5,797 per dwelling	\$168 per sqm of retail floorspace \$70 per sqm of commercial floorspace \$47 per sqm of industrial floorspace

Facility	Levies Payable By The Development (\$)					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
	Per dwelling	Per sqm gross floor area of	Per dwelling	Per sqm gross floor area of	Per dwelling	Per sqm gross floor area of
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0
Traffic management works	\$2,498	Retail: \$131 Commercial: \$21 Industrial: \$37	\$0	\$0	\$2,498	Retail: \$131 Commercial: \$21 Industrial: \$37
Streetscape & environment	\$1,819	Retail: \$24 Commercial: \$36 Industrial: \$4	\$0	\$0	\$1,819	Retail: \$24 Commercial: \$36 Industrial: \$4
Parks	\$0	\$0	\$0	\$0	\$0	\$0
Active open space	\$0	\$0	\$0	\$0	\$0	\$0
Community activity centres	\$0	\$0	\$0	\$0	\$0	\$0
Drainage	\$1,262	Retail: \$13 Commercial: \$13 Industrial: \$6	\$0	\$0	\$1,262	Retail: \$13 Commercial: \$13 Industrial: \$6
Other	\$213	\$0	\$0	\$0	\$213	\$0
TOTAL	\$5,797	Retail: \$168 Commercial: \$70 Industrial: \$47	\$0	\$0	\$5,797	Retail: \$168 Commercial: \$70 Industrial: \$47

4.0
15/01/2024
VC249

Land or development excluded from development contributions plan [Action L30]

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

The following development is exempt from a development contribution:

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

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

15/01/2024
VC249

**SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN
OVERLAY**

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

1.0

18/11/2022
C134maro

RINGWOOD GREYFIELD PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

Area covered by this development contributions plan

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



2.0

11/08/2022
C147maro

Summary of costs

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

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

3.0

Summary of contributions [Action L31]

Facility	Levies Payable By The Development (\$)					
	Development Infrastructure		Community infrastructure		All infrastructure	
	Residential	non-residential	residential	non-residential	residential	non-residential
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0
Traffic management works	\$0	\$0	\$0	\$0	\$0	\$0
Streetscape & environment	\$4,353.51	\$36.28 per sqm of floorspace	\$0	\$0	\$4,353.51	\$36.28 per sqm of floorspace
Parks	\$0	\$0	\$0	\$0	\$0	\$0
Active open space	\$0	\$0	\$0	\$0	\$0	\$0
Community activity centres	\$0	\$0	\$0	\$0	\$0	\$0
Drainage	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$4,353.51	\$36.28 per sqm of floorspace	\$0	\$0	\$4,353.51	\$36.28 per sqm of floorspace

Facility	Levies Payable By The Development (\$)					
	Development Infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
	<u>Per dwelling</u>	<u>Per sqm gross floor area</u>	<u>Per dwelling</u>	<u>Per sqm gross floor area</u>	<u>Per dwelling</u>	<u>Per sqm gross floor area</u>
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0
Traffic management works	\$0	\$0	\$0	\$0	\$0	\$0
Streetscape & environment	\$4,353.51	\$36.28	\$0	\$0	\$4,353.51	\$36.28

<u>Parks</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Active open space</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Community activity centres</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Drainage</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Other</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>TOTAL</u>	<u>\$4,353.51</u>	<u>\$36.28</u>	<u>\$0</u>	<u>\$0</u>	<u>\$4,353.51</u>	<u>\$36.28</u>

4.0
15/01/2024
VC249

Land or development excluded from development contributions plan [Action L31]

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

The following development is exempt from a development contribution:

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

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

15/01/2024
VC249

SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN
OVERLAY

Shown on the planning scheme map as **DCPO3**.

~~CROYDON SOUTH PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN~~ **CROYDON SOUTH
PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN** [Action L32]

1.0

25/11/2022
C136maro

Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to all new development within the area bounded by Eastfield Road, Blazey Road, Thomas Street and Bayswater Road as shown as Precinct 2 below.



2.0

25/11/2022
C136maro

Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Distributor Roads	\$0		\$0	0
Traffic management works	\$0		\$0	0
Streetscape & environment	\$387, 814	-	\$166,372	42.9%
Parks	\$0		\$0	0
Active Open Space	\$0		\$0	0
Community activity centres	\$0		\$0	0
Drainage	\$0		\$0	0

25/11/2022
C136maro

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Other	\$0		\$0	0
TOTAL	\$387,814	-	\$166,372	42.9%

3.0

25/11/2022
C136maro

Summary of contributions [Action L32]

Facility	Levies Payable by Development (\$)					
	Development Infrastructure		Community Infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0
Traffic management works	\$0	\$0	\$0	\$0	\$0	\$0
Streetscape & environment	\$1,385.05	\$11.54 per sqm of floorspace	\$0	\$0	\$1,385.05	\$11.54 per sqm of floorspace
Parks	\$0	\$0	\$0	\$0	\$0	\$0
Active open space	\$0	\$0	\$0	\$0	\$0	\$0
Community activity centres	\$0	\$0	\$0	\$0	\$0	\$0
Drainage	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,385.05	\$11.54 per sqm of floorspace	\$0	\$0	\$1,385.05 per dwelling	\$11.54 per sqm of floorspace
Facility	Levies Payable By The Development (\$)					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
	Per dwelling	Per sqm gross floor area	Per dwelling	Per sqm gross floor area	Per dwelling	Per sqm gross floor area
Distributor roads	\$0	\$0	\$0	\$0	\$0	\$0

<u>Traffic management works</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Streetscape & environment</u>	<u>\$1,385.05</u>	<u>\$11.54</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,385.05</u>	<u>\$11.54</u>
<u>Parks</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Active open space</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Community activity centres</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Drainage</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Other</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>TOTAL</u>	<u>\$1,385.05</u>	<u>\$11.54</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,385.05</u>	<u>\$11.54</u>

4.0

15/01/2024
VC249

Land or development excluded from development contributions plan [Action L32]

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

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016;
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- The development of land for a small second dwelling;
- Renovations or alterations to an existing building;
- Dwelling units that are replaced within a development are exempt. This exemption does not apply to net additional dwelling units created by the development;
- An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 sqm or less;
- Construction of and upgrades to existing servicing infrastructure; ~~and~~
- Individual properties may be exempt from DCP contributions or elements of it if an agreement (executed by section 173 of the Planning and Environment Act) has been entered into. This may include development that has provided works and / or land in lieu of DCP cash payment contributions and the agreement explicitly exempts the development from making additional development contributions under this DCP.
- This DCP does not apply to development within the activity centre located at the junction of Eastfield Road and Bayswater Road where land is zoned Commercial 1 Zone or Public Use Zone 6.

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.

23/03/2020
GC152

1.0
23/03/2020
GC152

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY [Action T01]

PS Map Ref	Name of incorporated document
<u>SCO1</u>	<u>Healesville Arterial Reservation Incorporated Document, December 2023</u>
SCO12	Manchester Road, Mooroolbark Level Crossing Removal Project Incorporated Document, February 2020

6. Particular Provisions

Neutral
Amendment

10/09/2021
C131maro

SCHEDULE TO CLAUSE 52.28 GAMING

1.0
14/11/2023
C144maro

Objectives

To discourage increases in the ratio of gaming machines per adult, number of venues or gaming losses per adult in the municipality.

To ensure that gaming premises minimise the harmful effects of problem gambling.

To ensure that applications deliver a net community benefit.

To encourage gaming premises to offer a range of non-gaming entertainment and recreation activities rather than be stand alone gaming premises.

To avoid concentration of gaming premises and ensure the operation, location and design of gaming premises does not have a negative impact on the amenity, character, community values and safety of the area.

2.0
14/11/2023
C144maro

Prohibition of a gaming machine in a shopping complex

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1 [Action P24]

Name of shopping complex and locality	Land description
Eastland Shopping Centre, Ringwood	Land <u>bound by Maroondah Highway, Ringwood Bypass, Warrandyte Road and Ringwood Street</u> on the northeast corner of Bond St and Ringwood St, Ringwood
Ringwood Square, Ringwood	Land on the southeast corner of New St and Charter St, Ringwood Land <u>bound by Maroondah Highway, New Street, Charter Street, Market Street and Seymour Street, Ringwood</u>
Former Ringwood Market, Ringwood	Land on the southwest corner of Ringwood <u>Street</u> and Bond <u>Street</u> , Ringwood
Arndale Civic <u>Square</u> Shopping Centre, Croydon	Land on the southeast corner of Mt Dandenong <u>Road</u> and Civic Square, Croydon
Croydon Market <u>Central</u> , Croydon	Land on the south side of Kent Avenue and north side of Wicklow Avenue, Croydon
Maroondah Village, Croydon North	Land on the southwest corner and northwest corner of Maroondah Highway and Exeter <u>Road</u> , Croydon North
Canterbury Gardens Shopping Centre, Bayswater North	Land on the south side of Canterbury <u>Road</u> , approximately 150m west of Colchester <u>Road</u> , Bayswater North
North Ringwood Shopping Centre, North Ringwood	Land bounded by Warrandyte <u>Road</u> , Oban <u>Road</u> and Dickson Crescent, North Ringwood

3.0
14/11/2023

Prohibition of a gaming machine in a strip shopping centre

C144maro

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0

14/11/2023
C144maro

Locations for gaming machines

Gaming venues and machines should be located:

- Beyond a 400 metre walking distance of residential or community based uses, including schools, kindergartens, child care centres, libraries, aged care facilities and churches.
- Outside residential areas unless it can be demonstrated that there will be no material detriment on the surrounding residential area.
- Beyond a 400 metre walking distance of existing gaming premises to avoid a concentration of gaming premises.
- To build upon the existing retail and commercial land use pattern within the municipality.

5.0

14/11/2023
C144maro

Venues for gaming machines

Gaming machines should be located in venues that:

- Encourage access to the non-gaming areas to not be through the gaming area (where a gaming area is co-located with non-gaming areas).
- Enable the gaming area to have access to natural light and allow patron surveillance of outdoor areas.
- Enable gaming premises to offer a range of non-gaming entertainment and recreational activities.
- Avoid a detrimental impact on the amenity of the area (including through the emission of noise and patrons arriving and leaving the gaming premises).
- Ensure the hours of operation are consistent with the context of the site and the surrounding area.

6.0

14/11/2023
C144maro

Application requirements

The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- All applications must include a written Social and Economic Impact Statement to the satisfaction of the Responsible Authority. The Social and Economic Impact Statement must address the following, as appropriate:
 - The existing and proposed distribution of gaming premises in the municipality.
 - The nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community.
 - A one year forecast of the anticipated expenditure at the gaming premises if the proposal was to be approved.
 - The existing and proposed gaming and non-gaming related entertainment and recreation facilities within the local area.
 - The design and layout of the gaming premises including all proposed and existing signage and evidence of compliance with any relevant gambling regulations concerning the gaming premises' layout, design and operation.
 - Projected changes in per adult gaming expenditure, gaming machine density and gaming premises density resulting from the proposal.
 - Proximity of the gaming premises to public, social or community housing.
 - A venue management plan identifying strategies to manage patron behaviour, and minimise problem gambling in relation to the design and management of the venue, including the applicant's responsible gaming practices.
- Social and economic indicators of residents living within a 2.5 kilometre radius of the gaming premises. These indicators include:

- ~~the~~ The Socio Economic Index for Areas (SEIFA) Index of Relative Disadvantage and Index of Economic Resources.
- ~~other~~ Other indicators of social and economic disadvantage or stress at the local level.
- ~~indicators~~ Indicators of the social characteristics of the area on a postcode, suburb or LGA level.
- Any other relevant social and economic impacts on the local and wider communities.
- The Social and Economic Impact Statement must, where relevant, also include the following:
 - If the application concerns an existing gaming premise, details of the existing gaming expenditure at the gaming premises over a 3 year period prior to the application.
 - If the gaming machines are to be relocated from other gaming premises, including gaming premises in other municipalities, the likely social and economic impact of the proposal on those gaming premises and the local area within which those gaming premises are located.
 - If it is proposed to move gaming machines from one part of the municipality to another, the relative social and economic differences between the two parts, by measures of SEIFA indices, ABS data, etc. An explanation as to why the gaming machines are being transferred is to be provided.
- All applications must describe how the proposal responds to the following to the satisfaction of the Responsible Authority:
 - The impact of traffic and parking.
 - Internal noise associated with the gaming premises.
 - Noise from car parking areas.
 - The way in which patrons access or leave the gaming premises and their behaviour.
 - The proposed hours of operation and how that will impact the surrounding area.
 - The safety of the area.
 - Access to the site.

7.0

10/09/2021
C131maro

Decision guidelines

None specified.

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND
SUBDIVISION

1.0
11/01/2024
C146maro

Subdivision and public open space contribution [Action P25]

Type or location of subdivision	Amount of contribution for public open space
All subdivisions	5 per cent
Land at the south west corner of Canterbury Road and Dorset Road, Bayswater North <u>All subdivisions in the Canterbury Road and Dorset Road Strategic Industrial Area</u>	8 per cent%
72-84 Belmont Road West, Croydon South	0 per cent%
<u>All subdivisions within the remainder of the City of Maroondah</u>	5%

7. General Provisions

Standard
Amendment

10/09/2021
C131maro

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0
10/09/2021
C131maro

Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Referral authority type
Schedule 2 to Clause 43.04 (DPO)	All applications, development plans and precinct plans.	Secretary to the Department of Environment, Land, Water and Planning	Determining authority [Action P26]
<u>Schedule 6 to Clause 43.04 (DPO)</u>	<u>All development plans</u>	<u>Head, Transport for Victoria</u>	<u>Determining authority [Action P27]</u>
<u>Schedule 6 to Clause 43.04 (DPO)</u>	<u>All development plans</u>	<u>The relevant water, drainage or sewerage authority</u>	<u>Recommending authority [Action P27]</u>
<u>Schedule 6 to Clause 43.04 (DPO)</u>	<u>All development plans</u>	<u>The relevant electricity supply or distribution authority</u>	<u>Recommending authority [Action P27]</u>
<u>Schedule 6 to Clause 43.04 (DPO)</u>	<u>All development plans</u>	<u>The relevant gas supply authority only where the land is, or is proposed to be, connected to a reticulated gas supply system.</u>	<u>Recommending authority [Action P27]</u>

10/09/2021
C131maro

**SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER
LOCAL PROVISIONS**

1.0
11/08/2022
C147maro

Notice of permit applications under local provisions [Action P28]

Clause	Kind of application	Person or body to be notified
Schedule 1 to 37.08 (ACZ)	All applications to subdivide land, or construct a building or carry out works associated with accommodation <u>accommodation</u> , a primary school, a secondary school, a childcare centre, hospital, library or place of worship on land adjacent to the EastLink or Ringwood Bypass (including land separated <u>separated</u> from the EastLink Freeway or Ringwood Bypass by land in a Special Purpose Zone or Public Land Zone) in Precincts 2, 3 and 7 of the Ringwood Activity Centre Framework Plan.	Responsible road authority under the Road Management Act 2004

8. Operational Provisions

Procedural
Amendment

Standard
Amendment

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0
20/11/2020
C116maro

Maps comprising part of this planning scheme:

Zoning and overlay maps: [\[Action P29\]](#)

- 1, ~~1BMO~~, 1DDO, ~~1DPO~~, 1HO, ~~1SBO~~, 1SLO, 1VPO, ~~1SBO~~, ~~1BMO~~
- 2, ~~2BMO~~, 2DDO, 2DPO, 2HO, 2NCO, 2SBO, 2SLO, 2VPO, ~~2BMO~~
- 3, 3DDO, 3HO, ~~3SLO~~, ~~3VPO~~, 3SBO, 3SCO, ~~3SLO~~, ~~3VPO~~
- 4, ~~4BMO~~ 4DCPO, 4DDO, ~~4DPO~~, 4EAO, 4HO, 4NCO, ~~4SLO~~, ~~4VPO~~, 4SBO, ~~4SLO~~, ~~4VPO~~, ~~4DPO~~, ~~4BMO~~
- 5, 5DDO, 5DPO, 5EAO, 5HO, 5NCO, 5PAO, 5SBO, ~~5SCO~~ 5SLO, 5VPO
- 6, ~~6BMO~~, 6HO, ~~6SLO~~, ~~6VPO~~, 6SBO, ~~6SCO~~, 6SLO, 6VPO ~~6BMO~~

15/01/2024
VC249**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**
15/01/2024
VC249**Incorporated documents [Action P30]**

Name of document	Introduced by:
5 Caroline Street Ringwood Statement of Significance, November 2019	C116maro
22 James Street Ringwood Statement of Significance, November 2019	C116maro
'Carisbrook' 20 Caroline Street Ringwood Statement of Significance, November 2019	C116maro
<i>Croydon South Greyfield Precinct, Development Contributions Plan</i> (Hill PDA, December 2023)	VC249
Ellison Street Precinct Statement of Significance, November 2019	C116maro
Haig Street Precinct Statement of Significance, November 2019	C116maro
Kendall Street Precinct Statement of Significance, November 2019	C116maro
<i>Healesville Arterial Reservation Incorporated Document</i> (Maroondah City Council, December 2023)	C155maro
<i>Manchester Road, Mooroolbark Level Crossing Removal Project Incorporated Document</i> Manchester Road, Mooroolbark Level Crossing Removal Project Incorporated Document, (February 2020)	GC152
<i>Ringwood Greyfield Precinct, Development Contributions Plan</i> (Hill PDA, December 2023)	VC249
<i>Ringwood Metropolitan Activity Centre Development Contributions Plan</i> (HillPDA, December 2023)	VC249
<i>Statement of Significance: 22 James Street Ringwood</i> (November 2019)	C116maro
<i>Statement of Significance: 3-5 Wonga Road, Ringwood North</i> Statement of Significance HQ146, 3-5 Wonga Road, Ringwood North (Maroondah City Council, 48-November 2019)	C128maro
<i>Statement of Significance: 5 Caroline Street Ringwood</i> (November 2019)	C116maro
<i>Statement of Significance: 'Carisbrook' 20 Caroline Street Ringwood</i> (November 2019)	C116maro
<i>Statement of Significance: Ellison Street Precinct</i> (November 2019)	C116maro
<i>Statement of Significance: Former Kenyon House, 35 Alto Avenue, Croydon</i> (May 2021) Statement of Significance: Former Kenyon House - 35 Alto Avenue, Croydon, May 2021	C142maro
<i>Ringwood Greyfield Precinct, Development Contributions Plan</i> (Hill PDA, December 2023)	VC249
<i>Croydon South Greyfield Precinct, Development Contributions Plan</i> , 25 August 2021	C136maro
<i>Statement of Significance: Haig Street Precinct</i> (November 2019)	C116maro
<i>Statement of Significance: Kendall Street Precinct</i> (November 2019)	C116maro
<i>Statement of Significance: 'St John the Divine Anglican Church' 69 Wicklow Avenue, Croydon</i>	C155maro

31/07/2018
VC148

1.0

---/---/---
C144maro

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

Background documents [Action P31]

Name of background document	Amendment number - clause reference
<u>Amended Heritage Citation: Dexter House, 46 Dickasons Rd, Ringwood</u> (Keeble, November 2017) [Action H20]	C104 - Clauses 02 and 43.01s
<u>An Assessment of the Tree Canopy Cover in the City of Maroondah</u> (O'Neill, June 1995)	NFPS - Clauses 02, 12 and 42.03s1, s2, s3 and s4.
<u>Approved outdoor advertising site locations on EastLink</u> (ConnectEast, June 2010)	C92 - Clause 18.02-3L
<u>Bayswater North Industrial Urban Design Guidelines</u> (Maroondah City Council, September 1999)	NFPS - Clauses 02, 15 and 17
<u>Croydon Major Activity Centre Parking Strategy</u> (Traffix Group, December 2011)	C91 - Clause 11
<u>Croydon Town Centre Structure Plan</u> (Planisphere, July 2006)	C56 - Clauses 02, 11, 12, 14, 16 and 17 and 43.02s10
<u>Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019</u>	C136 - Clauses 15.01-5L, 43.04s8 and 45.06s3
<u>Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019</u>	C134 - Clauses 15.01-5L, 43.04s7 and 45.06s2
<u>EastLink Advertising Code</u> (Linking Melbourne Authority, November 2009)	C92 - Clause 18.02-3L
<u>Gaming Policy and Statement of Practice</u> (Maroondah City Council, February 2007)	C60 - Clause 52.28s
<u>Heritage Assessment: 29 Bedford Road, Ringwood</u> (Context, March 2017) [Action H18]	C104 - Clauses 02 and 43.01s
<u>Heritage Citation: Holmes House, 14 Wonga Rd, Ringwood</u> (Keeble, March 2016) [Action H19]	C104 - Clauses 02 and 43.01s
<u>Maroondah 2040: Our future together</u> (Maroondah City Council, June 2020)	C130 - Clause 02
<u>Maroondah Business Analysis</u> (Maroondah City Council, 2012)	C91 - Clauses 02 and 17
<u>Maroondah Habitat Corridors Strategy</u> (Context, April 2005)	C44 - Clauses 02, 12 and 42.03s3 and s4
<u>Maroondah Heritage Identification Study</u> (Peterson and Barrett, November 1998)	NFPS - Clauses 02 and 43.01s
<u>Maroondah Heritage Study Stage Two Vol 1</u> (Peterson and Barrett, November 2003)	C42 - Clauses 02, 43.01s and 43.05s1 and s2 C116 - Clause 43.05s3
<u>Maroondah Heritage Study Stage Two Vol 2</u> (Peterson and Barrett, November 2003)	C42 - Clauses 02, 43.01s and 43.05s1 and s2 C116 - Clause 43.05s3
<u>Maroondah Housing Strategy: 2022 Refresh</u> (Maroondah City Council, June 2016/December 2020) [Action R21]	C130 C155maro - Clauses 02, and 16

<i>Maroondah Integrated Transport Strategy</i> (Maroondah City Council, February 2006)	C92 - Clause 02
<i>Maroondah Neighbourhood Character Study</i> (Planisphere, March 2005)	C40 - Clauses 02, 15 and 16
<i>Maroondah Urban Design Framework</i> (Michael Smith and Associates, November 2006)	C65 - Clause 15.01-1L; C92 - Clause 18.02-3L
<u><i>Maroondah Vegetation Strategy 2020-2030 (Maroondah City Council, March 2020)</i></u>	<u>C155maro - Clause 02</u>
<i>Notable Trees of Maroondah</i> (Lorimer and Moss, 1996)	NFPS - Clause 12
<i>Open Space Requirements for Provision and Retention of Canopy Trees</i> (Sorrell and Gawley, May 2002)	C16 - Clause 12 and 42.02s1
<i>Open Space Strategy</i> (Maroondah City Council, August 2005)	C91 - Clause 02
<i>Ringwood Metropolitan Activity Centre Masterplan</i> (Maroondah City Council, November 2018)	C130 - C56 - Clauses 02, 11, 12, 15, 16 and 17 and 37.08s1
<i>Sites of Biological Significance Study Vol 1</i> (Lorimer, February 1997)	NFPS - Clause 12 and 42.02s1
<i>Sites of Biological Significance Study Vol 2</i> (Lorimer, February 1997)	NFPS - Clause 12 and 42.02s1
<i>Sustainability Strategy 2016 to 2020 (Maroondah City Council, 2016)</i>	C130 - Clause 02

14/11/2023
C144maro**SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**1.0
14/11/2023
C144maro**Application of zones, overlays and provisions [Action V24]**

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- General Residential Zone and Neighbourhood Residential Zone Schedules 3-6 to areas designated for incremental housing change.
- Low Density Residential Zone and Neighbourhood Residential Zone Schedules 1 and 2 to areas designated for minimal housing change.~~to residential land not connected to reticulated sewerage.~~
- Mixed Use Zone to land suitable for residential and commercial redevelopment and renewal in the Croydon Activity Centre.~~suitable for residential and commercial re-development and renewal.~~

~~General Residential Zone to encourage a diversity of housing types that respect the neighbourhood and landscape character of the area.~~

~~Neighbourhood Residential Zone to ensure that development respects the identified neighbourhood character, heritage and landscape characteristics of the area.~~

- Industrial 1 Zone to industrial areas suitable for conventional industrial development.
- Industrial 3 Zone to industrial areas that have an interface with a sensitive use.
- Commercial 1 Zone to the Croydon Major Activity Centre, Neighbourhood Activity Centres and local activity centres.
- Commercial 2 Zone to restricted retail areas.
- Green Wedge A Zone to land outside the Urban Growth Boundary.
- Public Land Zones to areas for public use, roads, open space and conservation areas.
- Urban Floodway Zone to areas subject to flooding and unsuitable for development
- Activity Centre Zone to the Ringwood Metropolitan Activity Centre.

~~Public Use Zone to specific public land uses and institutions.~~

~~Public Park and Recreation Zone to public parkland.~~

~~Public Conservation and Resource Zone to undeveloped municipal reserves which contain significant levels of indigenous vegetation.~~

~~Urban Floodway Zone to flood prone land.~~

- Vegetation Protection Overlay to sites of biological significance.
- Significant Landscape Overlay to areas of scenic significance, sensitive ridgeline features and areas with good canopy tree coverage.
- Heritage Overlay to identified heritage places.
- Design and Development Overlay to areas with specific requirements relating to design and built form, including height and subdivision restrictions.
- Development Plan Overlay to land where development should be generally in accordance with an approved development plan.
- Neighbourhood Character Overlay to areas which have been identified as having a significant neighbourhood character that requires specific protection.
- Special Building Overlay to land liable to inundation by overland flows from the urban drainage system.
- Bushfire Management Overlay to areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- Public Acquisition Overlay to sites where an acquiring authority has requested the overlay.

- Environmental Audit Overlay to areas where there is potential contamination from former land uses or other sources.
- Specific Controls Overlay to deliver the Mooroolbark Level Crossing Removal Project and for land set aside for a future Healesville Arterial.
- ~~Development Contributions Plan Overlay to the Ringwood Metropolitan Activity Centre and the -~~
- ~~Development Contributions Plan Overlay to the Croydon South and Ringwood Greyfield Renewal precincts.~~

~~Development Plan Overlay to the Croydon South and Ringwood Greyfield Renewal precincts.~~

~~General Residential Zone to the Ringwood Greyfield Renewal precinct.~~

14/11/2023
C144maro**SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK** [Action V24]**1.0**14/11/2023
C144maro**Further strategic work**

None specified

Setting the visionPrepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.**Planning for local places**Finalise the Croydon Structure Plan 2023 and prepare a planning scheme amendment to implement it.Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it.Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it.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.Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.Work with the City of Knox and Shire of Yarra Ranges to prepare a framework for the development of the Bayswater Business Precinct.Prepare developer contribution plans for Activity Centres where required to facilitate infrastructure and public realm improvements.Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.**Planning for heritage**Consider the need for identifying additional exemptions for planning permits associated with heritage places, including whether there are some sites affected by the Heritage Overlay where the installation of a solar energy system should not require a planning permit.Review Council's records to determine whether any additional places should be considered for inclusion in the Heritage Overlay.Conduct a review of places of natural or cultural heritage value within the municipality.Continue work with the heritage advisor to review and prepared updated planning scheme heritage policies.Develop heritage design guidelines for heritage places for inclusion in Clause 43.01-6 of the Maroondah Planning Scheme.**Planning for the environment and environmental risks**Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of biological significance identified in the Biodiversity in Maroondah 2020.Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.Develop a mapped register of known potentially contaminated land in commercial and residential zones.Prepare an amendment to the Planning Scheme to implement updated flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.

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.

Investigate planning controls that provide incentives for best practice environmentally sustainable design.

Planning for the residential framework

Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review 2018, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.

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

Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.

Investigate planning provisions that encourage the construction of small and adaptable dwellings.

Planning for transport

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

Appendix 1: Incorporated Document Healesville Arterial Reservation

Healesville Arterial Reservation Incorporated Document

December 2023

Introduction

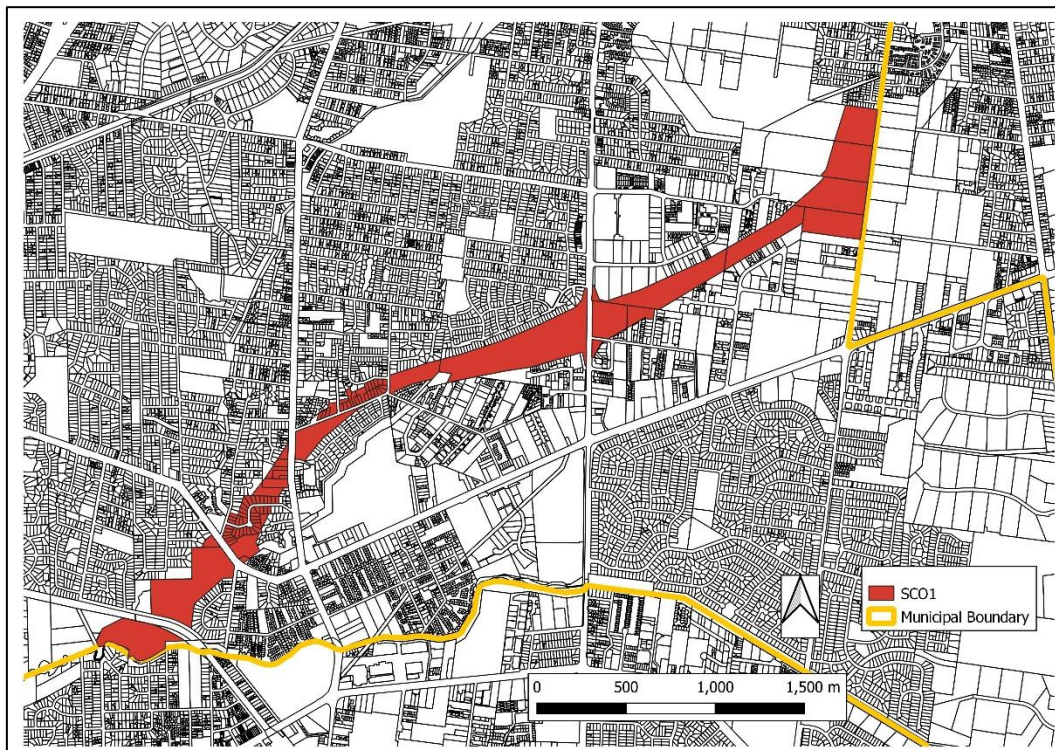
This document is an Incorporated Document for the Specific Controls Overlay (SCO1) of the Maroondah Planning Scheme pursuant to Clause 45.12 of the Scheme. The purpose of the Specific Controls Overlay SCO1 is to ensure that buildings and works and subdivision of the land do not impact upon its future use for transport infrastructure purposes.

In order to implement this purpose:

- This document:
 - Specifies that a planning permit is required for subdivision.
 - Outlines decision guidelines which must be considered when assessing a planning application for buildings and works and subdivision.
- Regardless of anything elsewhere within the Maroondah Planning Scheme, applications within the Specific Controls Overlay (SCO1) are not VicSmart applications.

The Land

The land affected is contained within the Special Controls Overlay SCO1 to the Maroondah Planning Scheme and as shown on Map 1.



Map 1: Land subject to this Document

Buildings and works

Regardless of anything elsewhere within the Maroondah Planning Scheme, applications within the Specific Controls Overlay (SCO1) are not VicSmart applications.

Subdivision

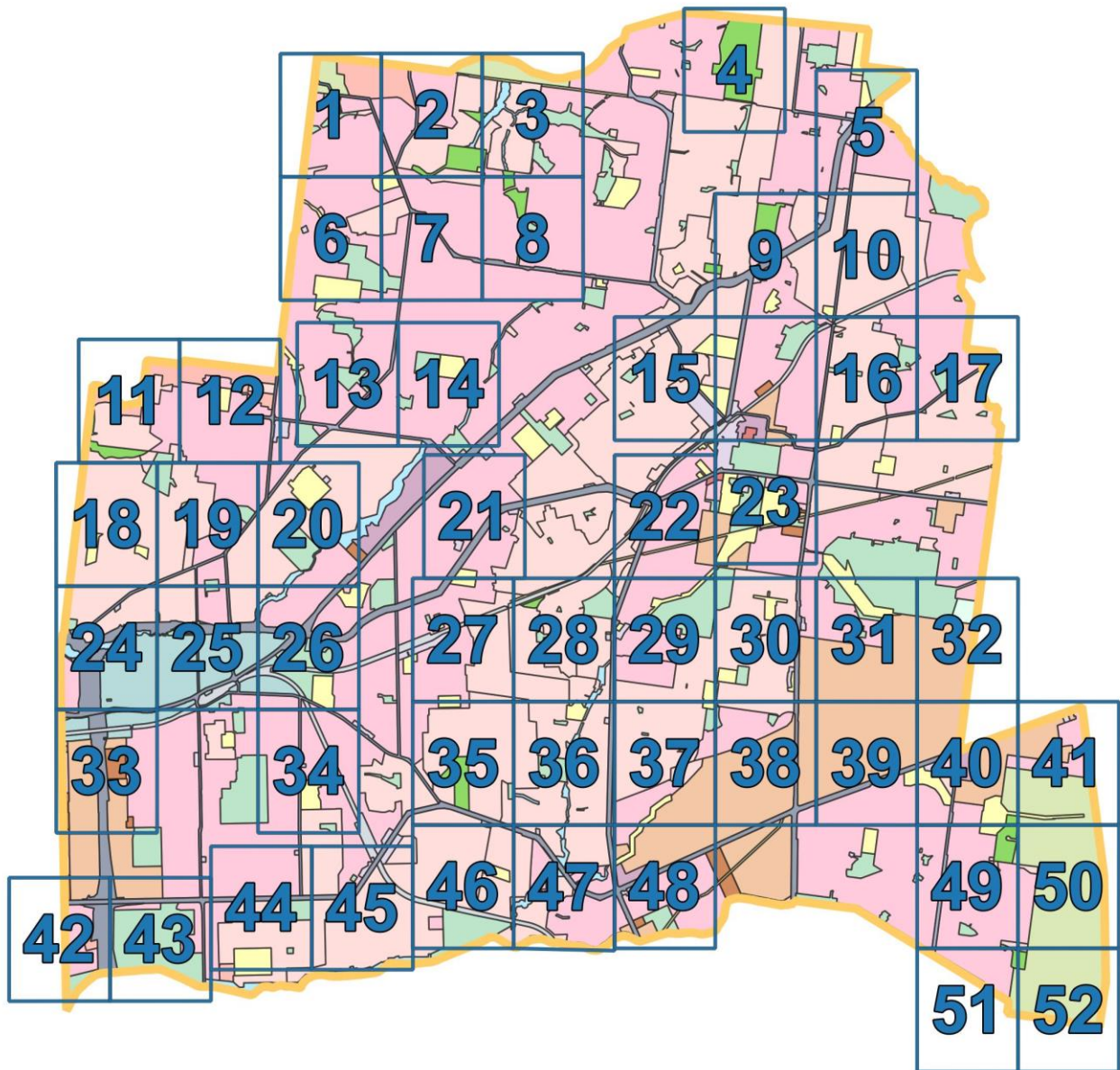
Regardless of anything elsewhere within the Maroondah Planning Scheme, a planning permit is required for subdivision within the Specific Controls Overlay (SCO1).

Decision guidelines

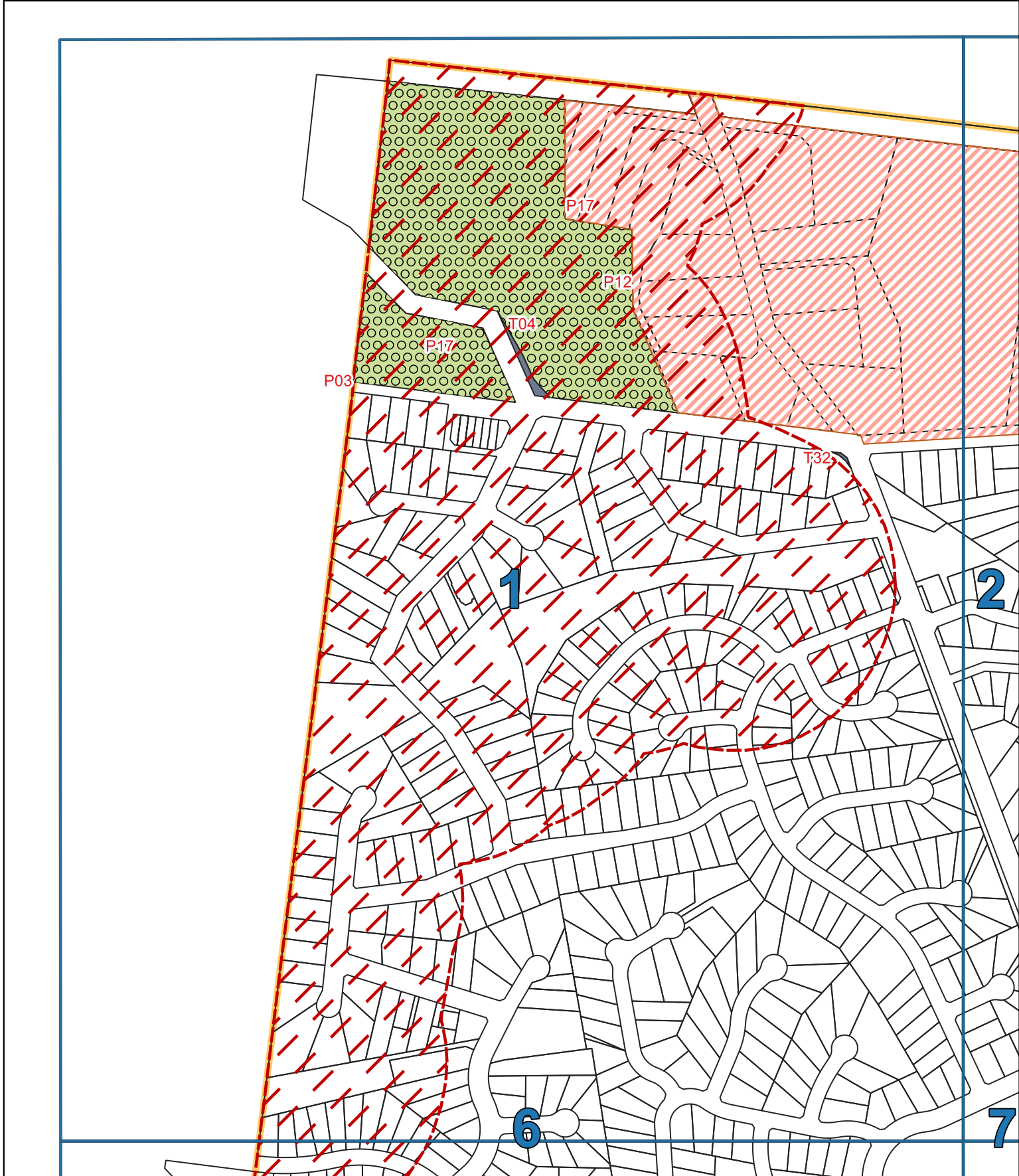
Before deciding on an application, in addition to the decision guidelines elsewhere in the Maroondah Planning Scheme, the responsible authority must consider, as appropriate:

- Whether the proposed buildings, works or subdivision will maintain the opportunity to deliver major transport infrastructure on the land.
- The effect of the proposal on the development, operation and safety of the transport system.

Appendix 2: Mapping



Index to mapping



Outcome of Review

Amendment C153maro

 Rezone to TRZ2

 Rename to LDRZ1

 Rename to GWAZ1

Amendment C155maro

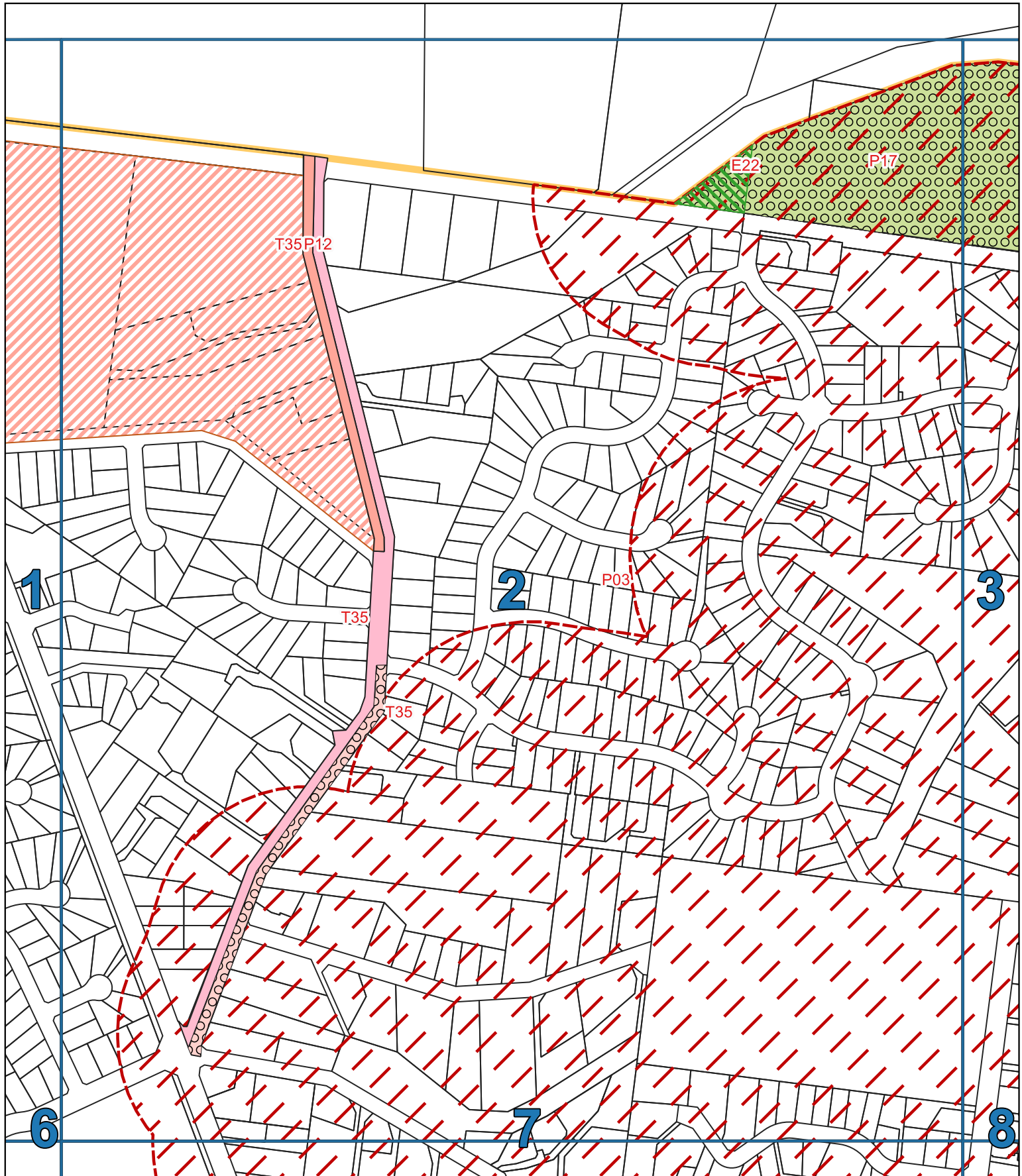
 Rename to BMO1



0 50 100 150 m



Map 1



Outcome of Review

Amendment C153maro

 Rename to LDRZ1

 Rename to GWAZ1


Amendment C155maro

 Rezone to GRZ1

 Rezone to NRZ3

 Apply SLO1

 Rezone to LDRZ1

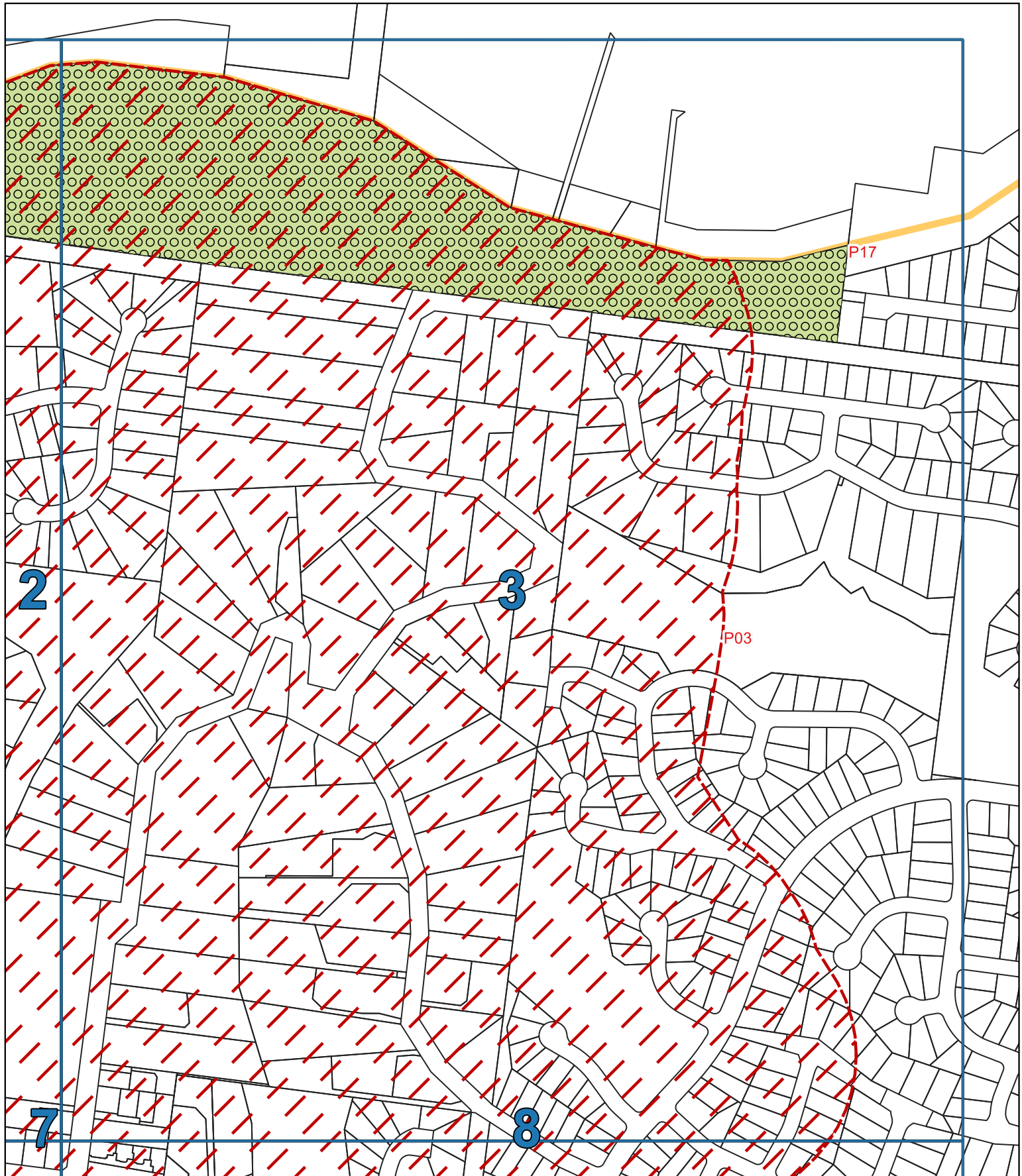
 Rename to BMO1



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Map 2



Outcome of Review

Amendment C153maro

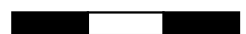
 Rename to GWAZ1

Amendment C155maro

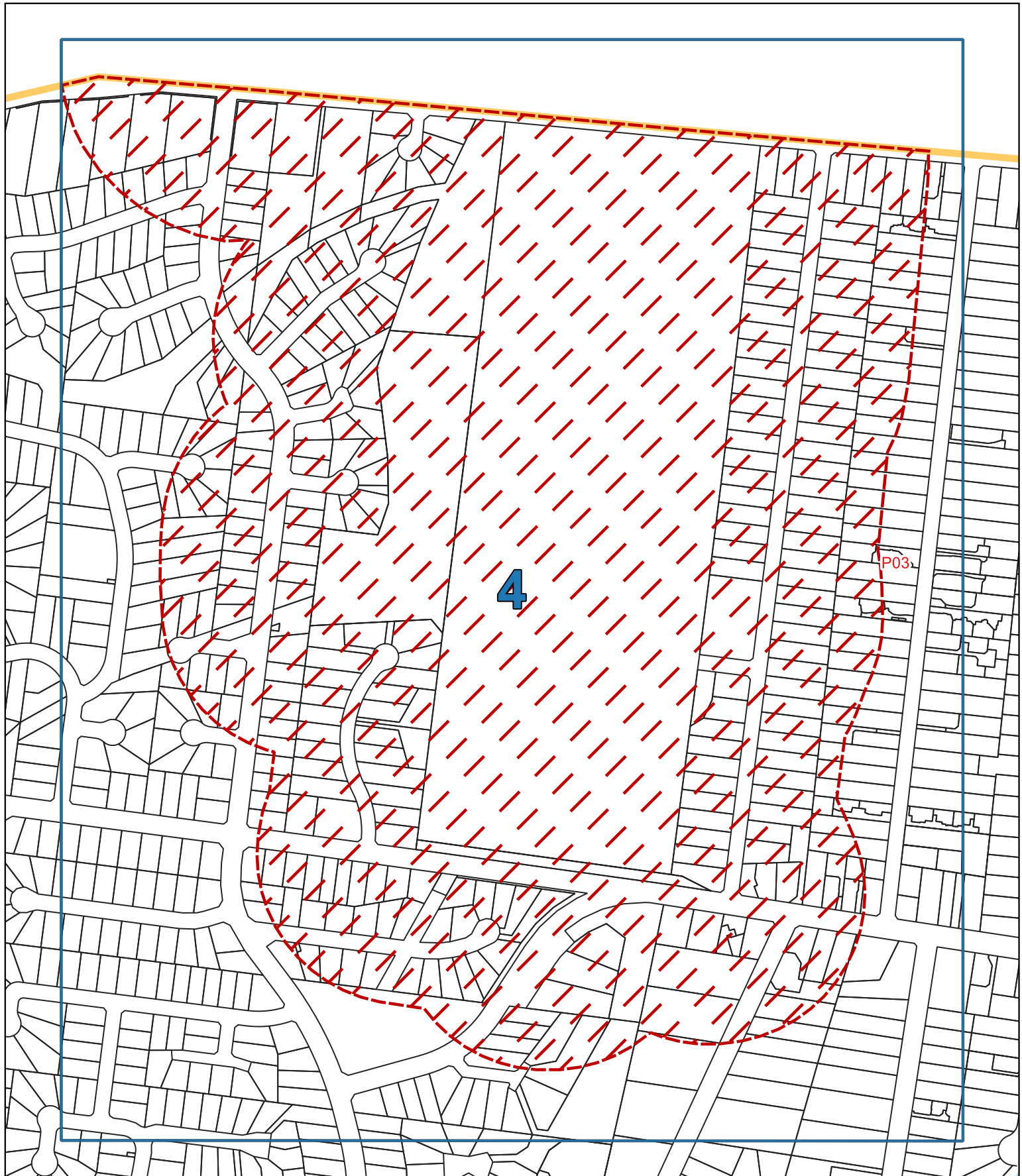
 Rename to BMO1



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


Map 3




Outcome of Review

Amendment C153maro

 Rename to SBO1

Amendment C155maro

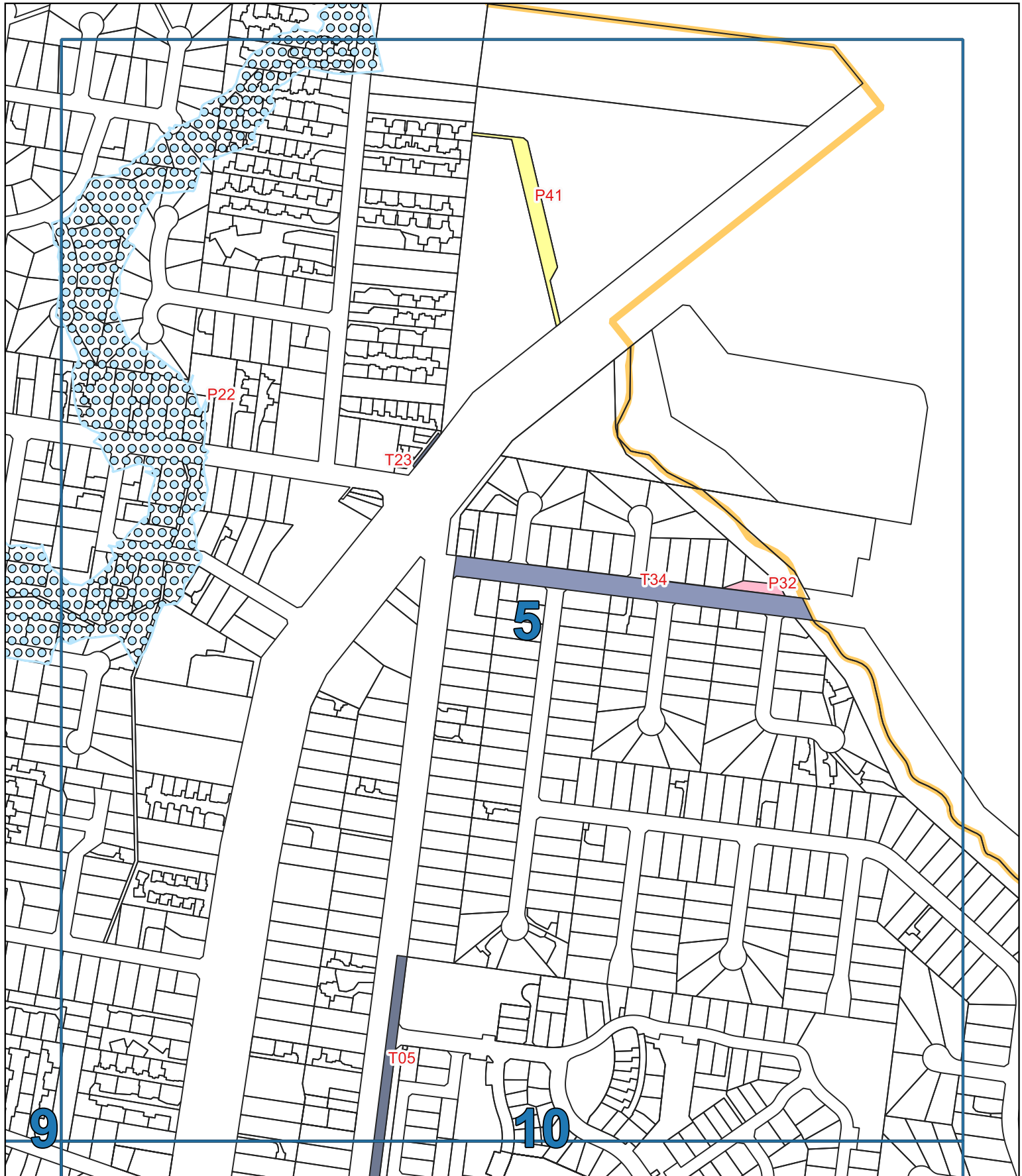
 Rename to BMO1



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Map 4



Outcome of Review

Amendment C153maro

 Rezone to GRZ1

 Rezone to TRZ2

 Rename to SBO1

Amendment C155maro

 Rezone to PUZ2

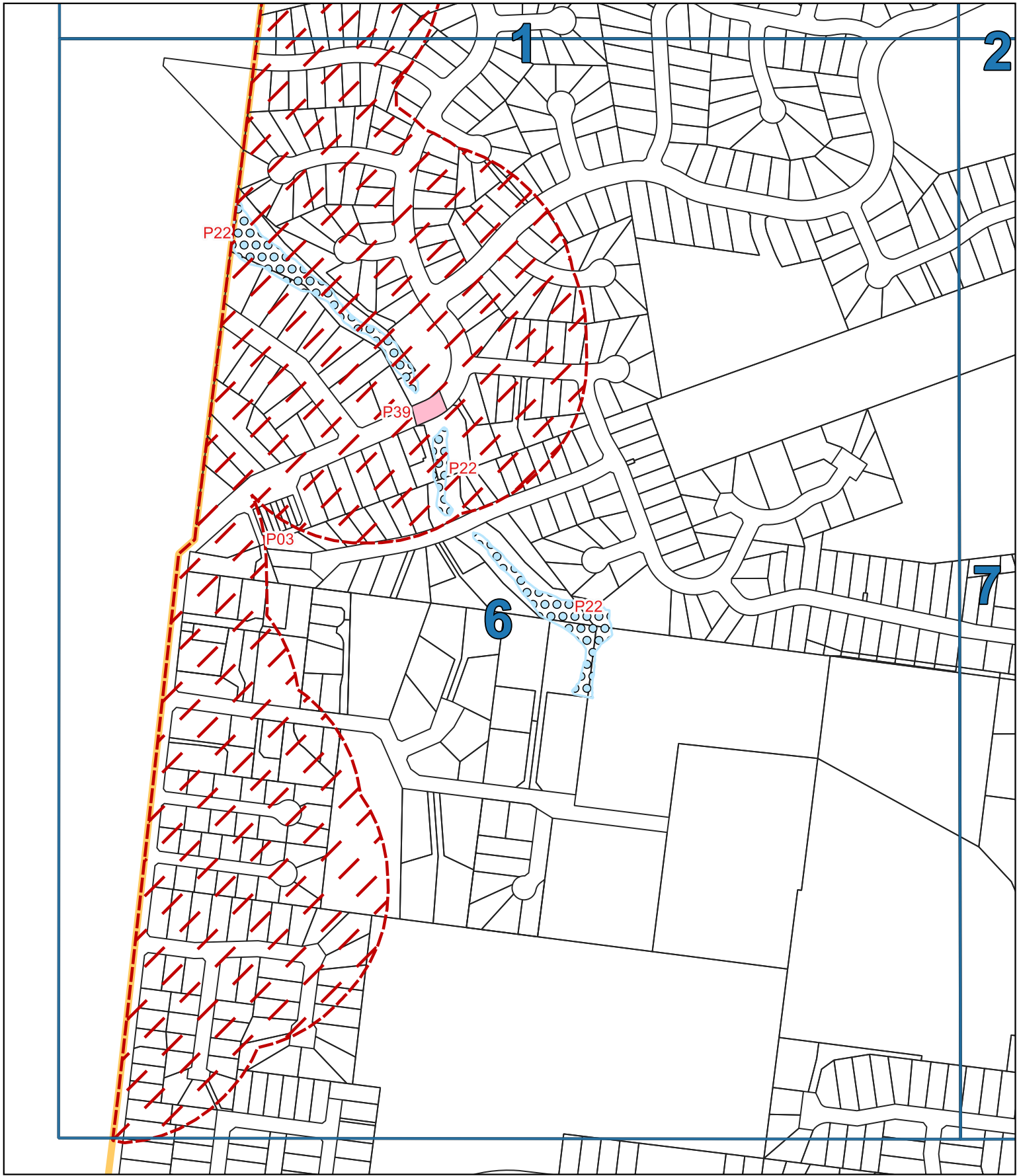
 Rezone to TRZ3



0 50 100 150 m




Map 5




Outcome of Review

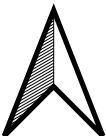
Amendment C153maro

 Rename to SBO1

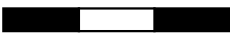
Amendment C155maro

 Rezone to GRZ1

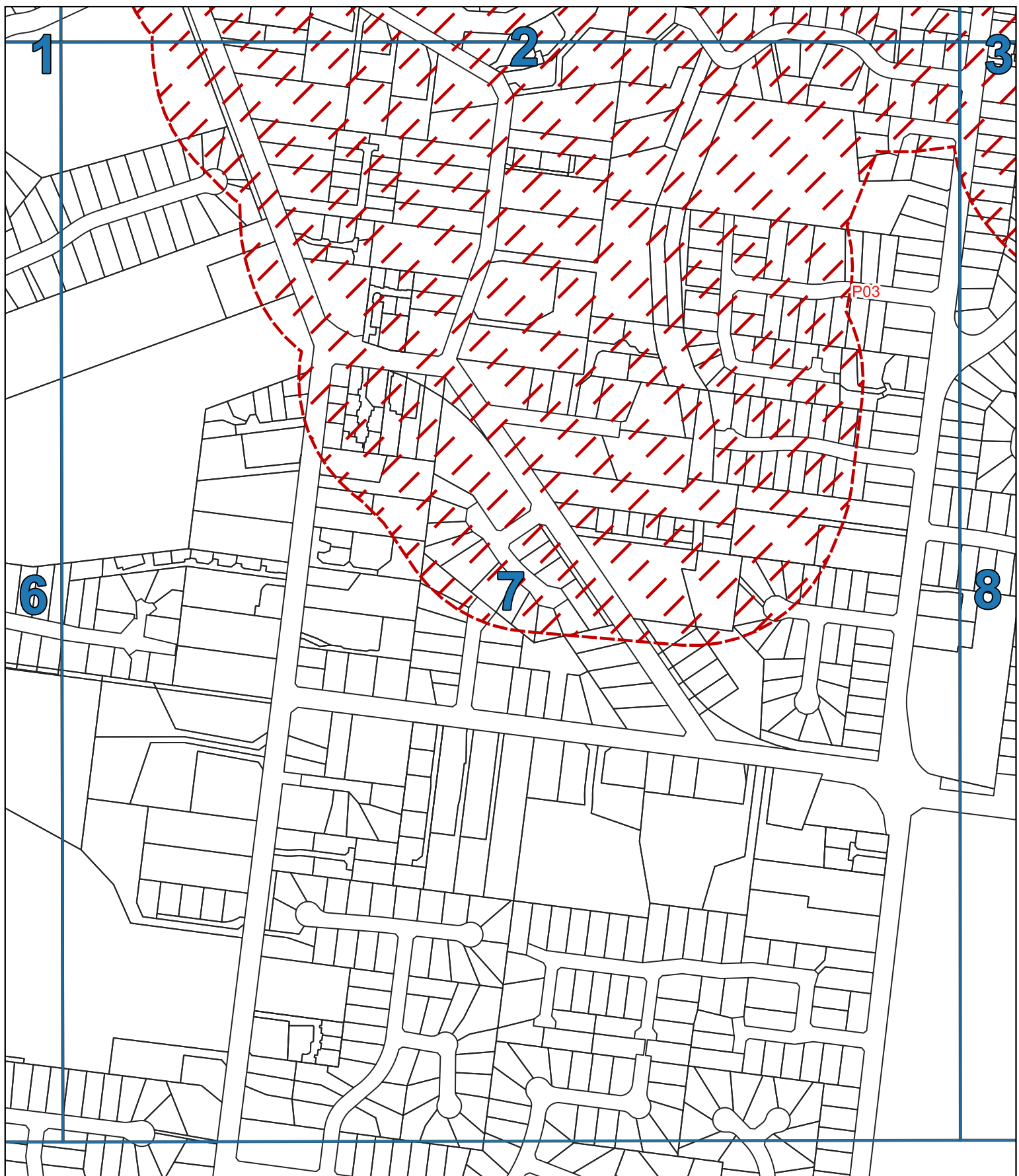
 Rename to BMO1



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Map 6



Outcome of Review

Amendment C155maro

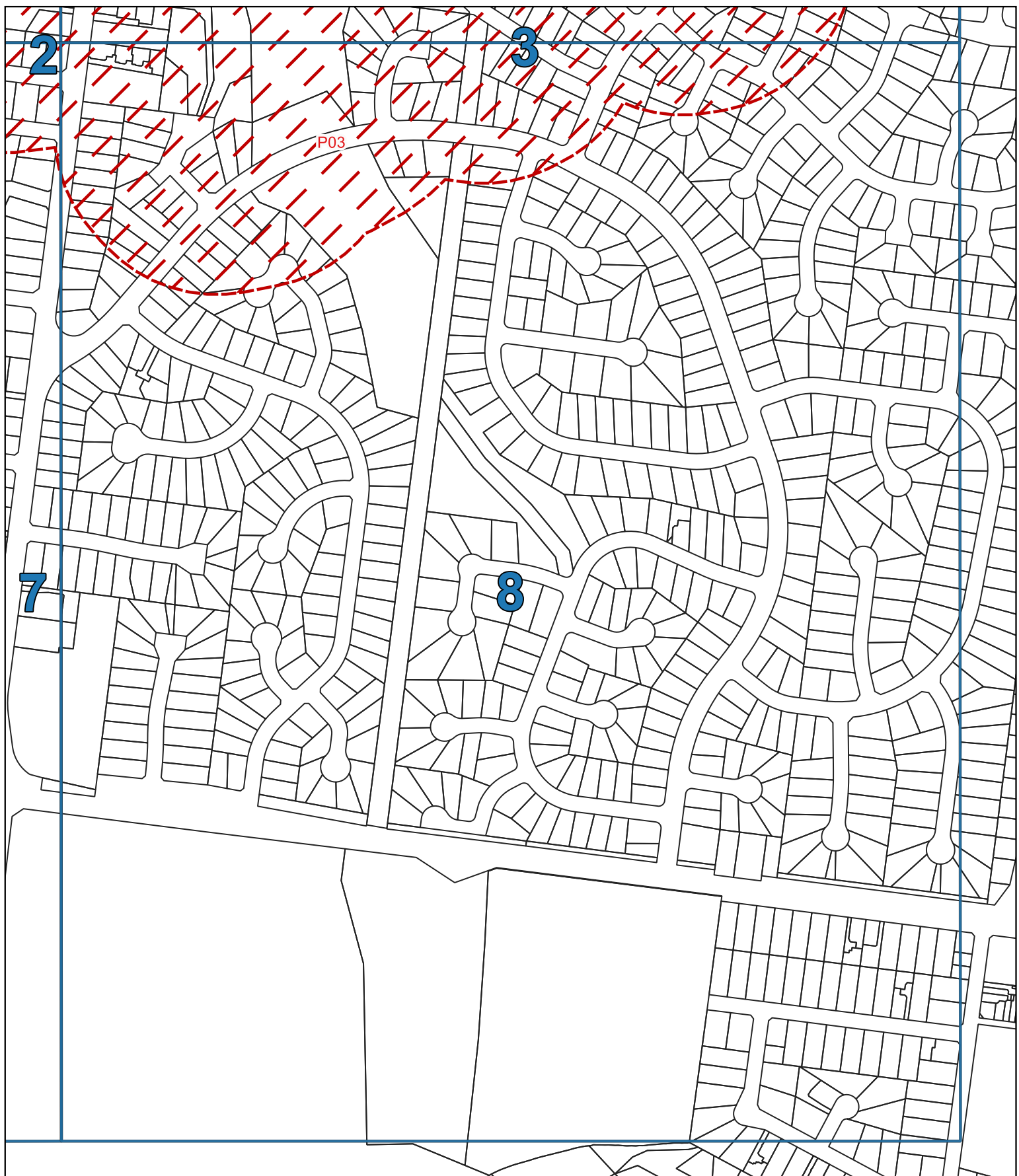
 Rename to BMO1



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Map 7



Outcome of Review

Amendment C155maro

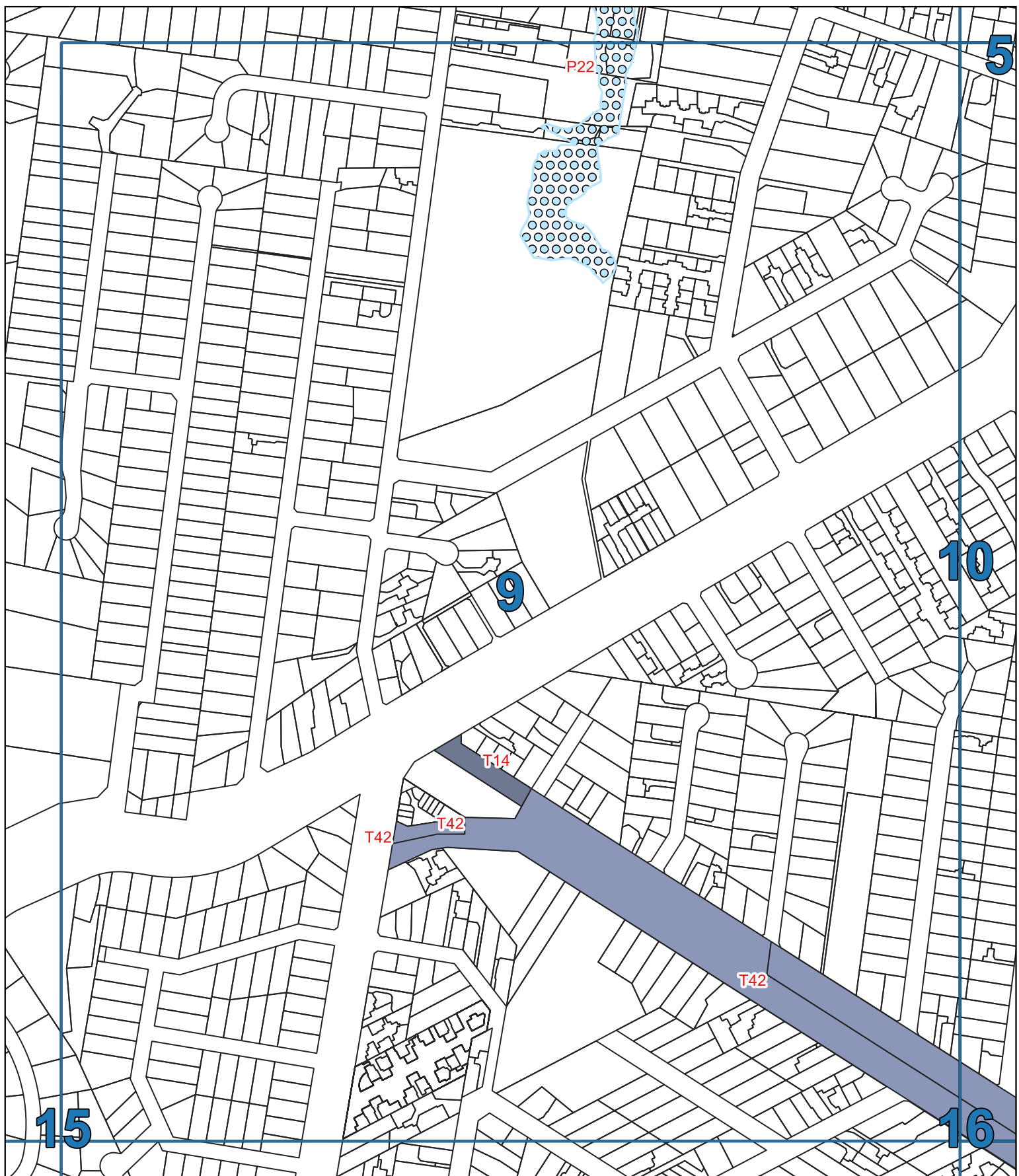
 Rename to BMO1



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Map 8



Outcome of Review

Amendment C153maro

Rezone to TRZ2

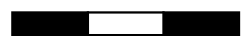
Rename to SBO1

Amendment C155maro

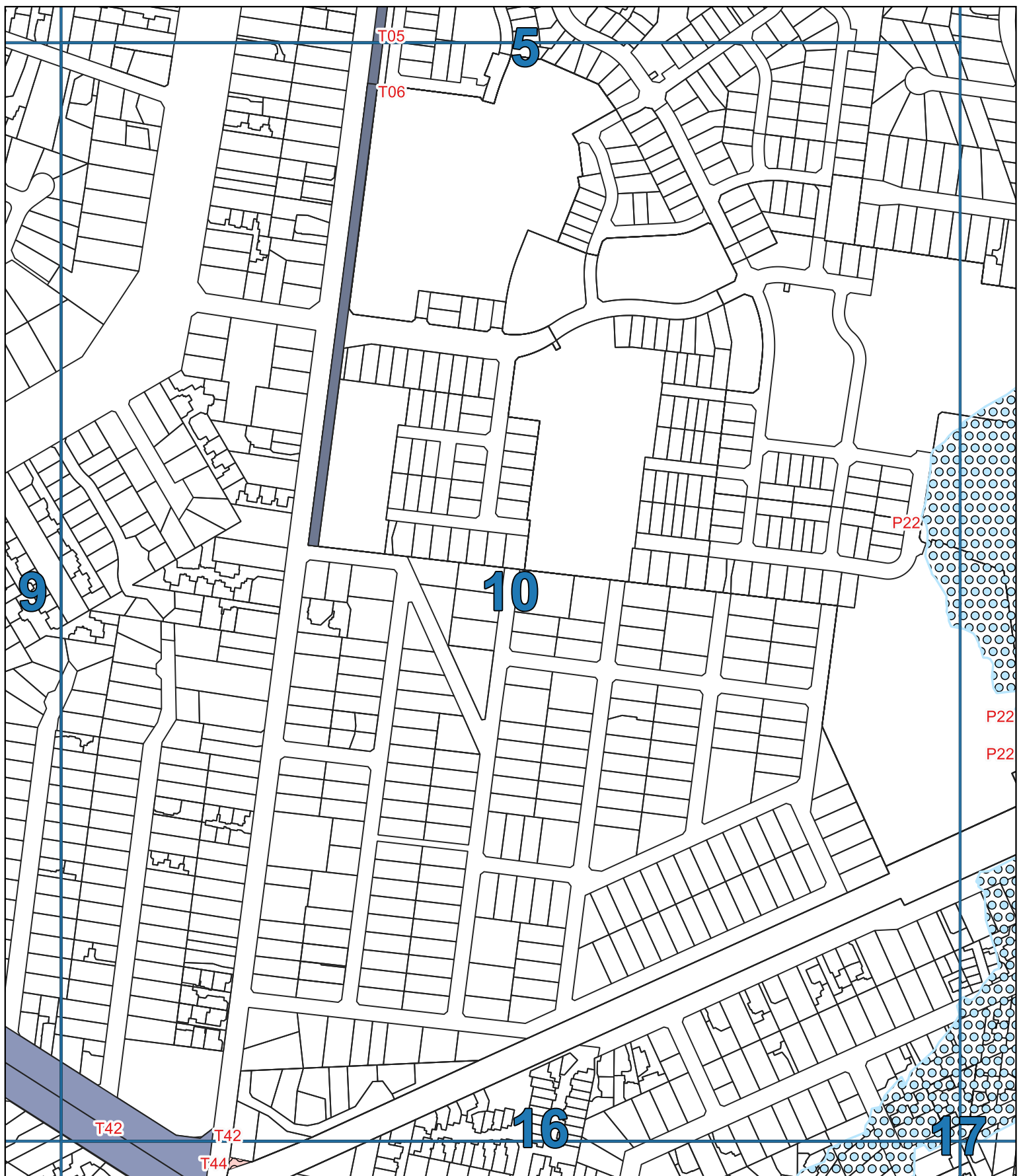
Rezone to TRZ3



0 50 100 150 m



Map 9



Outcome of Review

Amendment C153maro

Rezone to TRZ2

Rename to SBO1

Amendment C155maro

Rezone to NRZ3

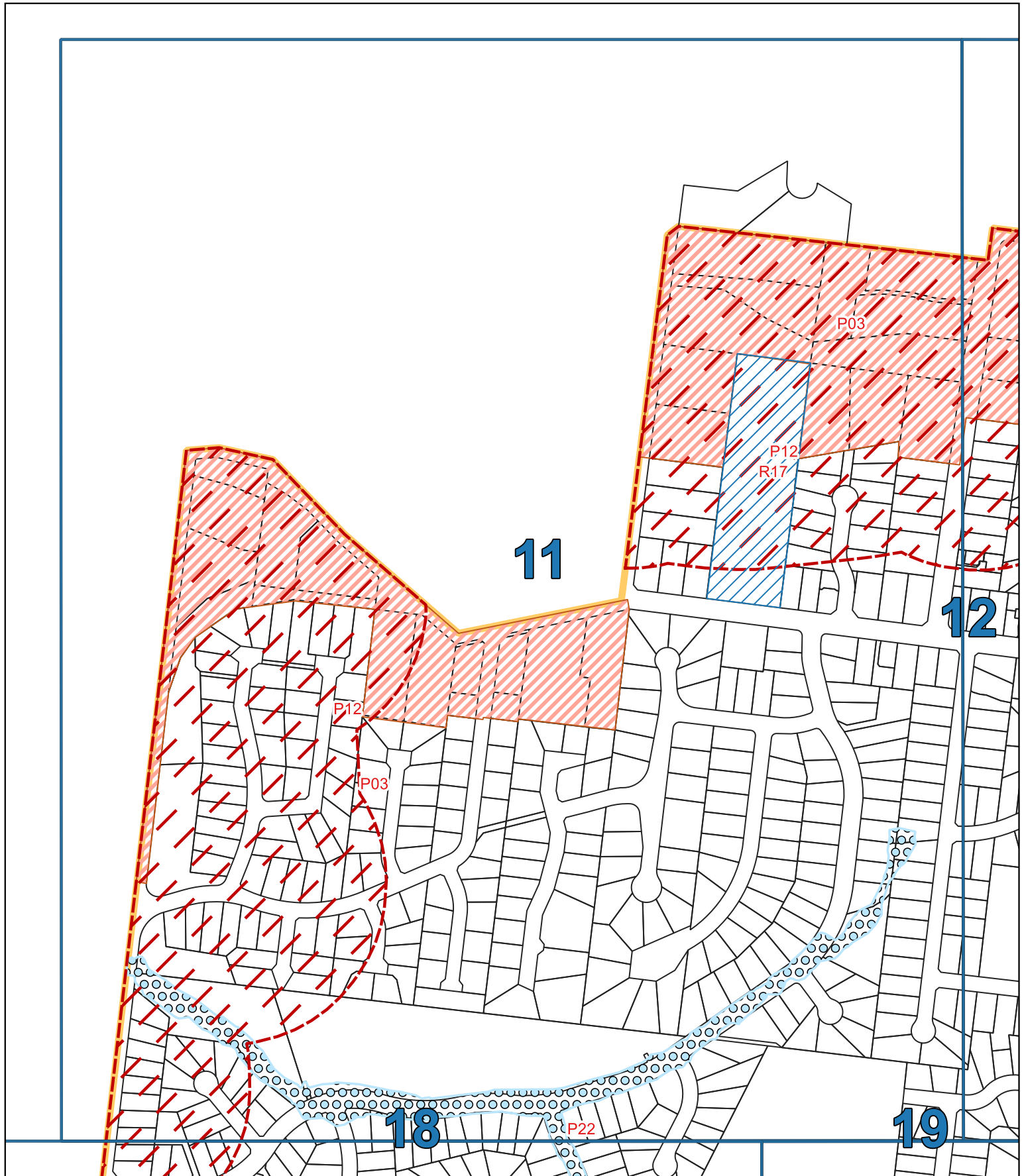
Rezone to TRZ3



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Map 10



Outcome of Review

Amendment C153maro

 Rename to LDRZ1

 Rename to SBO1

Amendment C155maro

 Remove DPO4

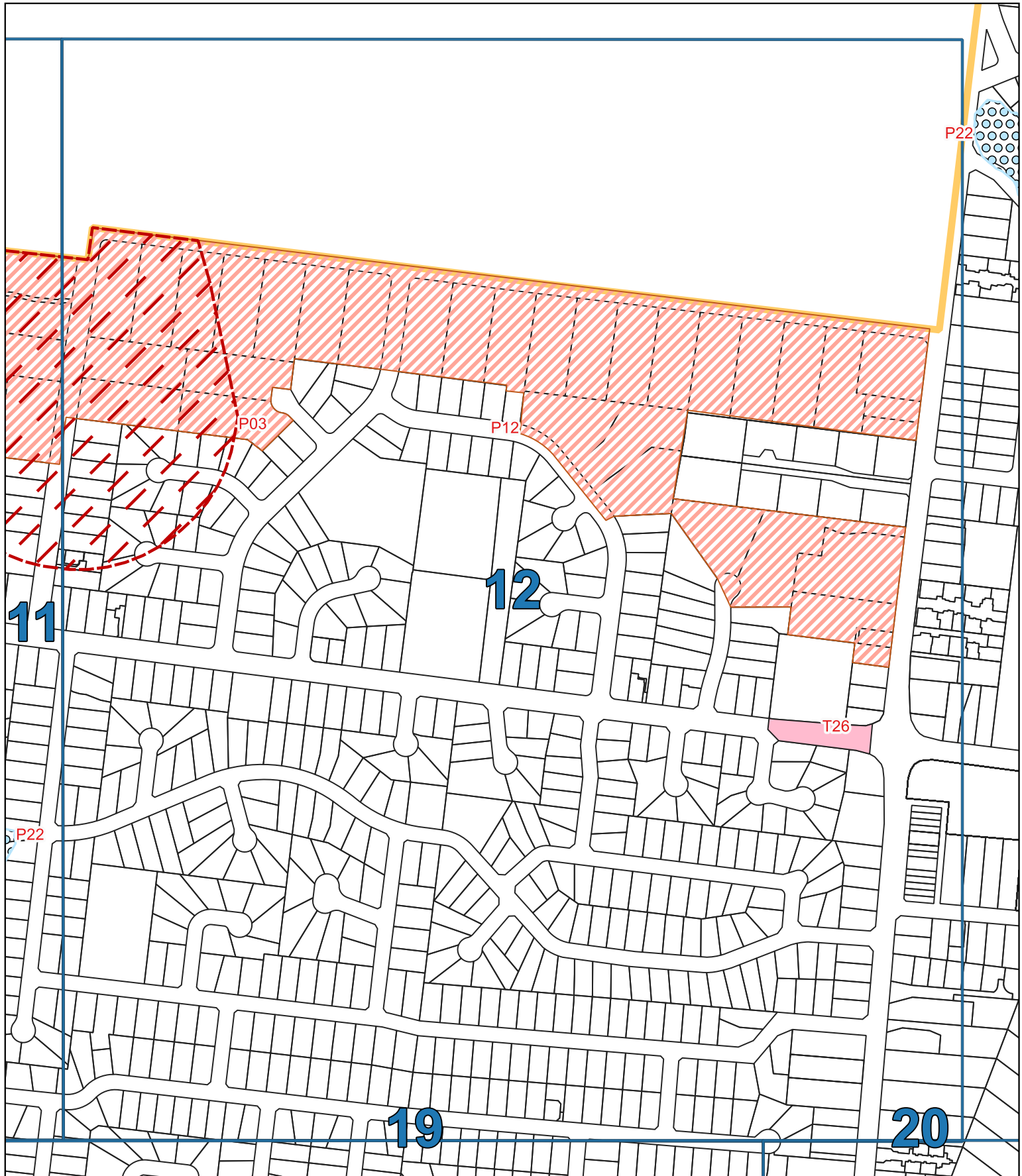
 Rename to BMO1



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Map 11



Outcome of Review

Amendment C153maro

 Rename to LDRZ1

 Rename to SBO1

Amendment C155maro

 Rezone to GRZ1

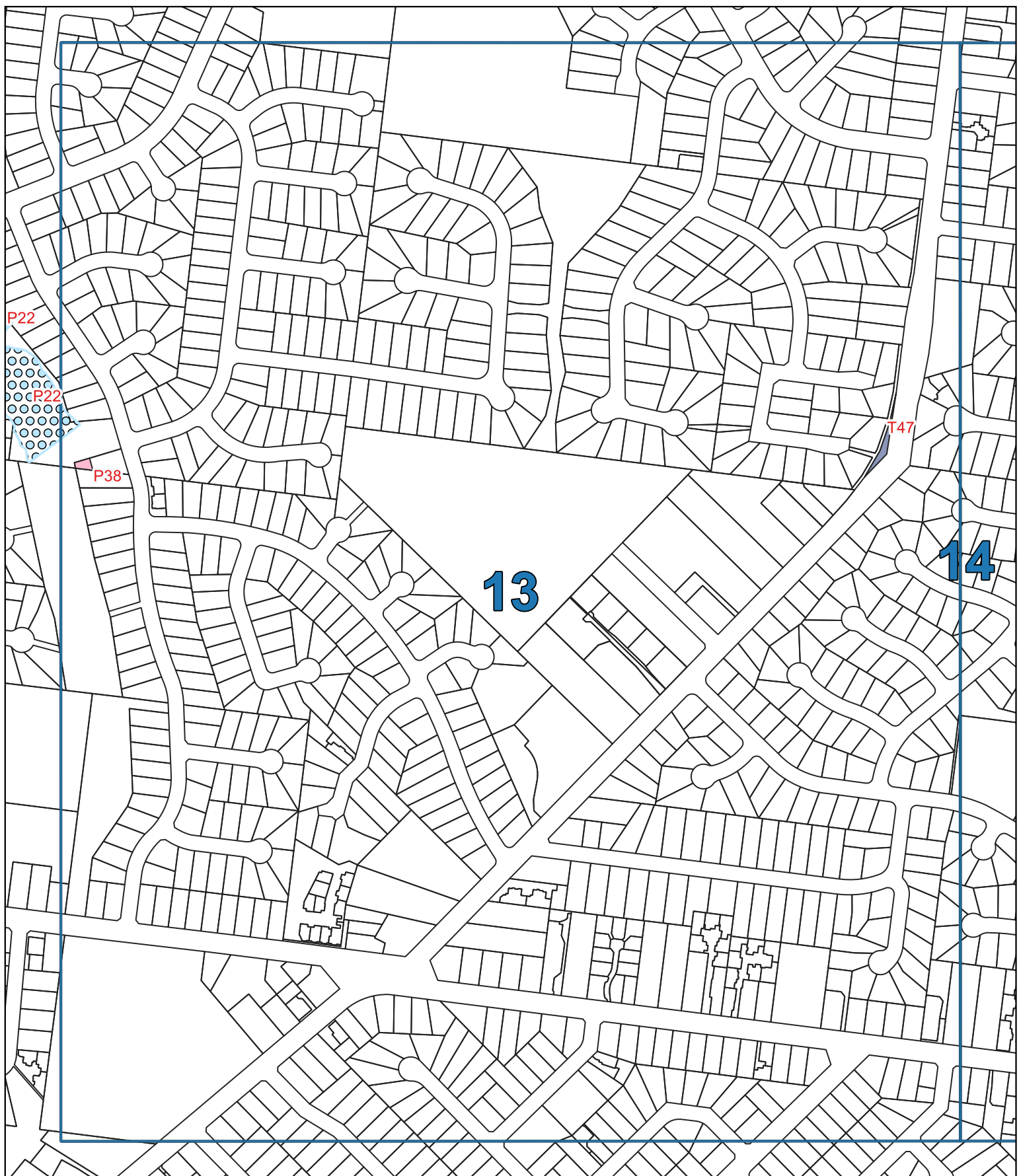
 Rename to BMO1



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


Map 12



Outcome of Review

Amendment C153maro

 Rename to SBO1

Amendment C155maro

 Rezone to GRZ1

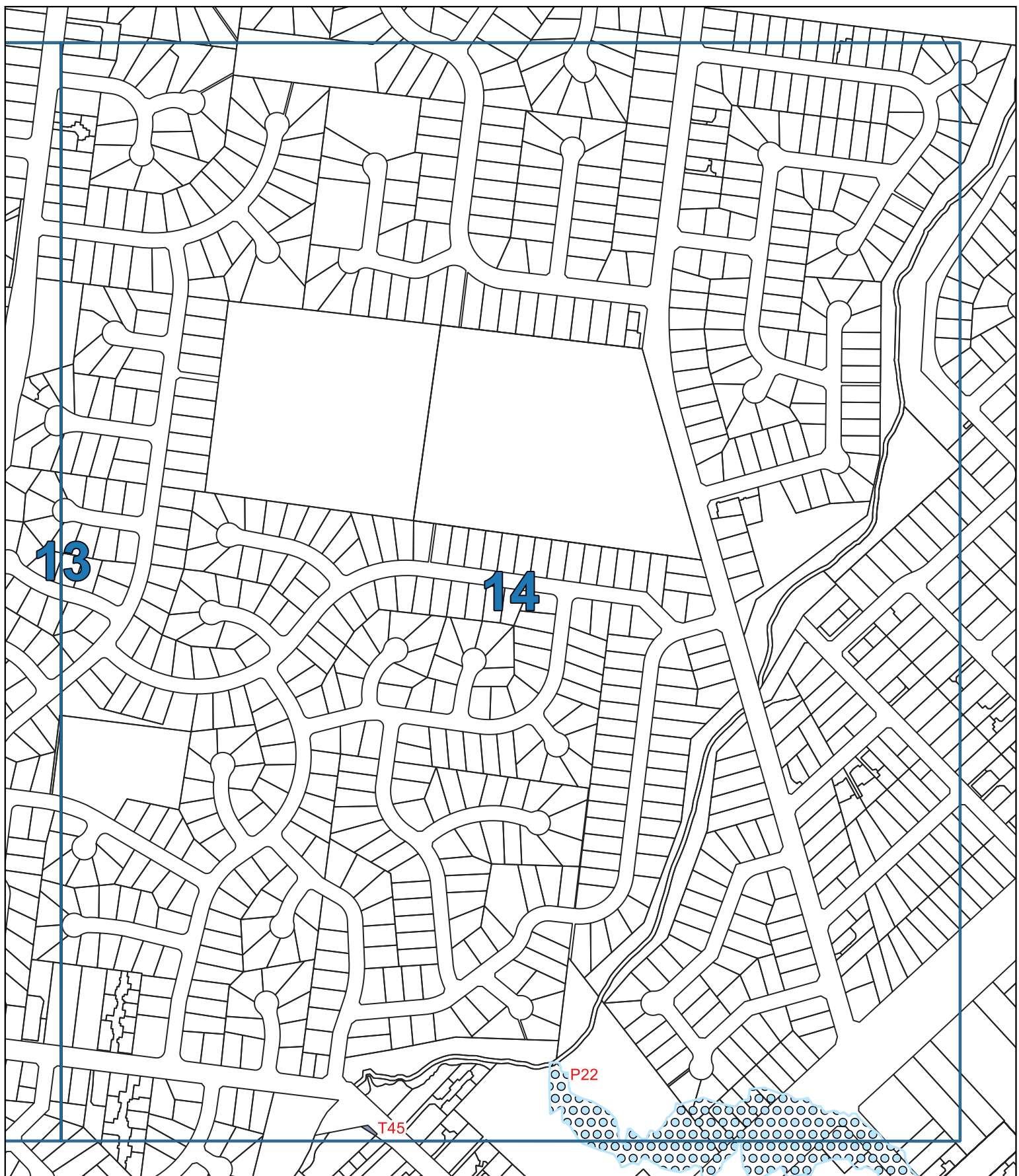
 Rezone to TRZ3



0 50 100 150 m




Map 13




Outcome of Review

Amendment C153maro

 Rename to SBO1

Amendment C155maro

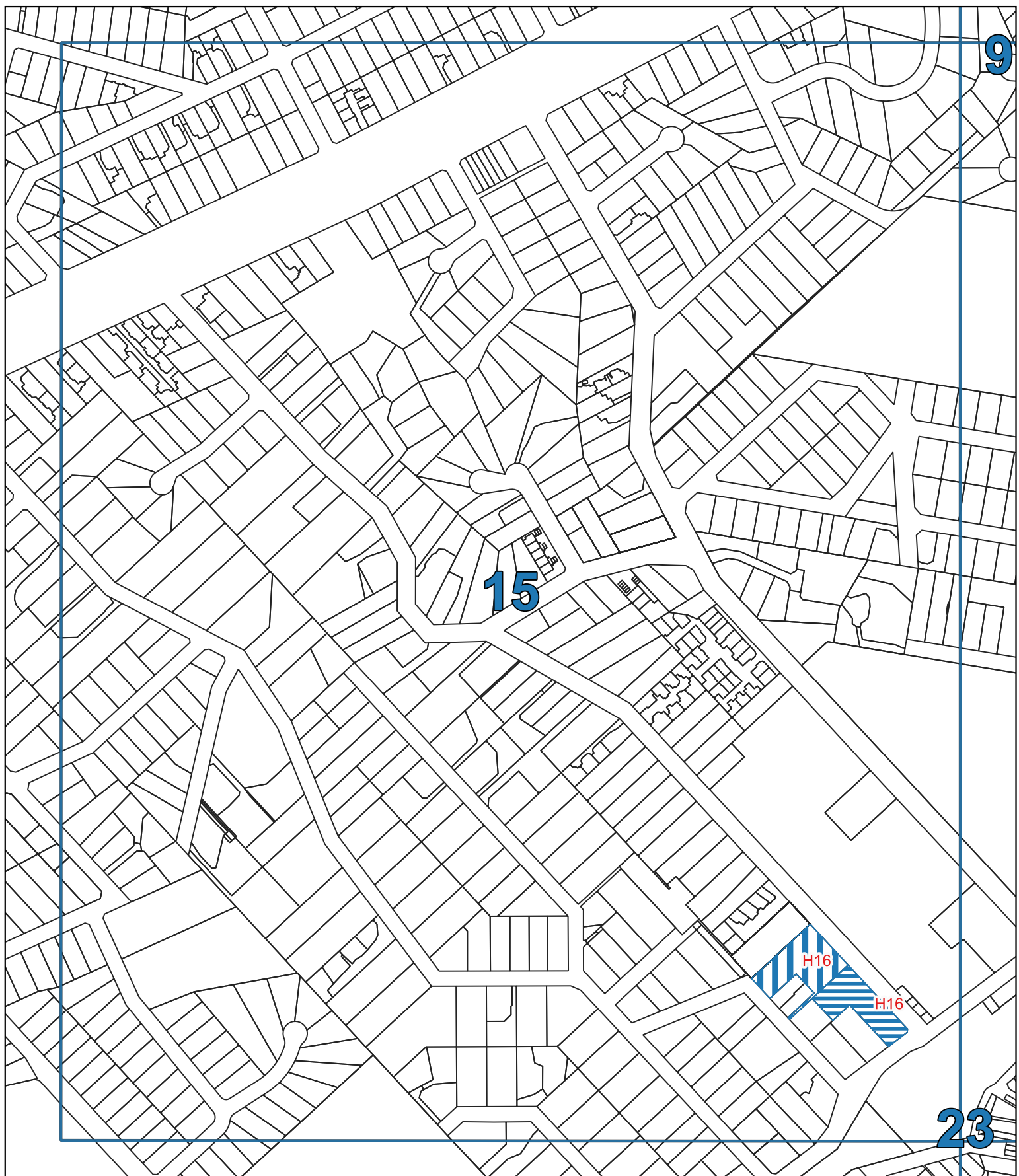
 Rezone to TRZ3



0 50 100 150 m



Map 14



Outcome of Review

Amendment C155maro

 Apply HO125

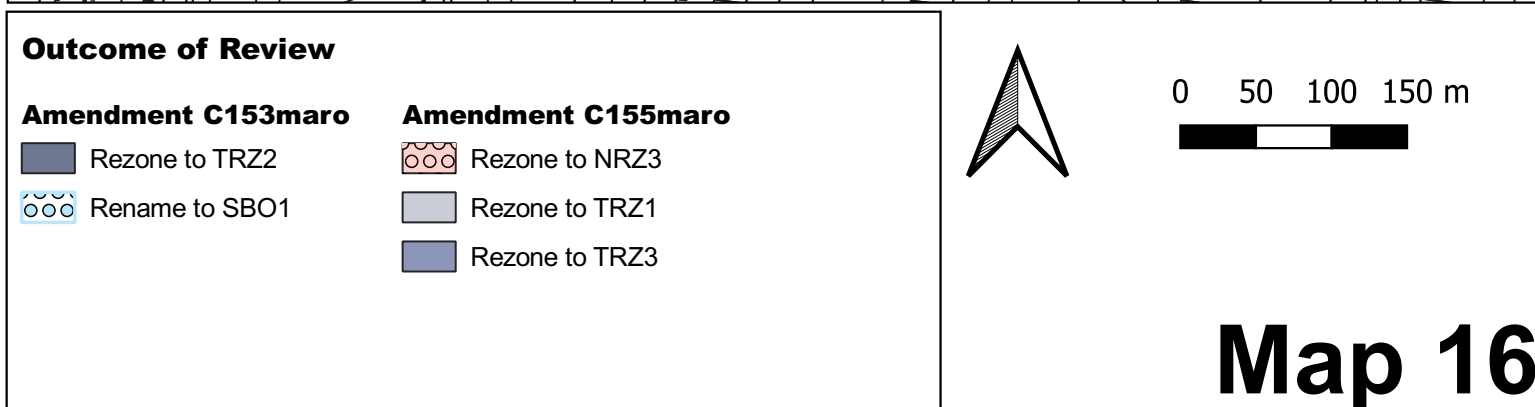
 Remove HO125



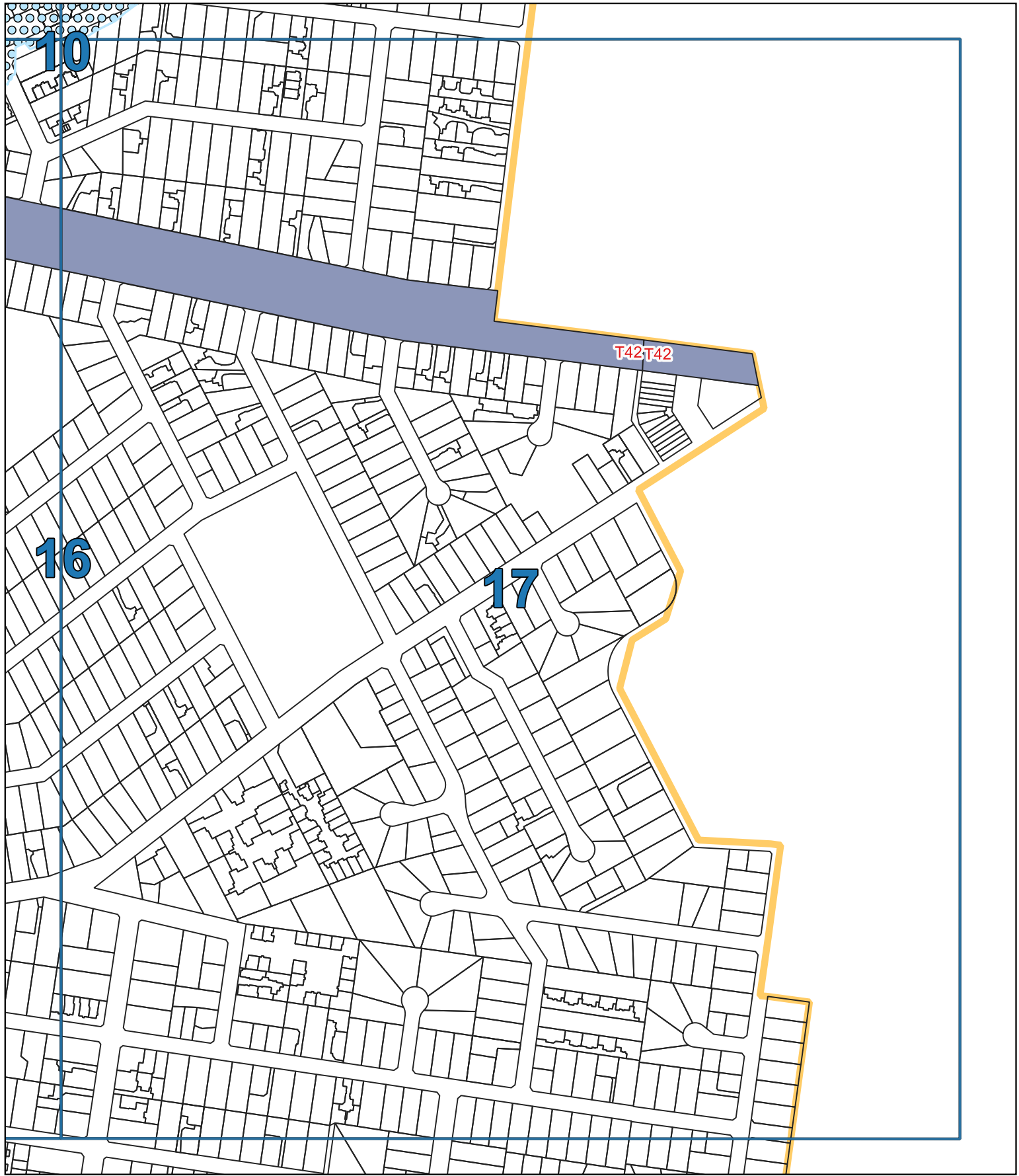
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Map 15




Map 16




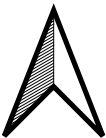
Outcome of Review

Amendment C153maro

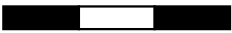
 Rename to SBO1

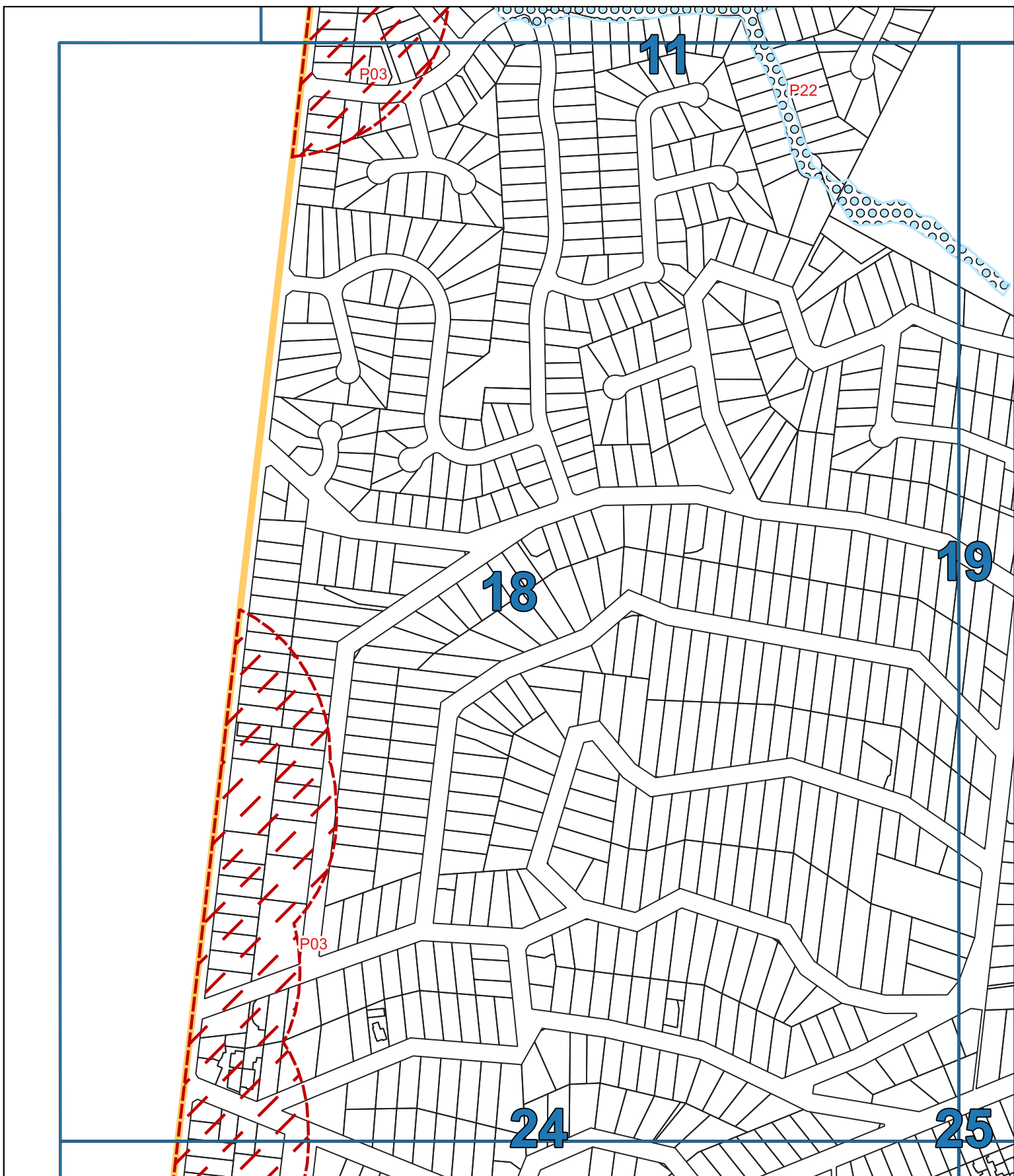
Amendment C155maro

 Rezone to TRZ3



0 50 100 150 m





Outcome of Review

Amendment C153maro

 Rename to SBO1

Amendment C155maro

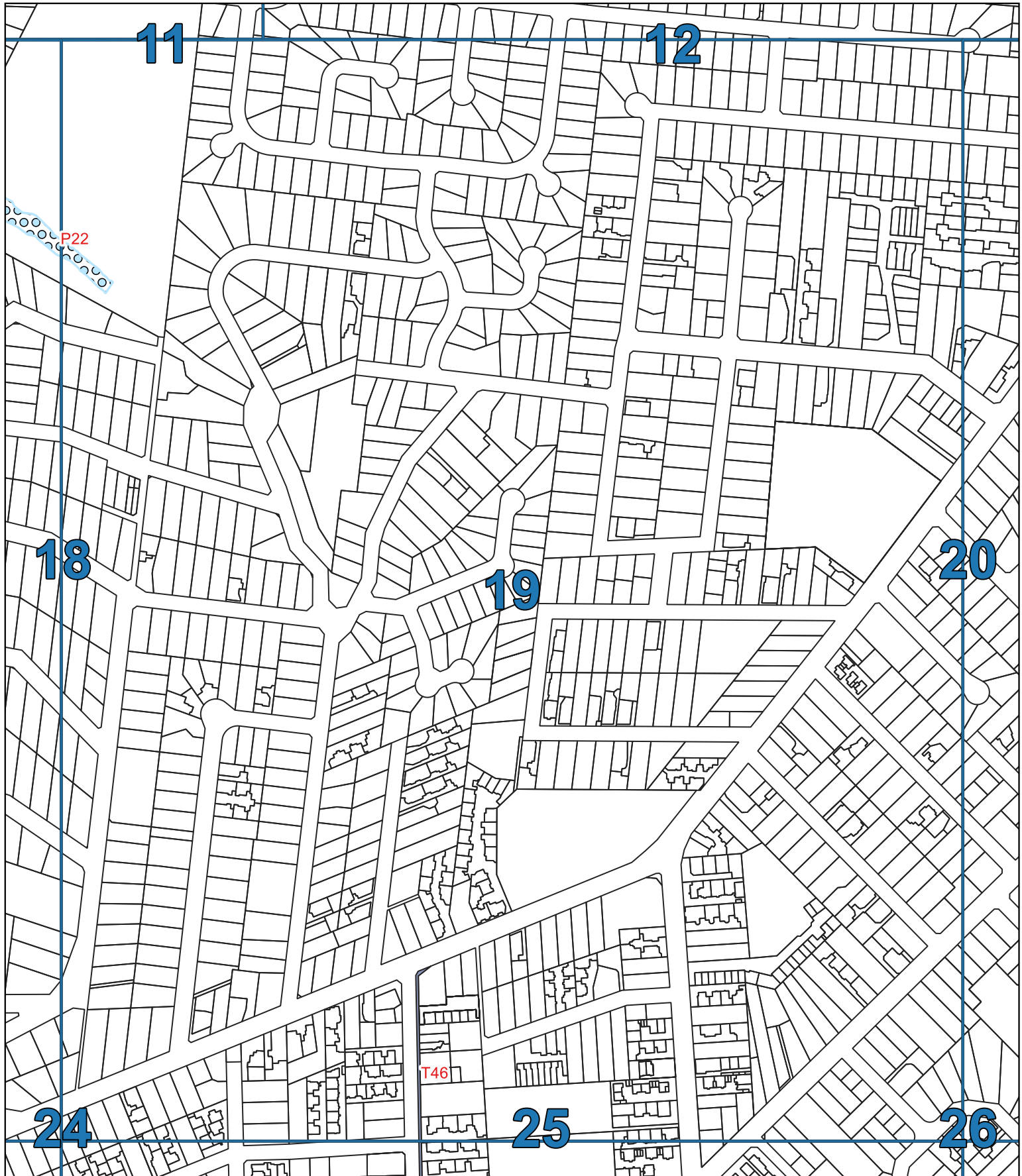
 Rename to BMO1



0 50 100 150 m



Map 18



Outcome of Review

Amendment C153maro

 Rename to SBO1

Amendment C155maro

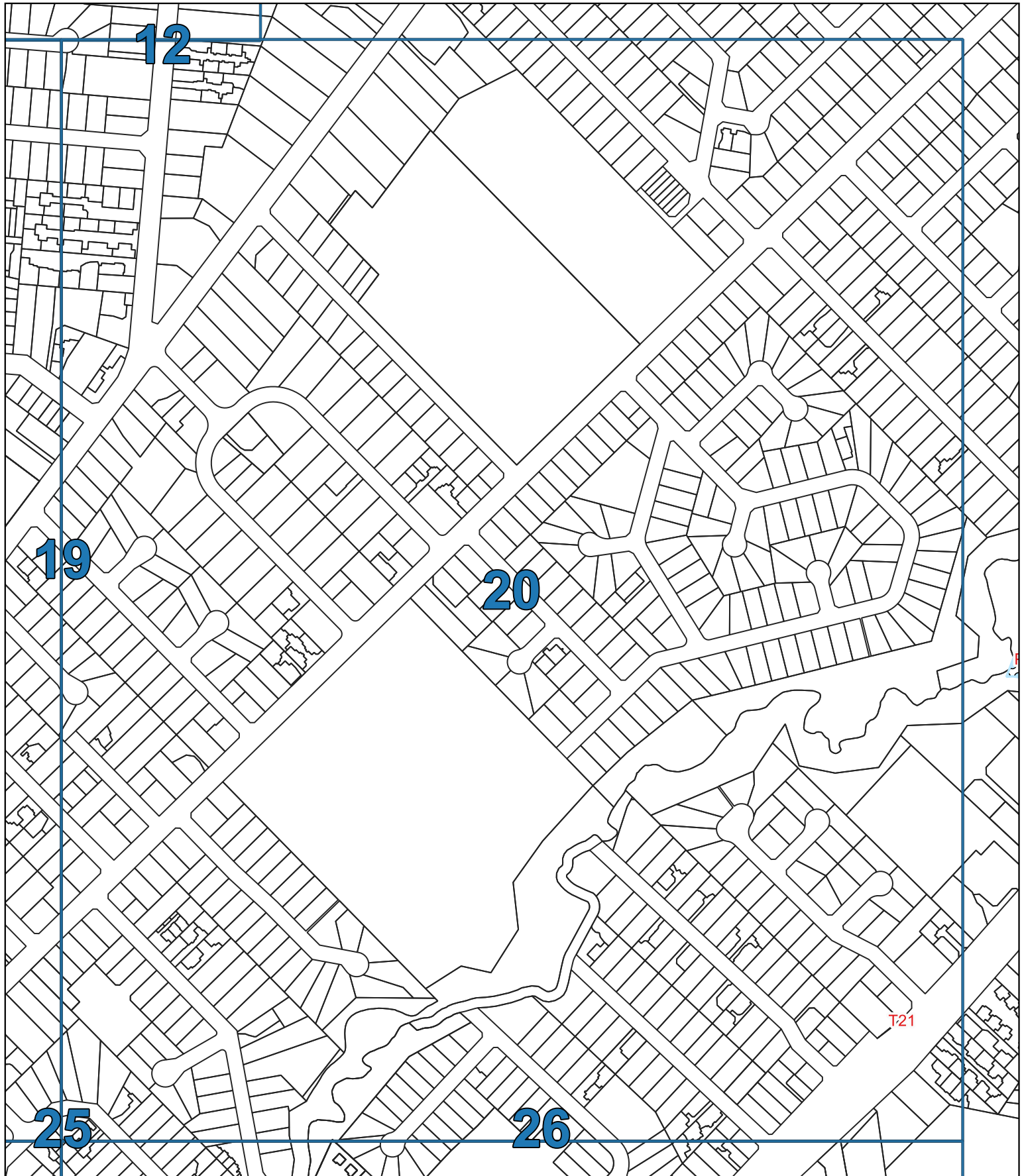
 Rezone to TRZ3



0 50 100 150 m




Map 19



Outcome of Review

Amendment C153maro

 Rename to SBO1

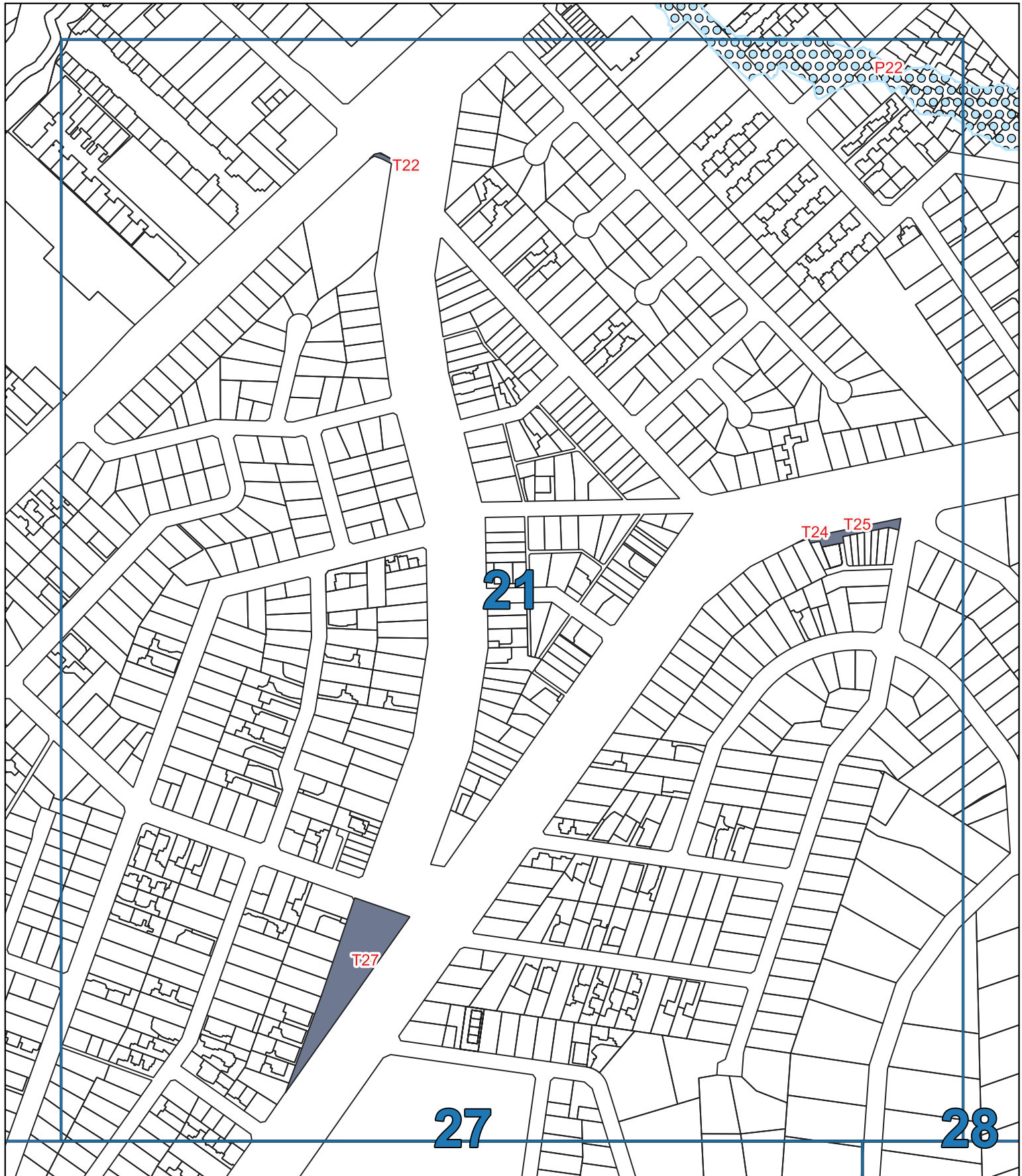
 Rezone to TRZ2



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


Map 20



Outcome of Review

Amendment C153maro

 Rename to SBO1

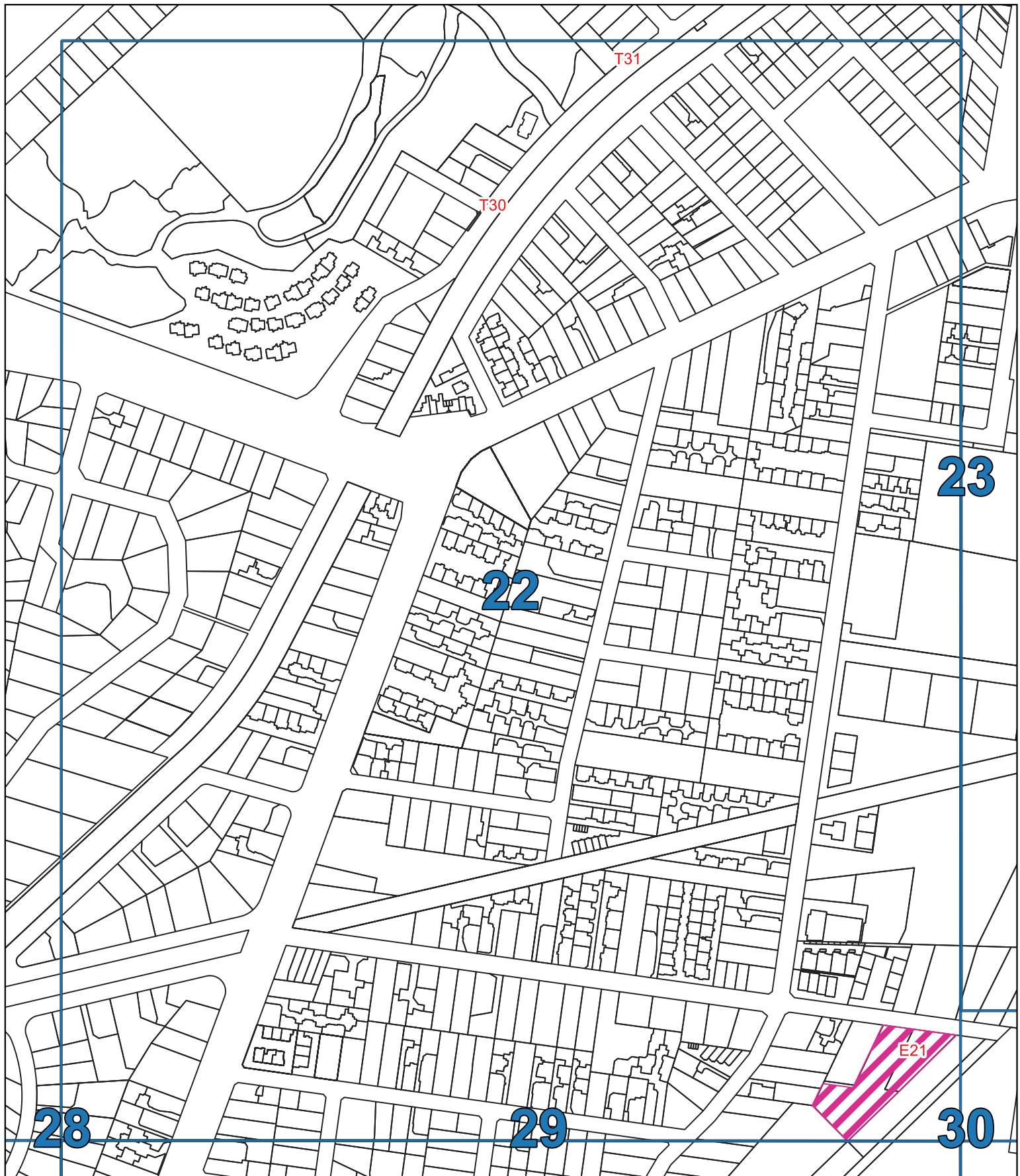
 Rezone to TRZ2



0 50 100 150 m



Map 21



Outcome of Review

Amendment C153maro



Rezoning to NRZ3



Rezoning to TRZ2



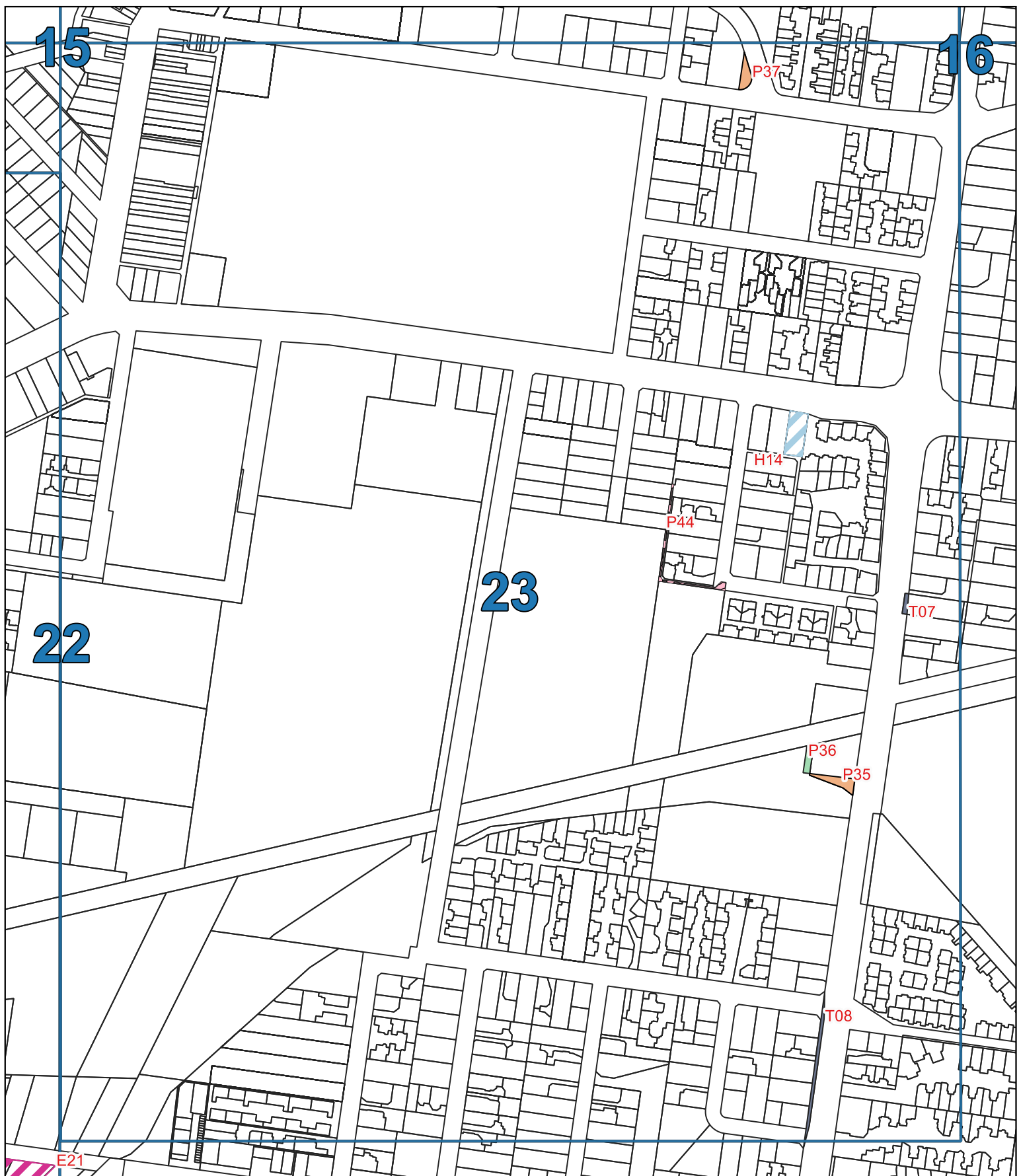
Remove EAO



0 50 100 150 m






Map 22






Outcome of Review

Amendment C153maro

-  Rezone to PPRZ
-  Rezone to TRZ2
-  Remove EAO

Amendment C155maro

-  Rezone to GRZ2
-  Rezone to IN1Z
-  Remove HO111

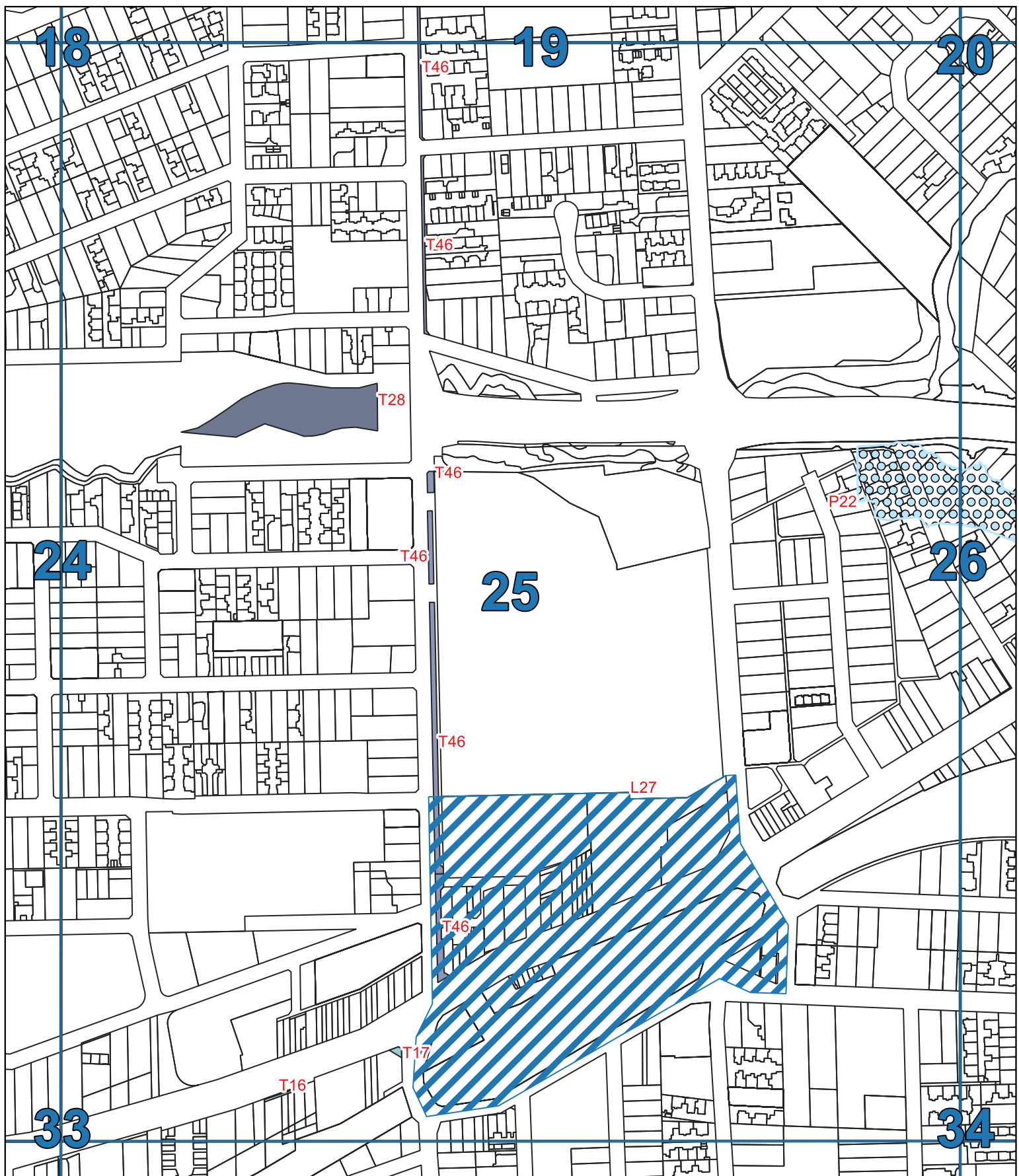


0 50 100 150 m



Map 23

Map 24




Outcome of Review


Amendment C153maro

 Rezone to TRZ2

 Rename to SBO1

Amendment C155maro

 Rezone to ACZ1

 Rezone to TRZ3

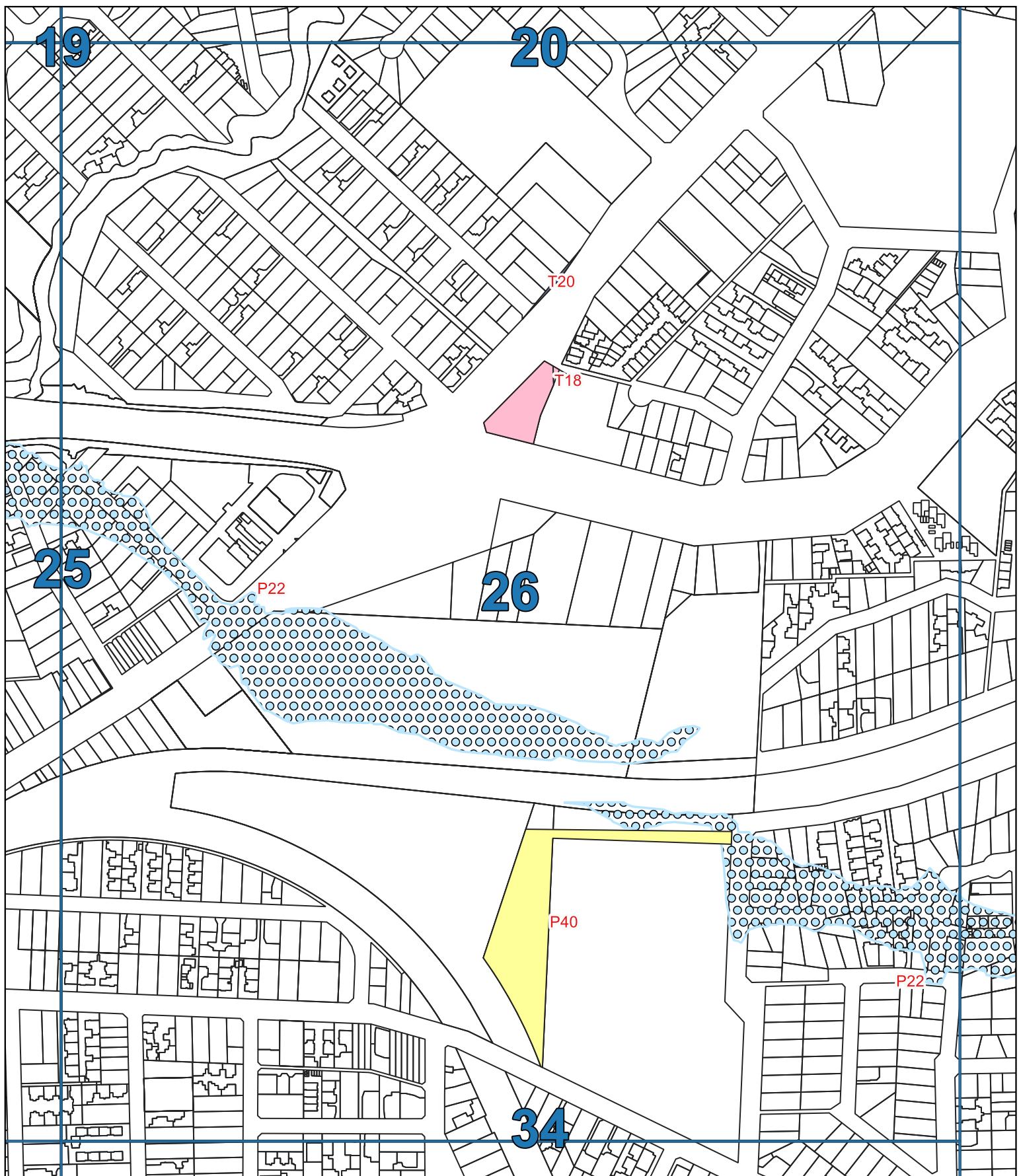
 Remove DPO2



0 50 100 150 m



Map 25



Outcome of Review

Amendment C153maro

 Rezone to TRZ2

 Rename to SBO1

Amendment C155maro

 Rezone to GRZ1

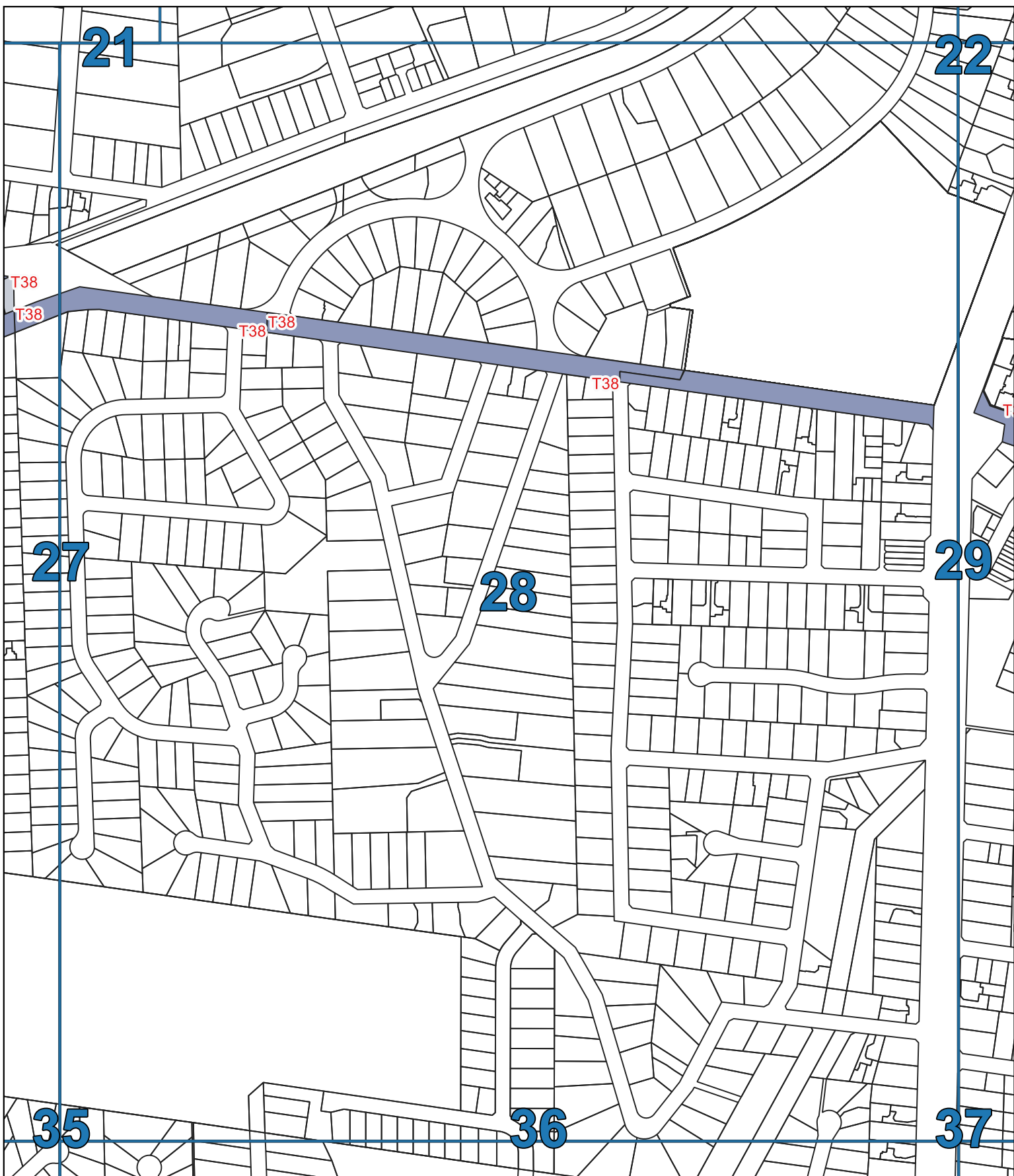
 Rezone to PUZ2



0 50 100 150 m



Map 26



Outcome of Review

Amendment C155maro

Rezone to TRZ1

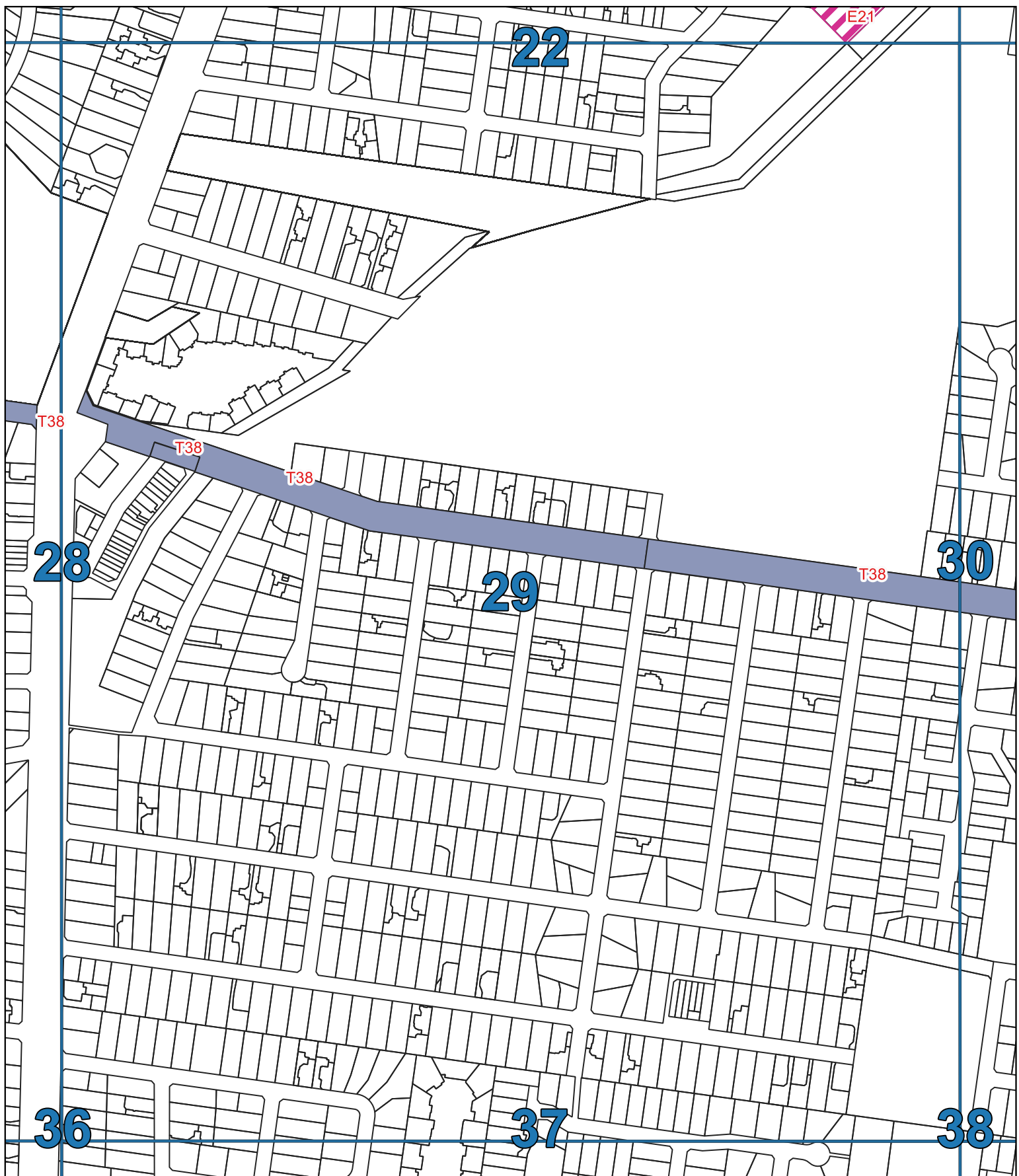
Rezone to TRZ3



0 50 100 150 m




Map 28




Outcome of Review

Amendment C153maro

 Remove EAO

Amendment C155maro

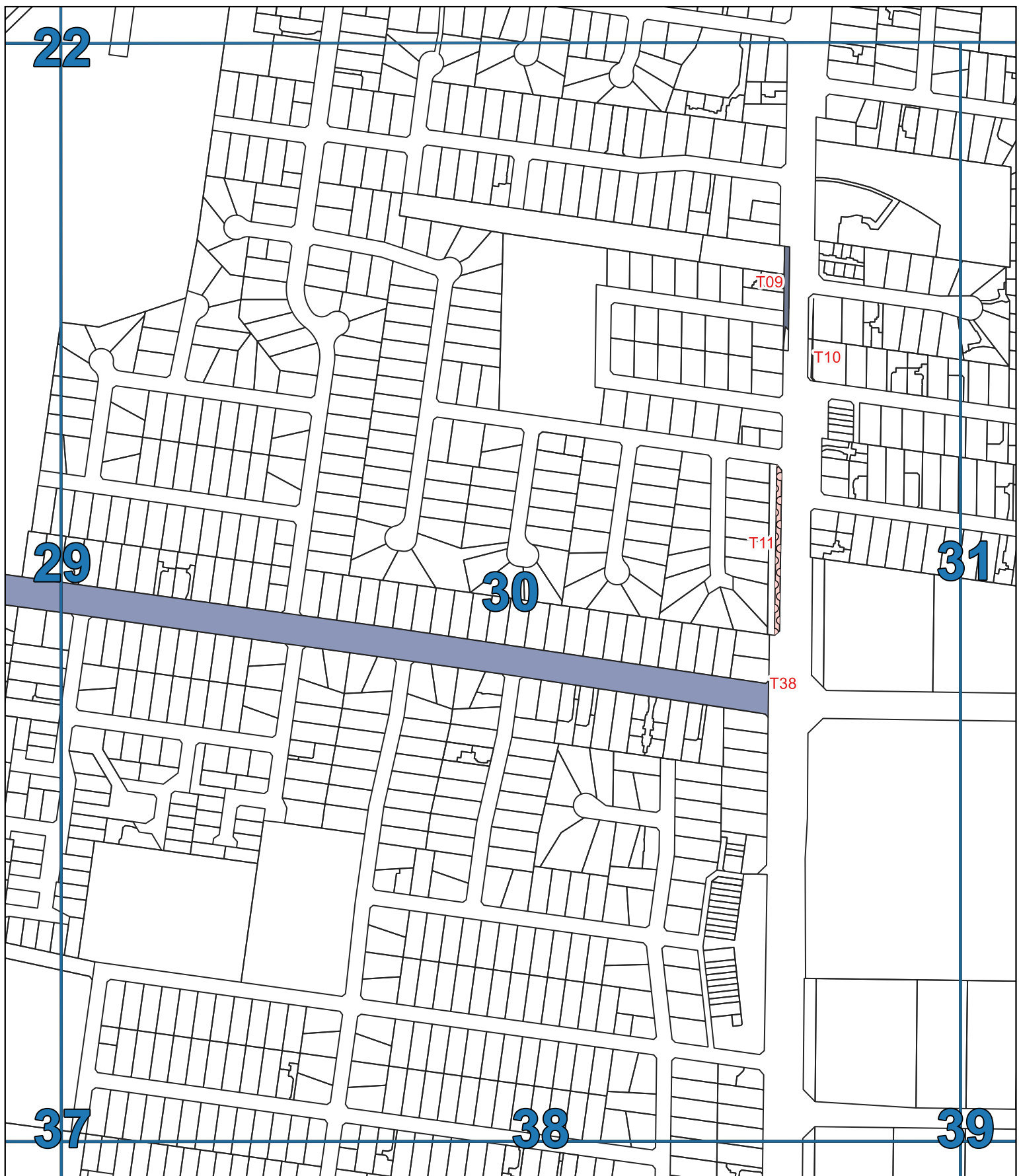
 Rezone to TRZ3



0 50 100 150 m



Map 29



Outcome of Review

Amendment C153maro

Rezone to TRZ2

Amendment C155maro

Rezone to NRZ3

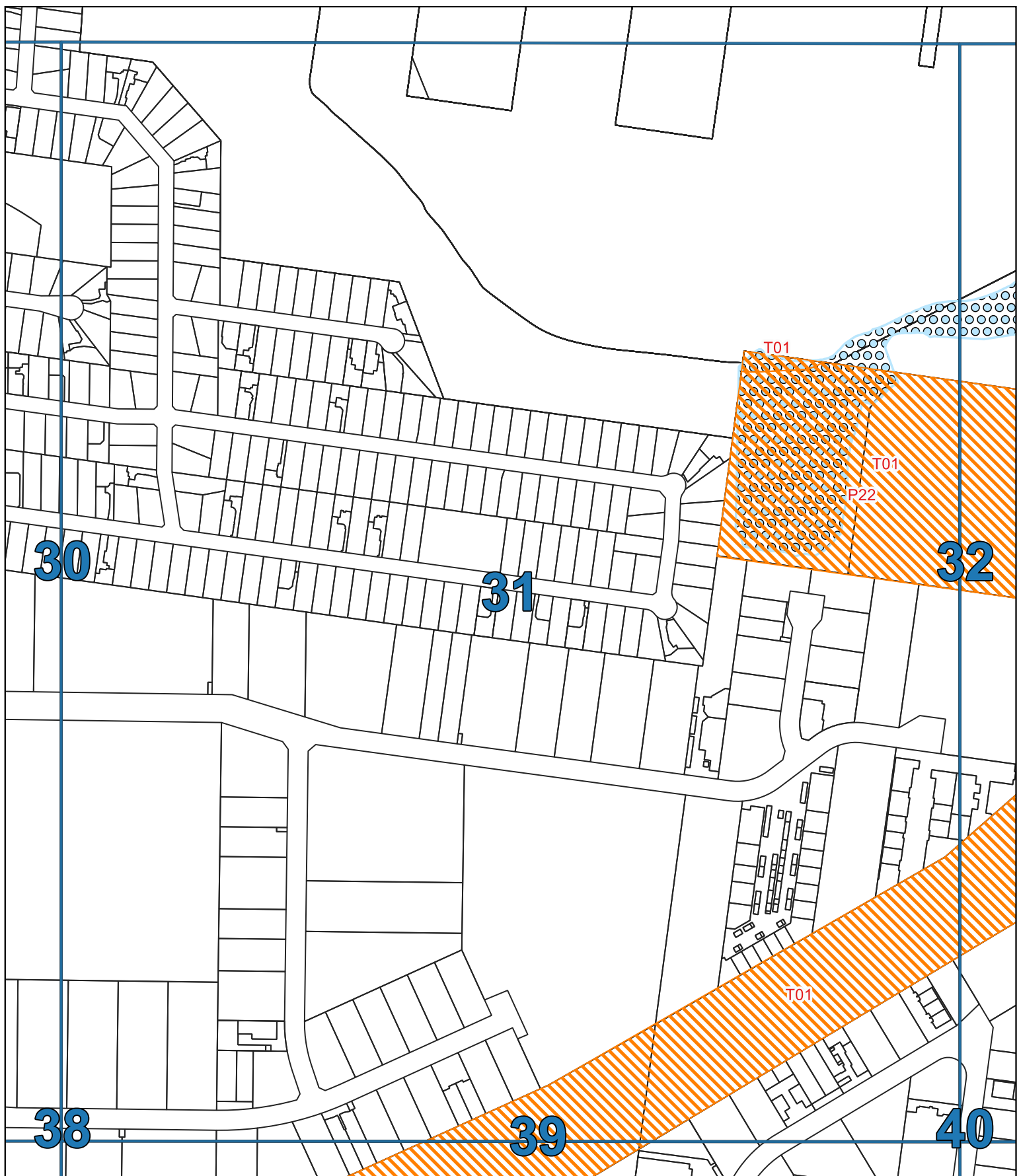
Rezone to TRZ3



0 50 100 150 m



Map 30



Outcome of Review

Amendment C153maro

 Rename to SBO1

Amendment C155maro

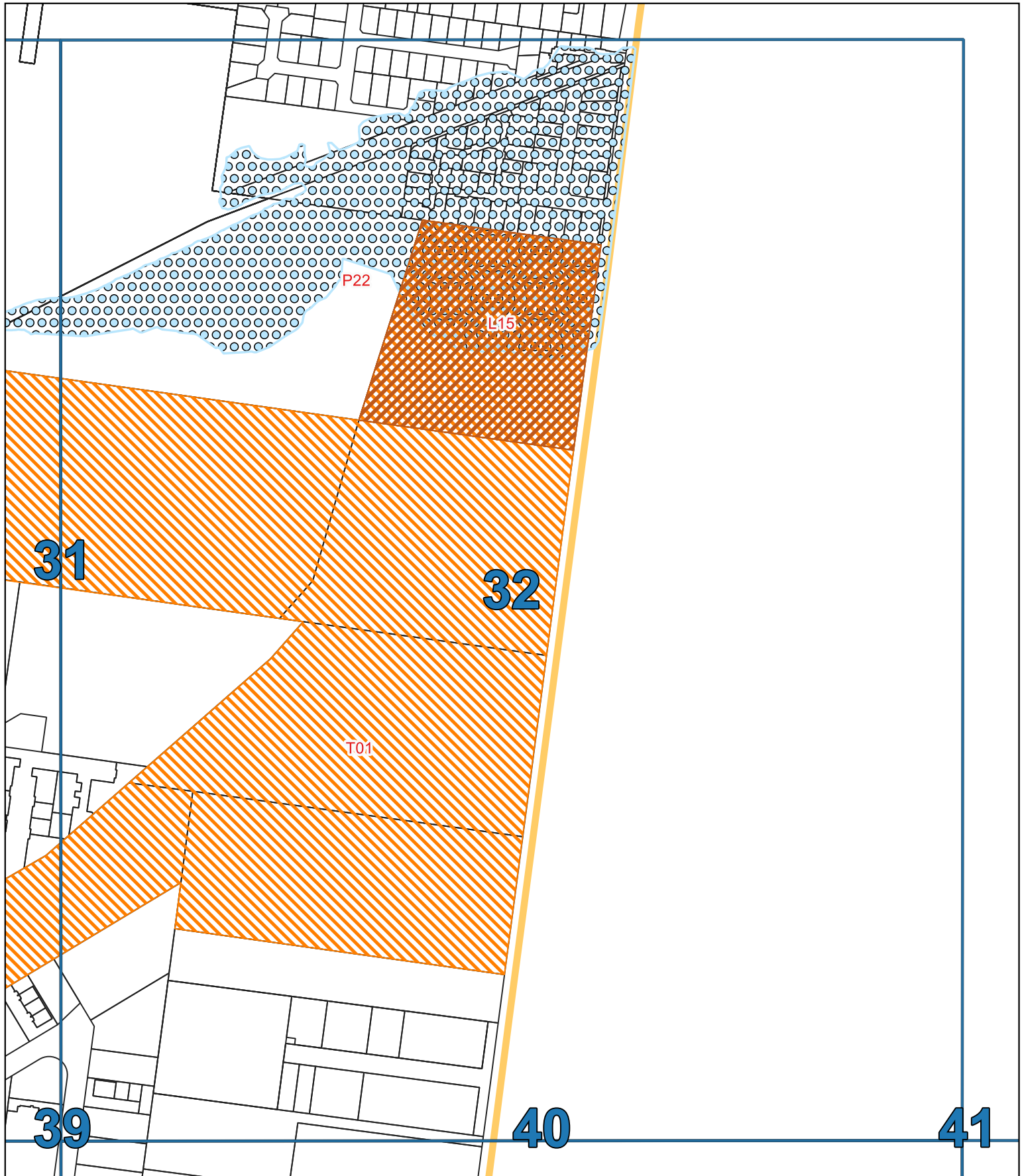
 Apply SCO1



0 50 100 150 m



Map 31



Outcome of Review

Amendment C153maro

 Rename to SBO1

Amendment C155maro

 Rezone to IN3Z

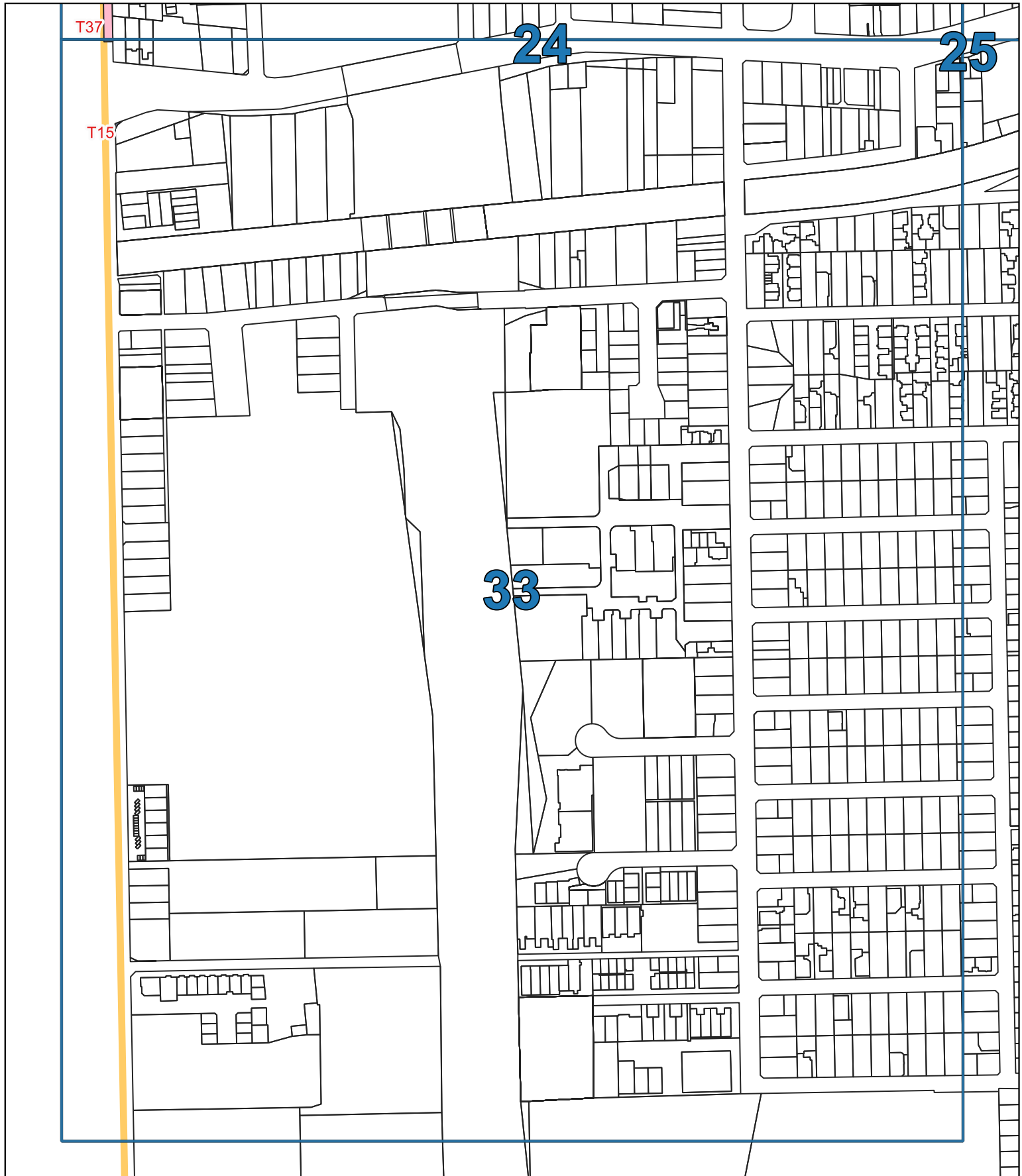
 Apply SCO1



0 50 100 150 m



Map 32



Outcome of Review

Amendment C153maro

Rezone to TRZ2

Amendment C155maro

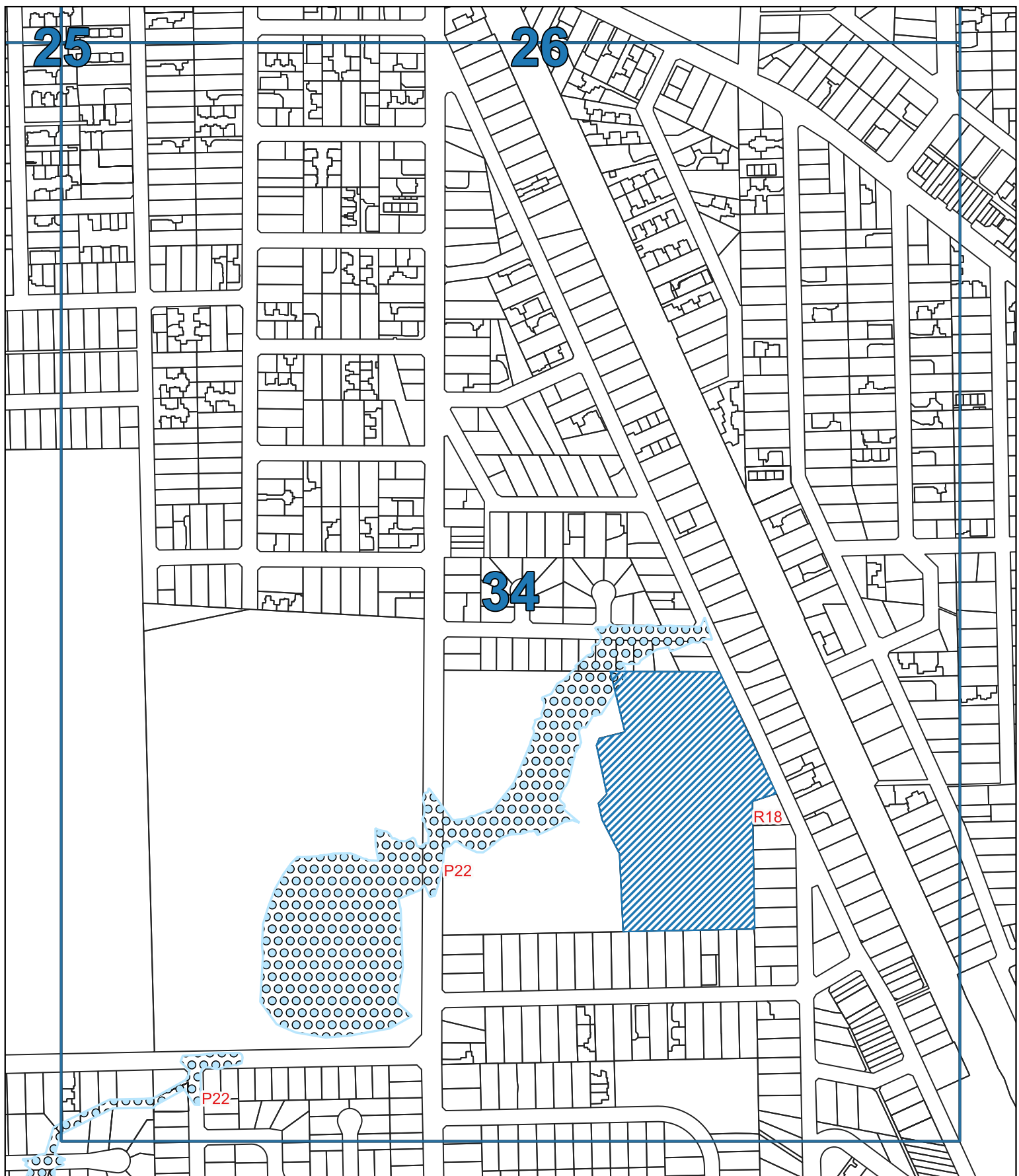
Rezone to GRZ1



0 50 100 150 m



Map 33



Outcome of Review

Amendment C153maro

○○○ Rename to SBO1

Amendment C155maro

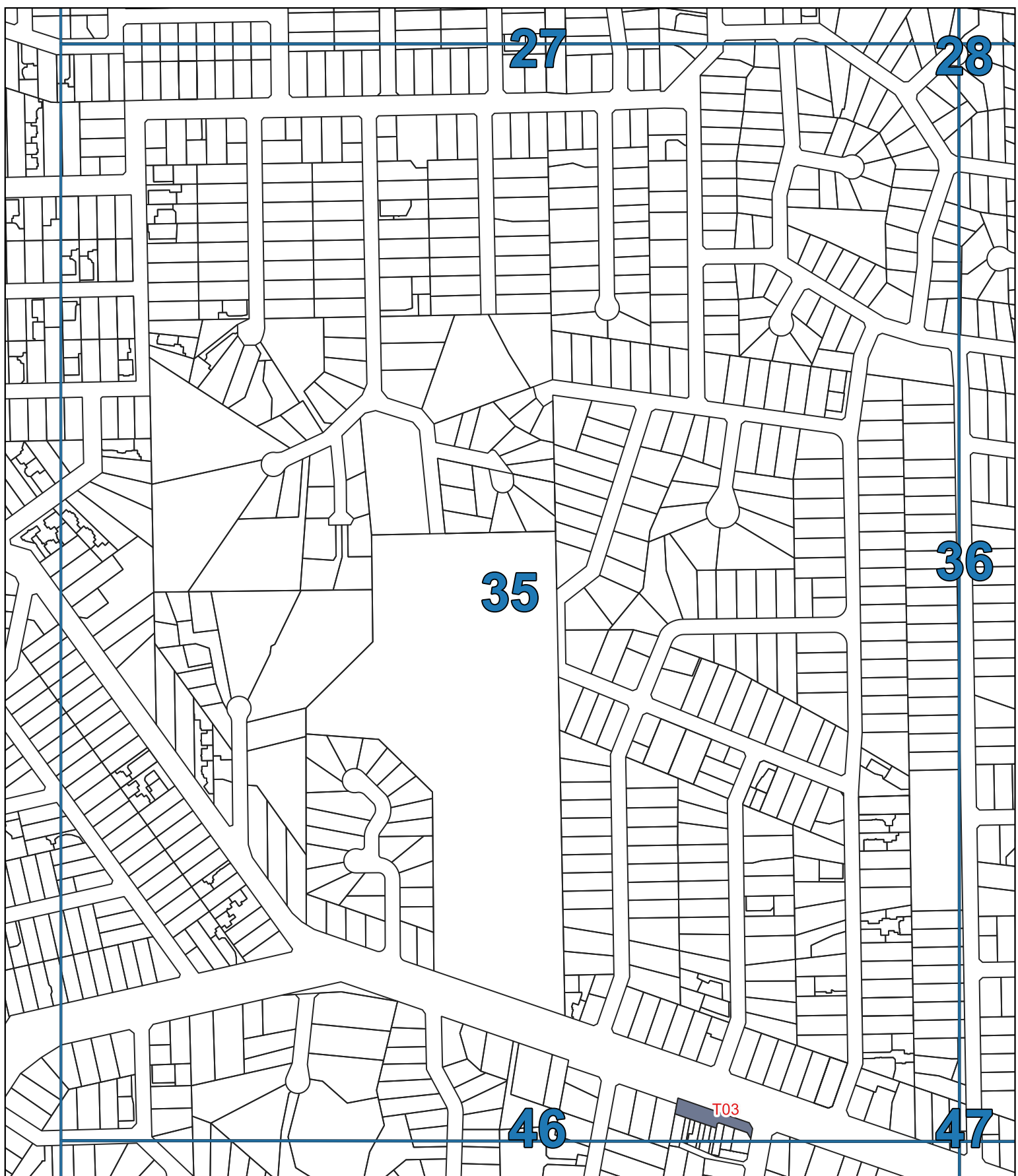
▨ Remove DPO5



0 50 100 150 m



Map 34



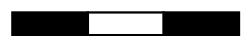
Outcome of Review

Amendment C153maro

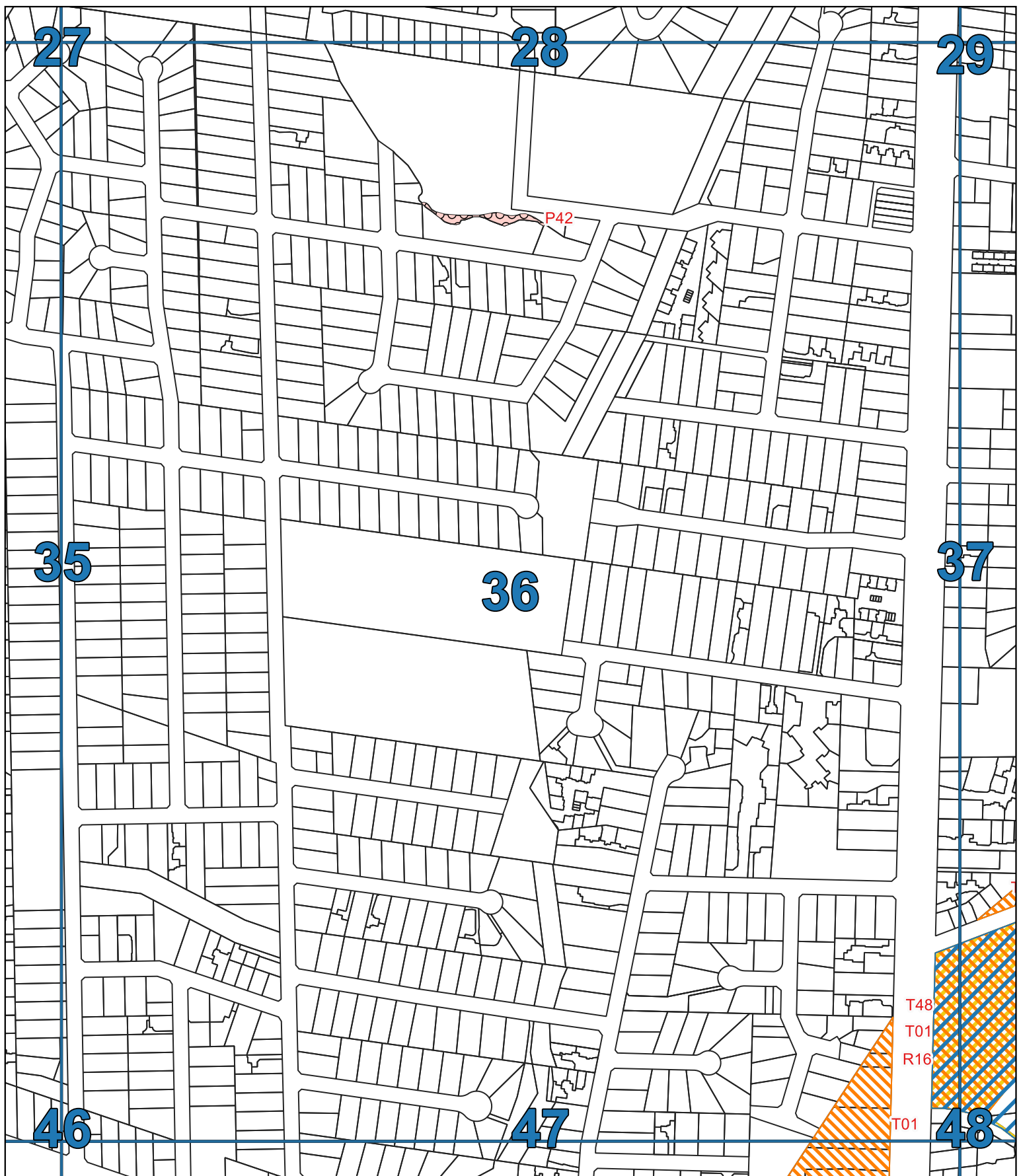
Rezone to TRZ2



0 50 100 150 m



Map 35



Outcome of Review

Amendment C153maro

 Rezone to NRZ3

 Remove PAO3

Amendment C155maro

 Remove DPO3

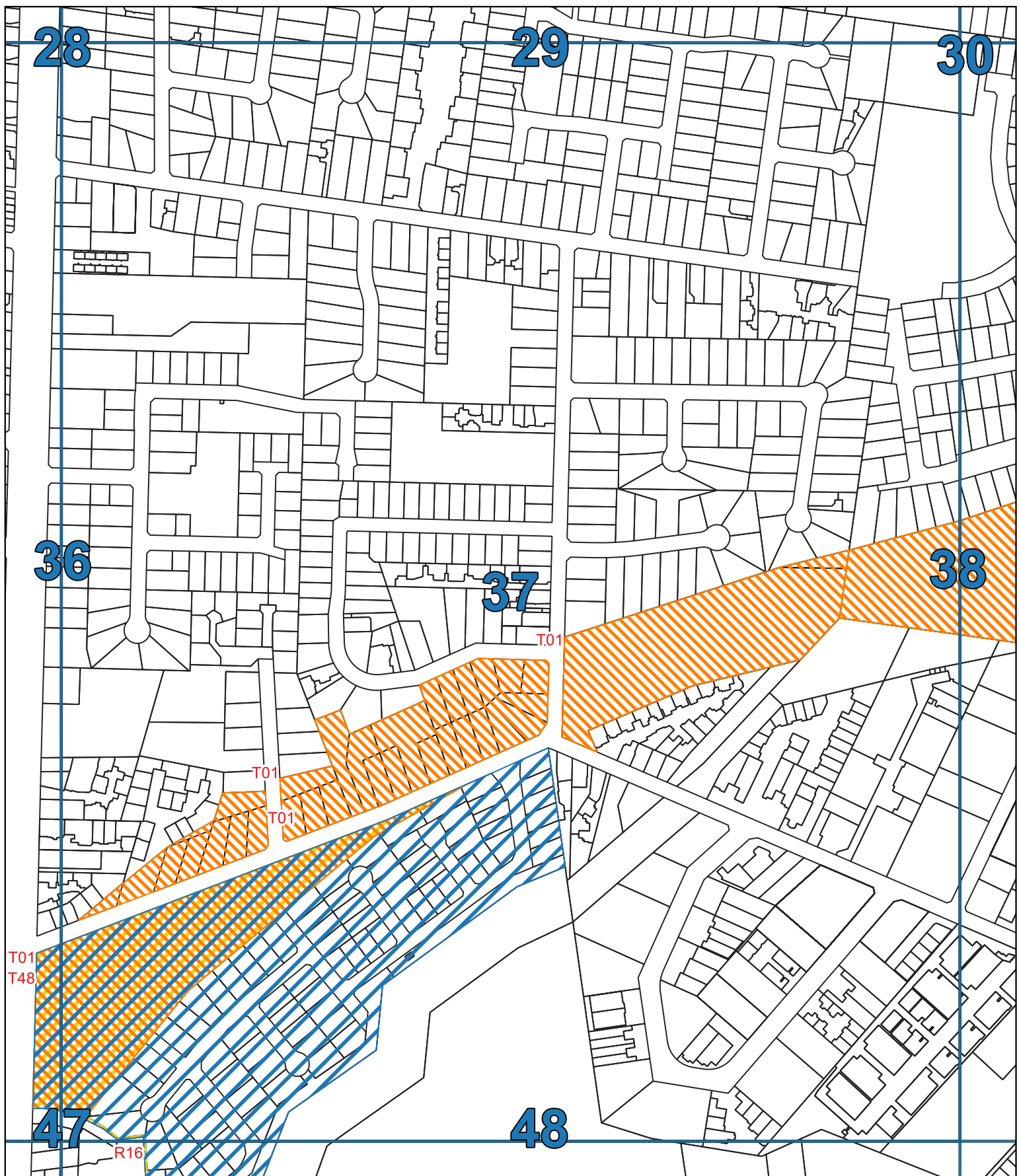
 Apply SCO1



0 50 100 150 m




Map 36



Outcome of Review

Amendment C153maro

 Remove PAO3

Amendment C155maro

 Remove DPO3

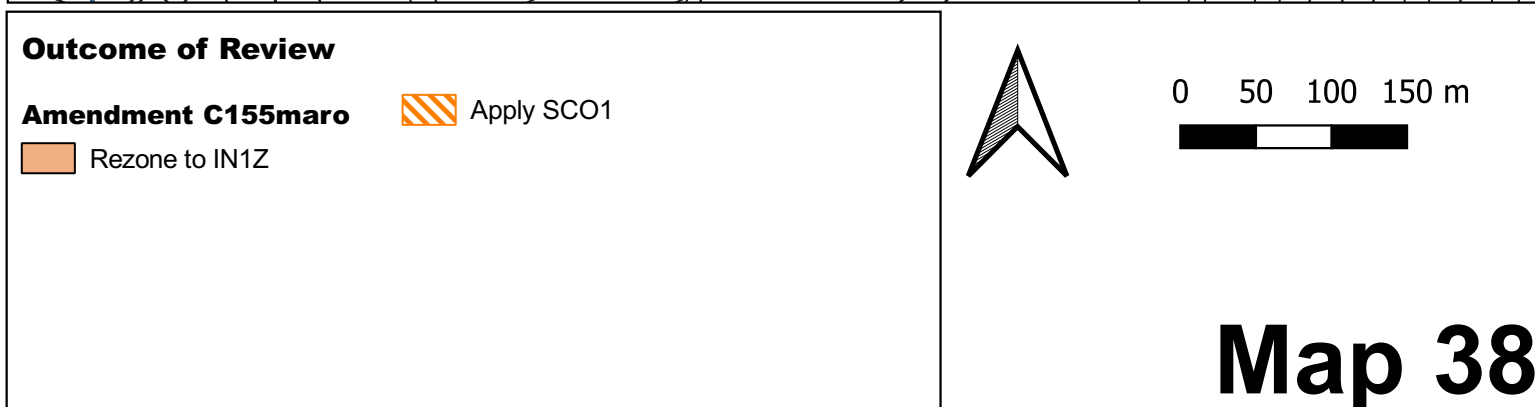
 Apply SCO1



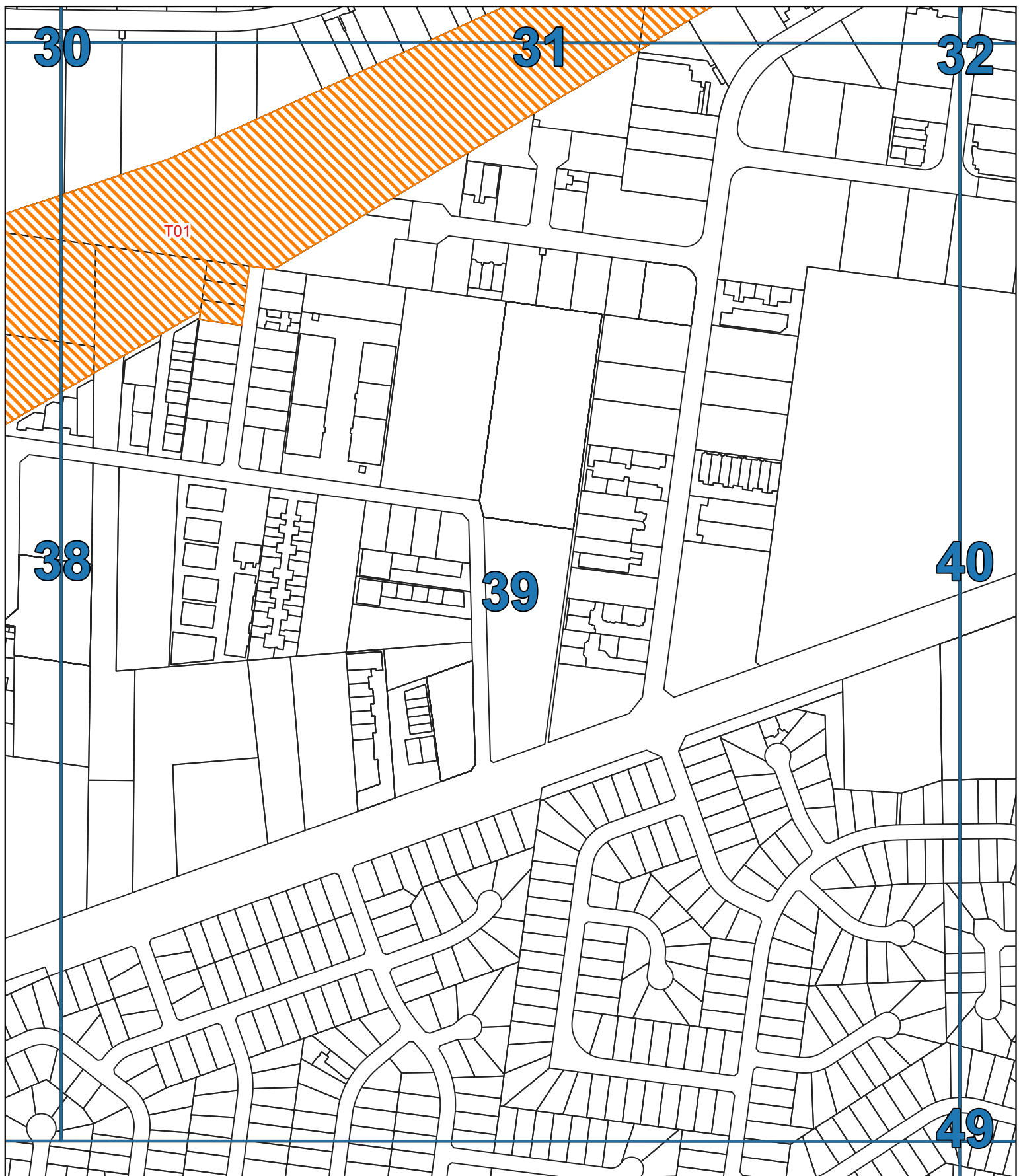
0 50 100 150 m



Map 37



Map 38



Outcome of Review

Amendment C155maro

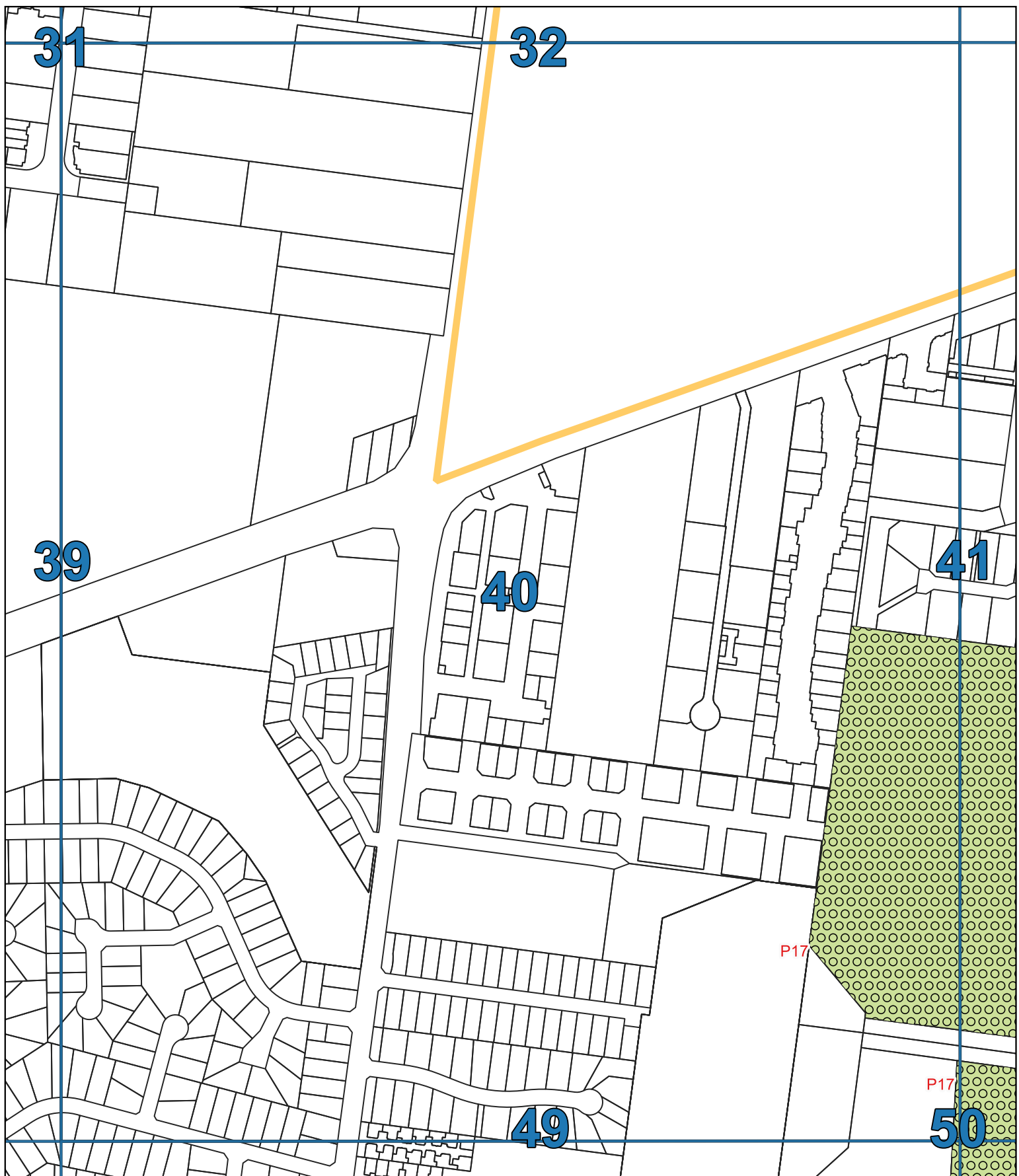
 Apply SCO1



0 50 100 150 m




Map 39



Outcome of Review

Amendment C153maro

 Rename to GWAZ1



0 50 100 150 m



Map 40

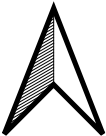
32



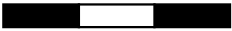
Outcome of Review

Amendment C153maro

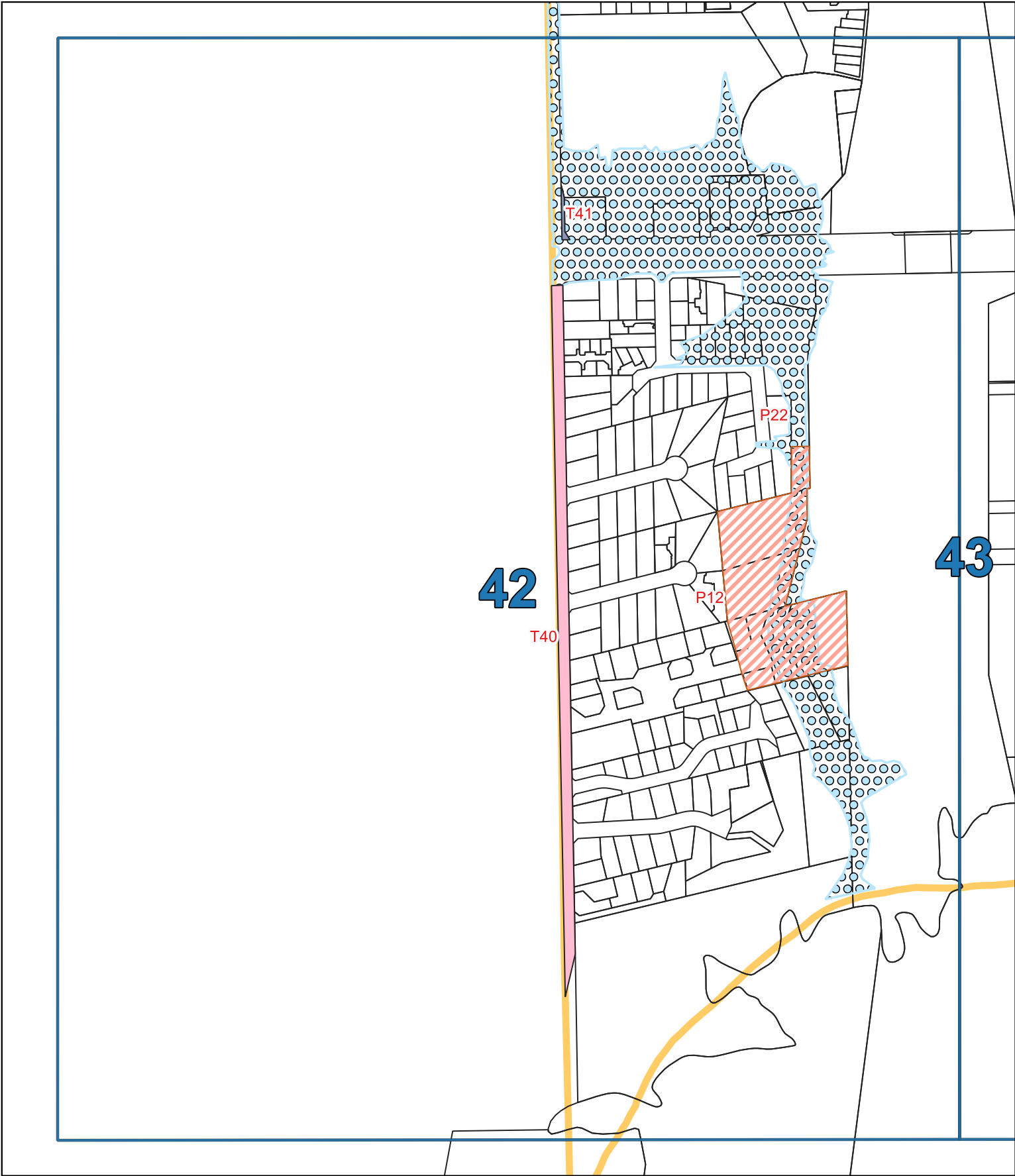
 Rename to GWAZ1



0 50 100 150 m





Map 41





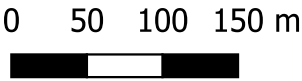
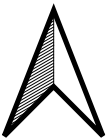
Outcome of Review

Amendment C153maro

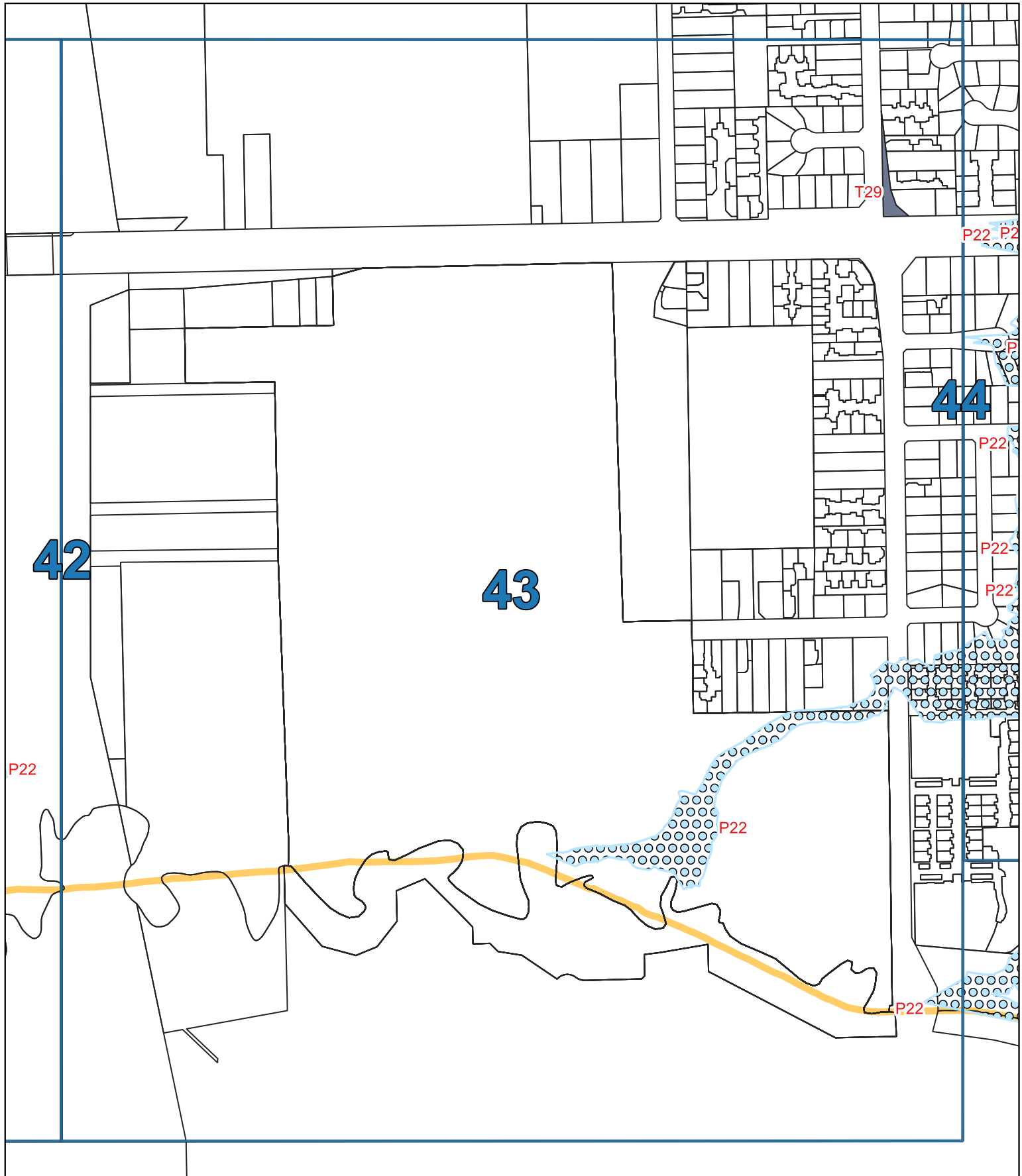
-  Rename to LDRZ1
-  Rename to SBO1

Amendment C155maro

-  Rezone to GRZ1
-  Rezone to TRZ3




Map 42



Outcome of Review

Amendment C153maro

 Rename to SBO1

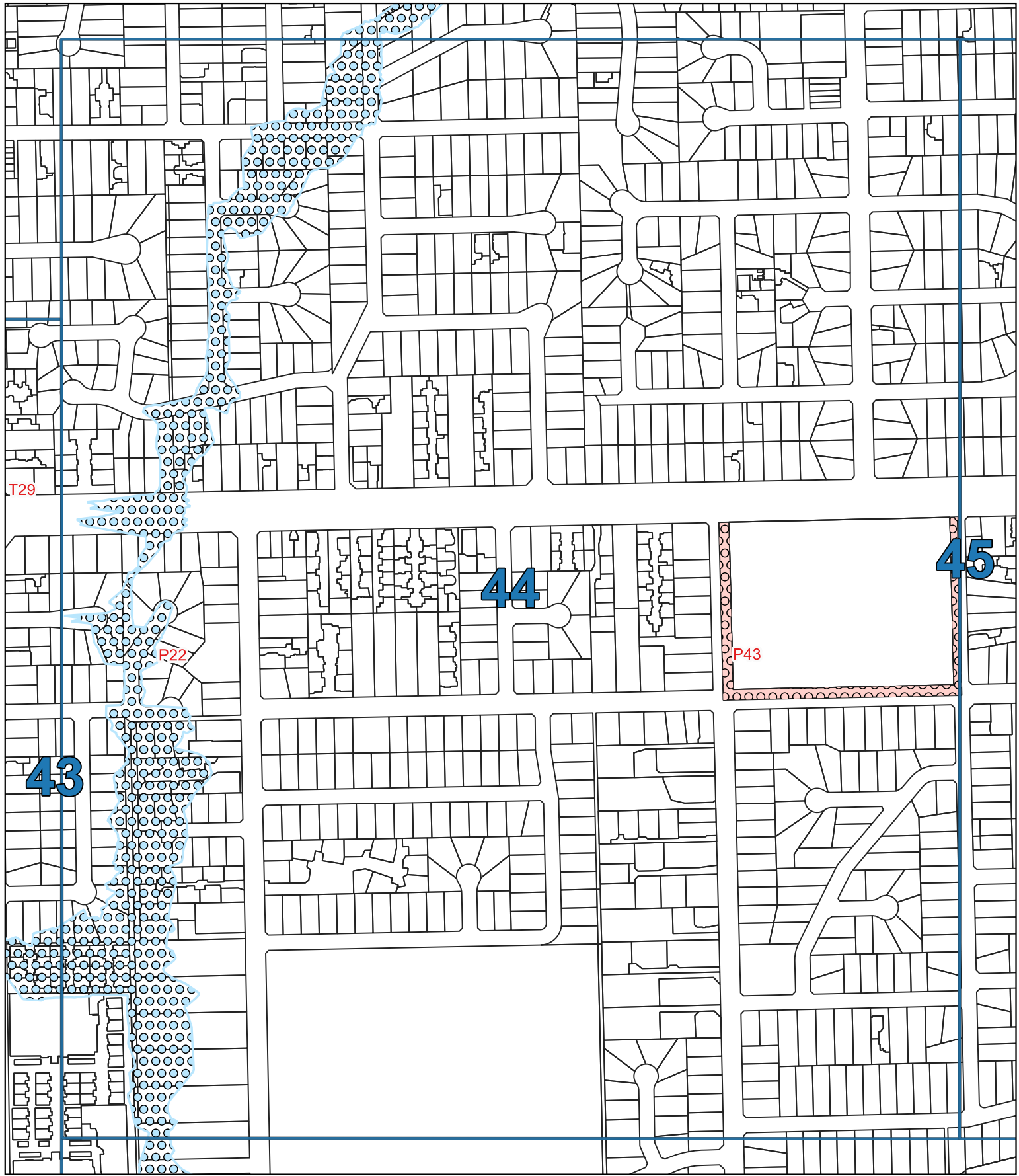
 Rezoned to TRZ2



0 50 100 150 m



Map 43



Outcome of Review

Amendment C153maro

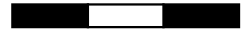
 Rezone to NRZ3

 Rezone to TRZ2

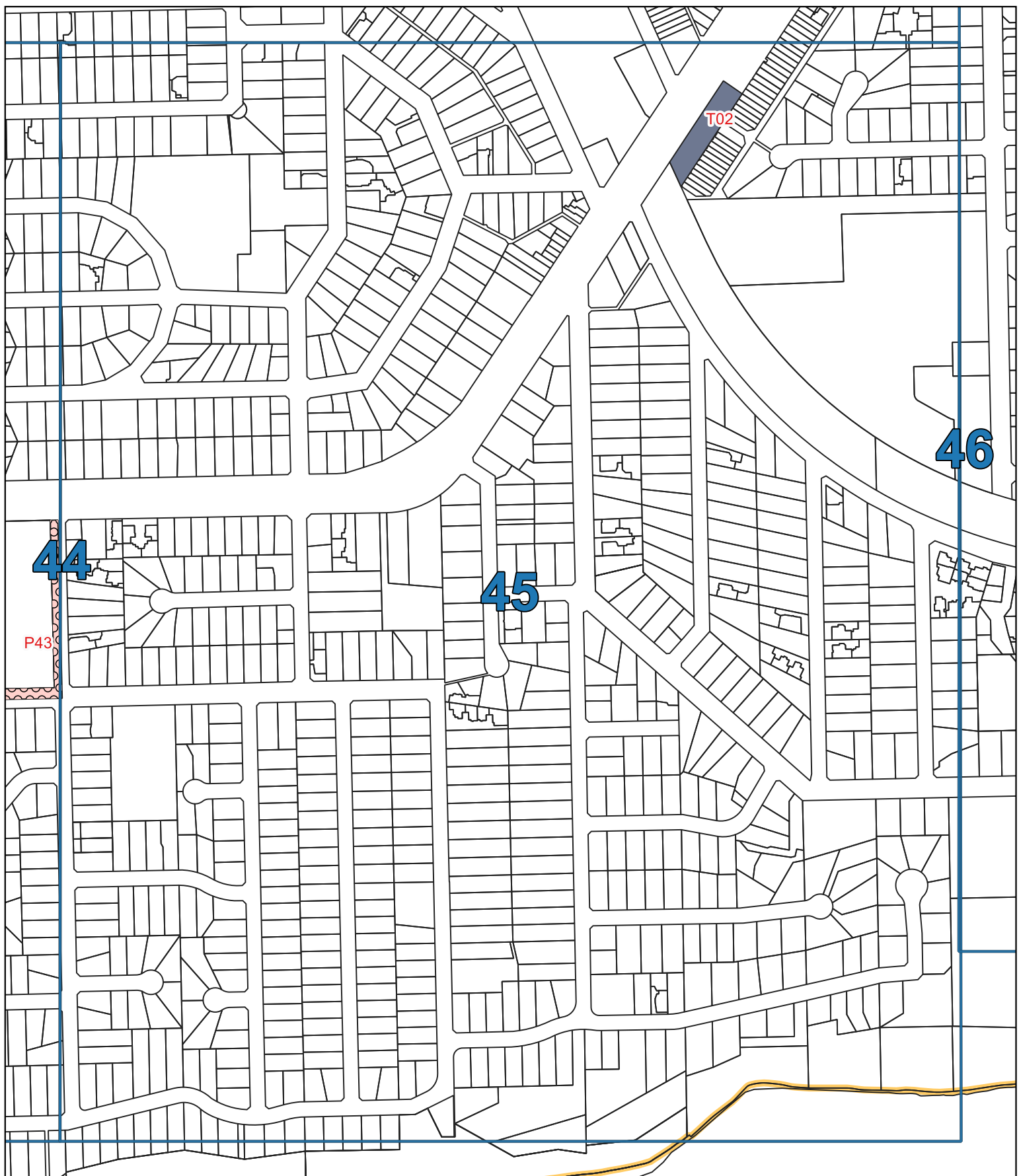
 Rename to SBO1



0 50 100 150 m




Map 44



Outcome of Review

Amendment C153maro

 Rezone to TRZ2

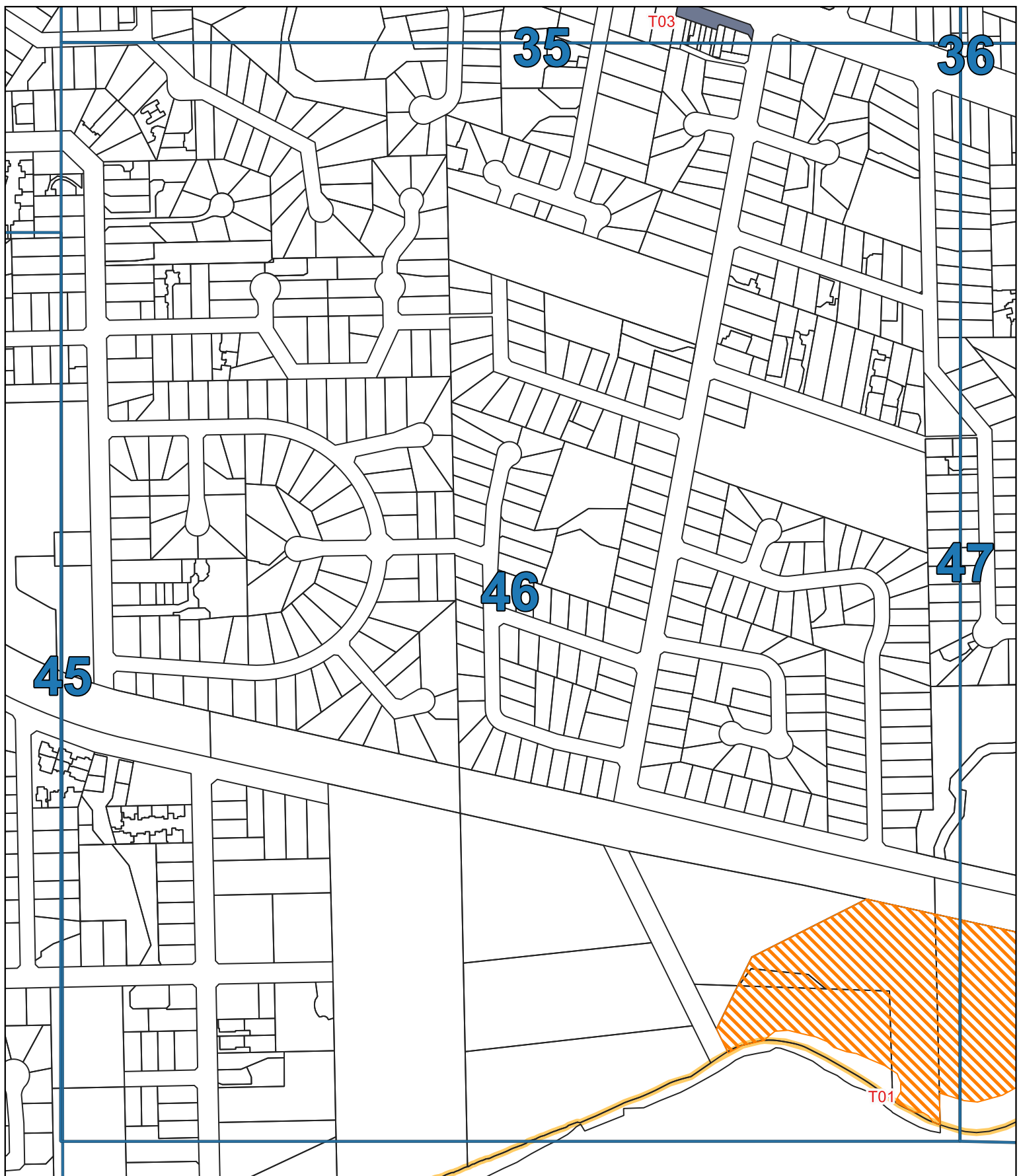
 Rezone to NRZ3



0 50 100 150 m



Map 45



Outcome of Review

Amendment C153maro

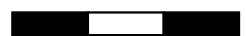
 Rezone to TRZ2

Amendment C155maro

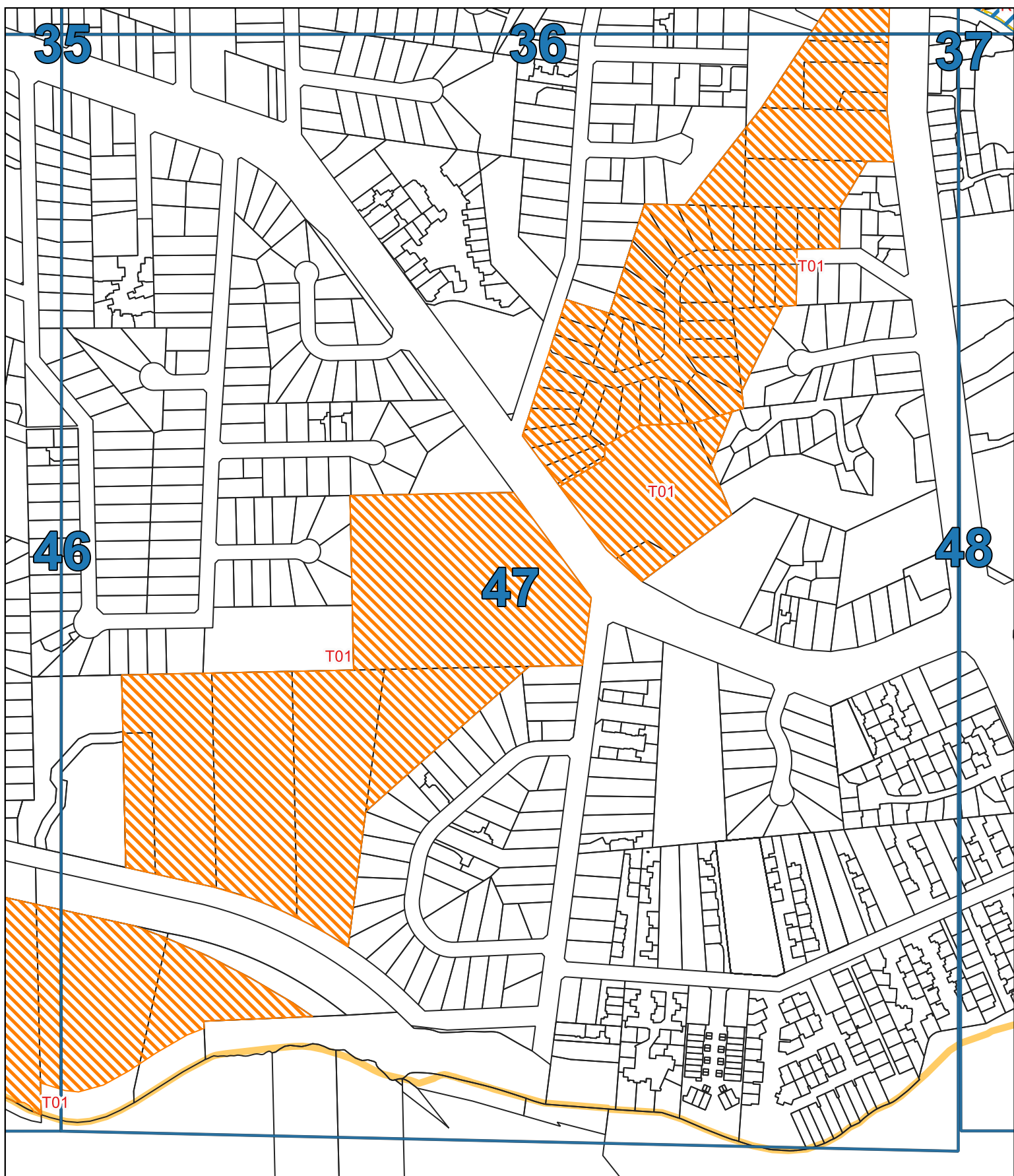
 Apply SCO1



0 50 100 150 m




Map 46



Outcome of Review

Amendment C153maro

 Remove PAO3

Amendment C155maro

 Remove DPO3

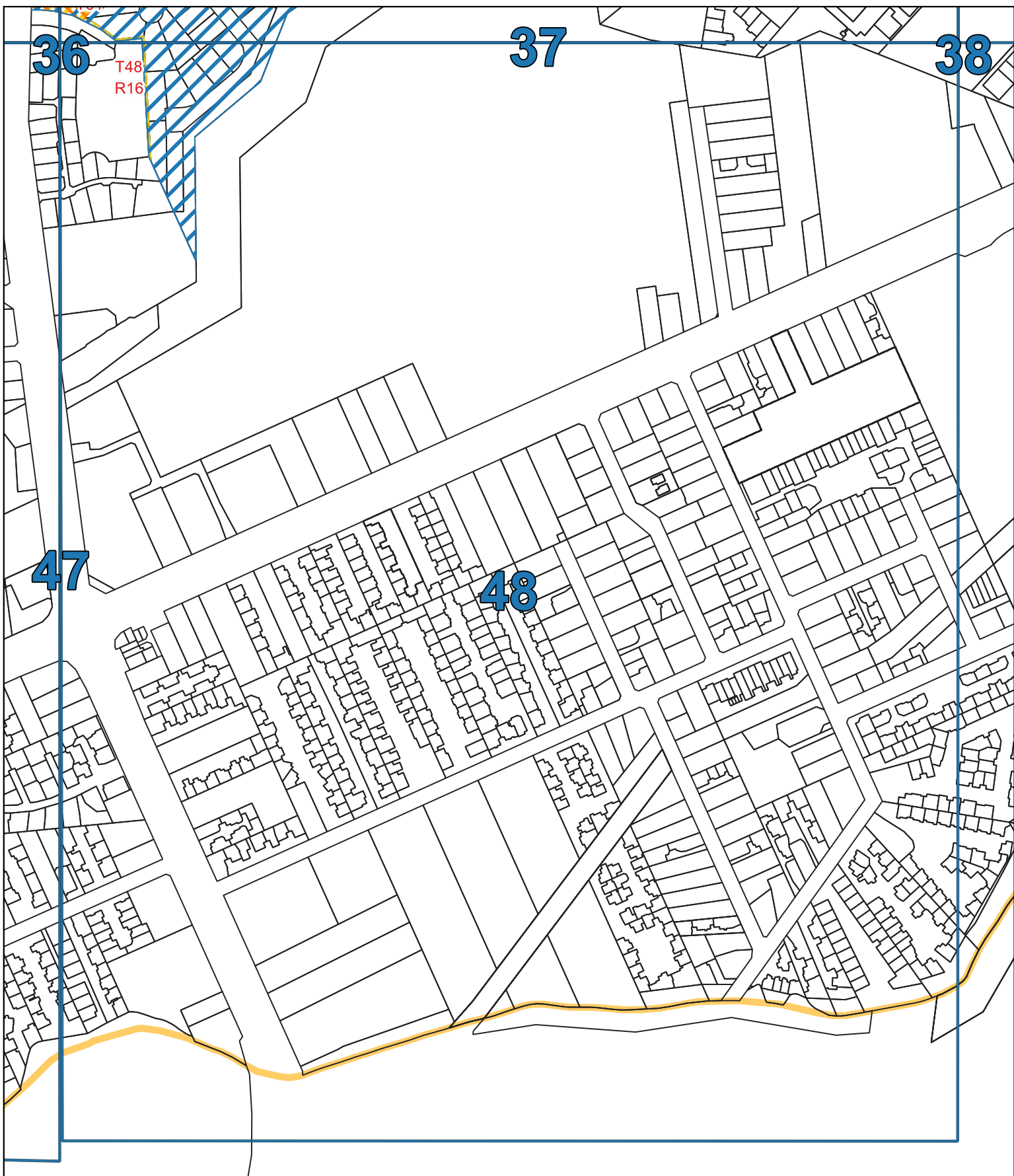
 Apply SCO1



0 50 100 150 m




Map 47



Outcome of Review

Amendment C153maro

 Remove PAO3

Amendment C155maro

 Remove DPO3

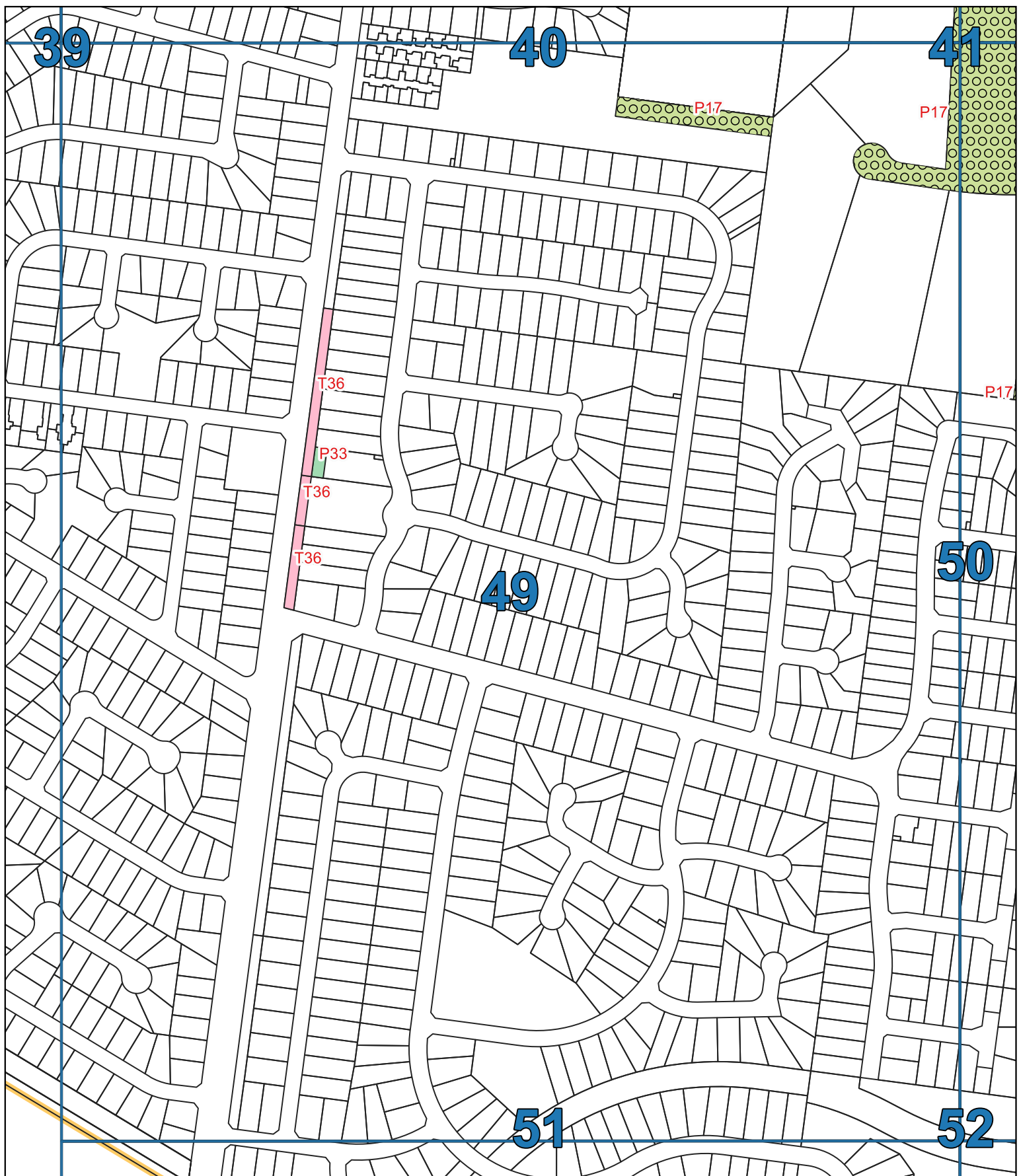
 Apply SCO1



0 50 100 150 m



Map 48



Outcome of Review

Amendment C153maro

 Rezoned to GRZ1

 Rezoned to PPRZ

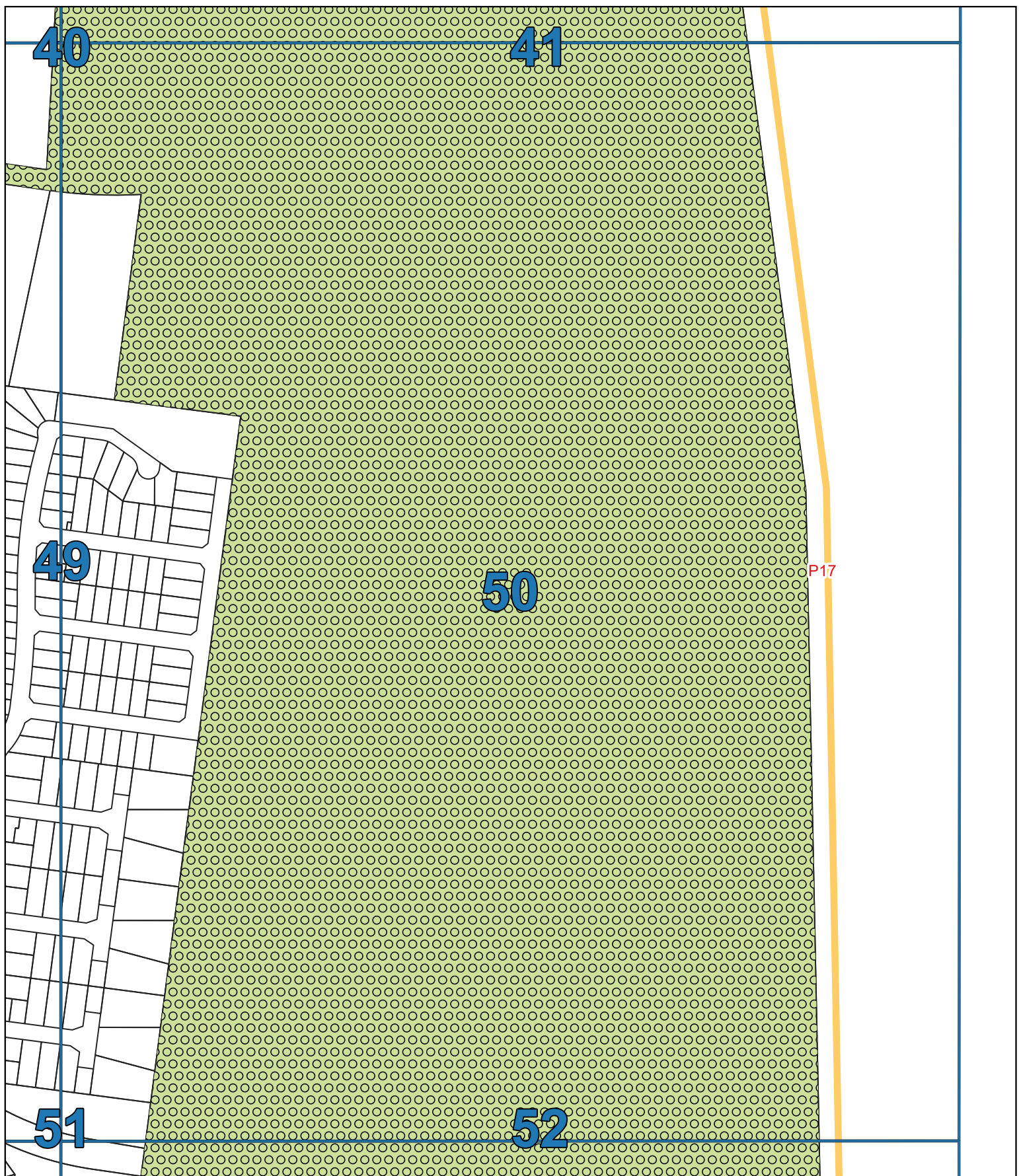
 Rename to GWAZ1



0 50 100 150 m




Map 49



Outcome of Review

Amendment C153maro

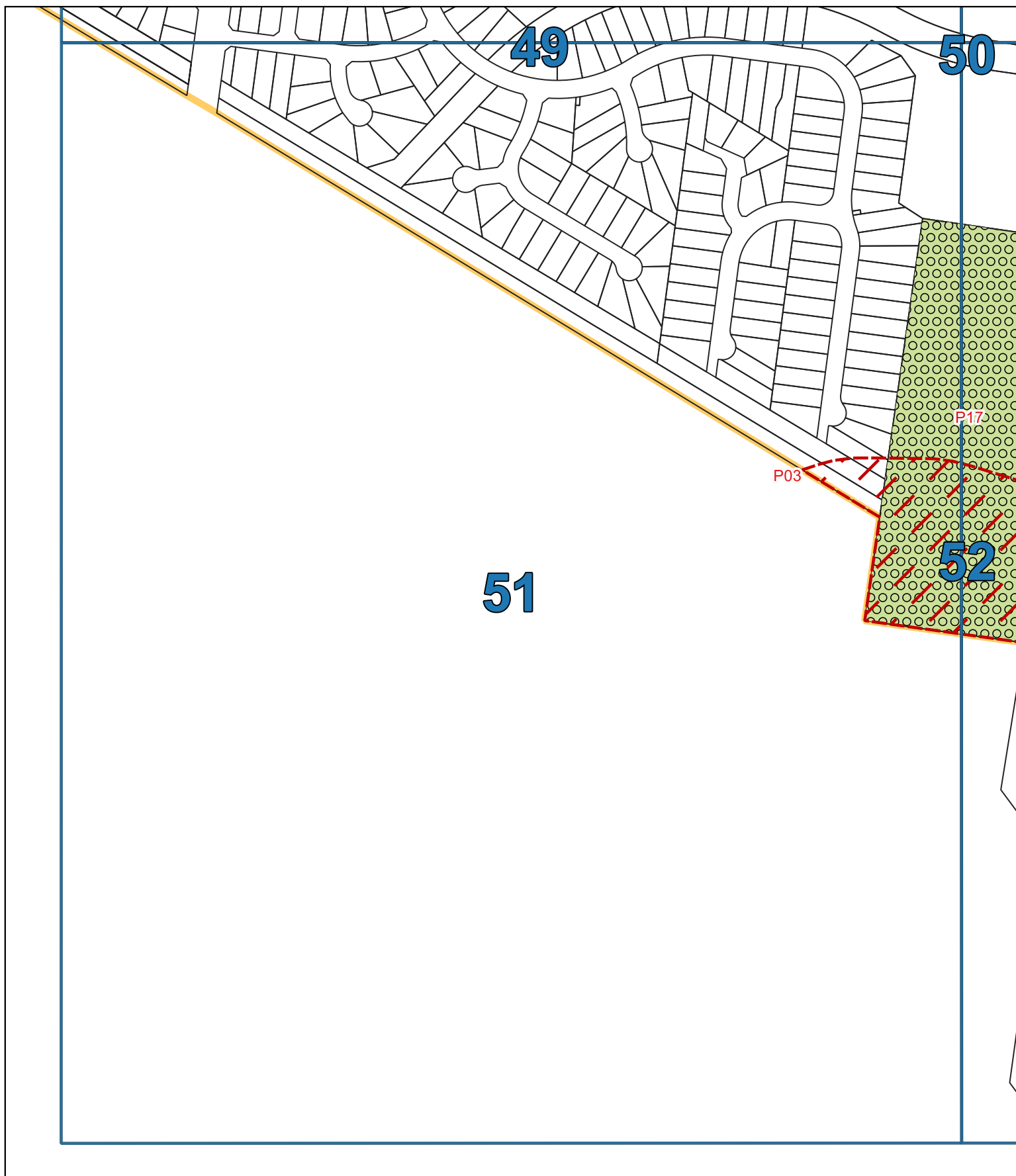
 Rename to GWAZ1



0 50 100 150 m



Map 50



Outcome of Review

Amendment C153maro



Rename to GWAZ1

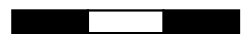
Amendment C155maro



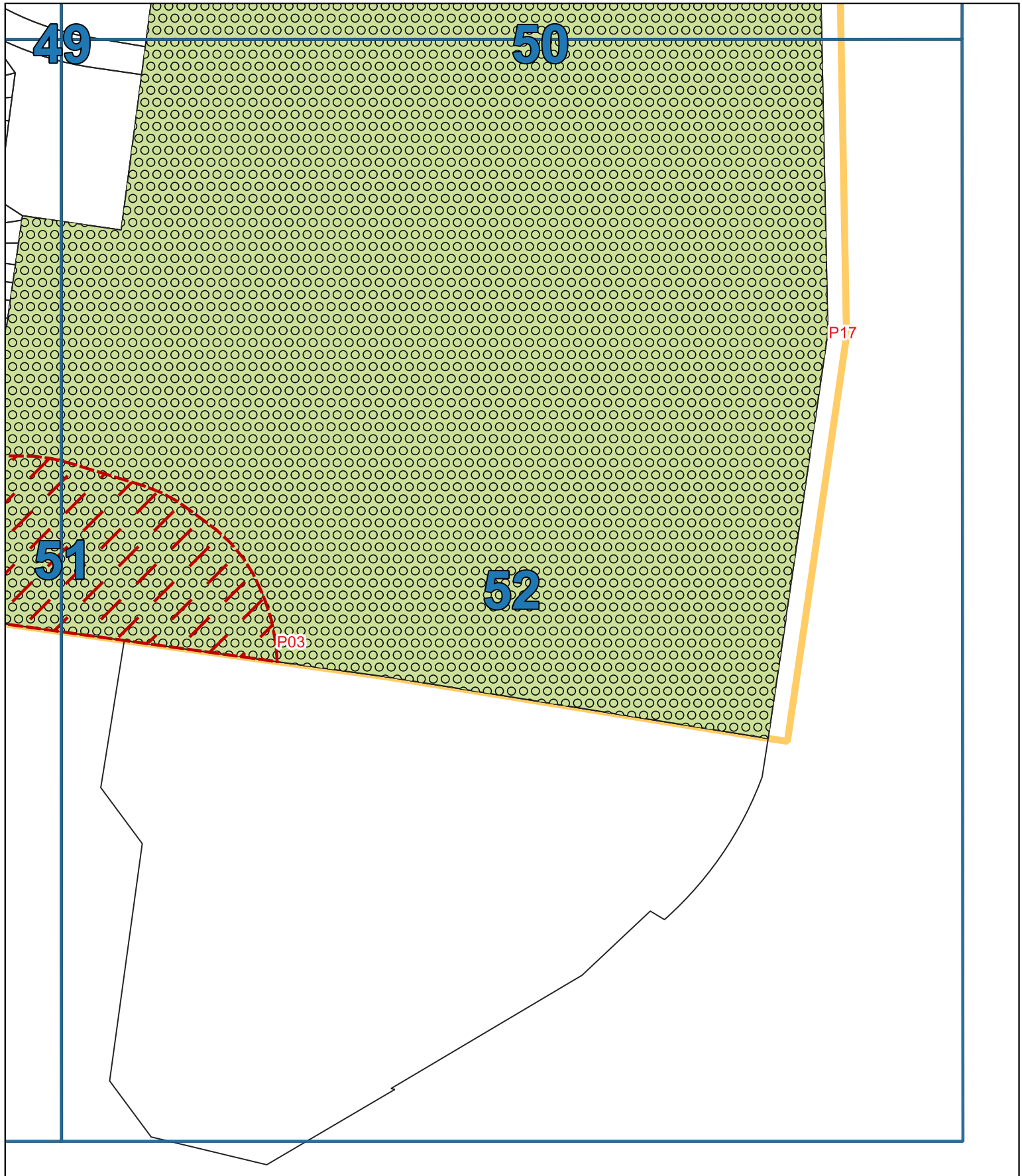
Rename to BMO1



0 50 100 150 m



Map 51




Outcome of Review

Amendment C153maro

 Rename to GWAZ1

Amendment C155maro

 Rename to BMO1



0 50 100 150 m



Map 52