



Ordinary Meeting of Council Attachments

Monday 19 February 2024

Council Chamber, Realm

ATTACHMENTS

CHIEF EXECUTIVE OFFICER

1. **Affirmation of Office - Result of By-Election - Barneong Ward**
Attachment 1: 2023 Barneong By-Election - Cr Chris Jones - Affirmation of Office.....3

CHIEF FINANCIAL OFFICER

2. **Reports of Councillor Briefings**
Attachment 1: 2023 December 11 - Councillor Briefing Public Record4
Attachment 2: 2024 February 05 - Councillor Briefing Public Record6
Attachment 3: 2024 February 12 - Councillor Briefing Public Record8
4. **Financial Report: Six Months Ending December 2023**
Attachment 1: Quarterly Financial Report - Dec 20239
Attachment 2: Quarterly Reporting - Financial Reports - 31 Dec 2023 - Appendix Analytics.....26
8. **Council Plan 2021-2025 (Year 3: 2023/24) Priority Action Progress Report - Quarter 2, 2023/24**
Attachment 1: Council Plan Priority Actions Progress Report - Quarter 2, 2023/2428
9. **Local Government Performance Reporting Framework - Service Performance Indicator Report - Quarter 2, 2023/24**
Attachment 1: LGPRF Service Performance Report - Quarter 2, 2023/24.....40

DIRECTOR ASSETS & LEISURE

1. **Community Facilities Lease Agreement for the Ringwood Croquet Club Inc.**
Attachment 1: DRAFT lease particulars - Ringwood Croquet Club - January 202459

DIRECTOR STRATEGY & DEVELOPMENT

1. **Maroondah Planning Scheme Review**
Attachment 1: Planning Scheme Review 2024, Volume 1.....61
Attachment 2: Planning Scheme Review 2024, Volume 2.....167
Attachment 3: Planning Scheme Review 2024, Volume 3.....261
Attachment 4: Planning Scheme Review 2024, Volume 4.....412
Attachment 5: Changes included in Amendments C153maro and C155maro671

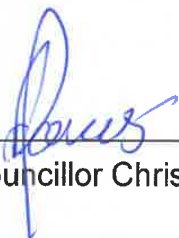


AFFIRMATION OF OFFICE

I, Chris Jones, solemnly and sincerely declare and affirm that I will undertake the duties of the office of Councillor in the best interests of the municipal community.

I will abide by the Councillor Code of Conduct and uphold the standards of conduct set out in the Councillor Code of Conduct.

I will faithfully and impartially carry out and exercise the functions, powers, authorities and discretions vested in me under the Local Government Act 2020 and any other Act to the best of my skill and judgement.



Councillor Chris Jones

Affirmed before me by the
abovementioned Chris Jones
this 12th day of December 2023



Stephen Kozlowski
Chief Executive Officer



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 11 December
2023

Time: 6:00pm

Location: Meeting Rooms 1
& 2

Attendees:

Councillors

Cr Kylie Spears (Mayor)

Cr Paul Macdonald (Deputy Mayor)

Cr Tony Dib OAM, JP

Cr Mike Symon

Cr Suzy Stojanovic

Cr Tasa Damante

Cr Linda Hancock

Council Officers:

Steve Kozlowski

Tony Rocca

Adam Todorov

Marianne Di Giallonardo

Andrew Fuaux

Emma Hills

Chief Executive Officer

Director/Chief Financial Officer

Director Assets & Leisure

Director People & Places

Director Strategy & Development

Governance Officer

Daniel Van Leuwerden

Chris Zidak

Nic Dawes

Sherryn Dunshea

Team Leader Property & Valuations

Manager Business & Precincts

Place Manager - Major Activity Centres

Senior Executive

Item

2

2 & 3

3

5

Apologies:

Councillors:

Cr Rob Steane OAM

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Cr Kylie Spears: Item 5 - Australia Day Awards 2024 -
Nominations

*Reason: One of the Nominees is being mentored by the
Cr Spears.*

Council Officers:

Nil

Items Discussed: **## In Camera Council Meeting Item**

1	Council Meeting Agenda
2 ##	20 Braeside Avenue Ringwood East - EOI Update
3	Shopping Centres Capital Works Program Progress Update
4	Road Projects Advocacy Update
5	Australia Day Awards 2024 - Nominations
6	Items of a General Nature raised by Councillors

Record completed by:

Council Officer	Emma Hills
Title	Governance Officer



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 5 February 2024

Time: 6:00 PM

Location: Meeting Rooms 1
& 2, Realm

Attendees:

Councillors		
Cr Kylie Spears (Mayor) (virtual) (left at 6:33pm)	Cr Mike Symon (virtual)	Cr Linda Hancock
Cr Paul Macdonald (Deputy Mayor) (Chair)	Cr Suzy Stojanovic (virtual)	Cr Rob Steane OAM
Cr Tony Dib OAM, JP	Cr Tasa Damante	Cr Chris Jones
Council Officers:		
Steve Kozlowski	Chief Executive Officer	
Tony Rocca (virtual)	Director/Chief Financial Officer	
Adam Todorov	Director Assets & Leisure	
Marianne Di Giallonardo	Director People & Places	
Andrew Fuaux	Director Strategy & Development	
Emma Hills	Governance Officer	
Tim Cocks	Manager Leisure & Major Facilities	Item 1-2
Jeremy Cutajar	Manager Maroondah Golf Courses & Sportsfields	2

Apologies:

Councillors:

Nil

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed:

Confidential

1	MVC Boxing Club Update
2	Maroondah Golf - User group Tee Times Discussion Paper - 2024
3	Planning Scheme Amendment Maroondah C148maro (Heritage)
4	Update on Ringwood Metropolitan Activity Centre - Planning Framework
5	Local Government Victoria - Governance Guidelines Update
6	Draft Councillor Conference 2024 Agenda
7	Councillor Representation 2023/2024
8	Councillor Delegates' Meeting Report

9	Items of a General Nature Raised by Councillors
---	---

Record completed by:

Council Officer	Emma Hills
Title	Governance Officer



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 12 February 2024 Time: 6:00 PM

Location: Meeting Rooms 1
& 2, Realm

Attendees:

Councillors

Cr Kylie Spears (Mayor)

Cr Paul Macdonald (Deputy Mayor)

Cr Chris Jones

Cr Suzy Stojanovic

Cr Tasa Damante

Cr Linda Hancock

Cr Rob Steane OAM

Council Officers:

Steve Kozlowski

Tony Rocca

Adam Todorov

Marianne Di Giallonardo

Andrew Fuaux

Chief Executive Officer

Director/Chief Financial Officer

Director Assets & Leisure

Director People & Places

Director Strategy & Development

Apologies:

Councillors:

Cr Tony Dib OAM, JP, Cr Mike Symon

Council Officers:

Conflict of Interest Disclosure:

Councillors:

Council Officers:

Items Discussed:

Confidential

1	Councillor Development - Programmed Training
---	--

Record completed by:

Council Officer

Title

Emma Hills

Governance Officer

FINANCIAL REPORT

Six months ended

31 December 2023



Financial Report
Six months ended 31 December 2023

Contents

1. Income Statement	3
2. Balance Sheet	4
3. Statement of Cash Flows	6
4. Statement of Capital Works.....	7
5. Financial and Capital Analysis.....	8
6. Financial Position	13
7. Cash and Investments	16

Financial Report
Six months ended 31 December 2023

1. Income Statement

For the six months ending 31 December 2023

	YTD Forecast Budget \$'000	YTD Actual Results \$'000	YTD Forecast Variance \$'000	Annual Forecast \$'000	Adopted Budget \$'000	Variance Adopted To Forecast \$'000
Income						
Rates & charges	107,715	107,731	16	107,988	107,639	349
Statutory fees & fines	2,699	2,680	(19)	5,490	5,404	85
User fees	16,371	16,324	(47)	31,023	30,601	422
Contributions - cash	3,234	3,257	23	6,900	6,732	168
Grants - operating (recurrent)	2,526	2,510	(16)	6,035	7,960	(1,925)
Grants - operating (non-recurrent)	1,027	1,054	27	1,514	372	1,142
Other income	2,110	2,415	305	2,463	1,980	484
Net gain (loss) on disposal of property, infrastructure, plant & equipment	150	512	362	103	(93)	196
Total income	135,832	136,483	651	161,516	160,596	920
Expenses						
Employee costs	34,224	34,219	5	67,701	66,053	(1,648)
Materials and services	17,883	17,774	109	32,238	30,735	(1,503)
Contractors	13,443	12,910	533	27,754	27,657	(97)
Depreciation and amortisation	14,499	14,499	(0)	29,130	28,862	(268)
Amortisation - right of use assets	0	0	0	1,523	1,523	0
Finance costs	473	473	0	914	915	0
Finance costs - leases	0	0	0	218	218	0
Other expenses	852	843	9	717	701	(16)
Total expenses	81,374	80,718	656	160,195	156,664	(3,531)
Underlying surplus (deficit)	54,458	55,765	1,308	1,321	3,932	(2,611)
Grants - capital (recurrent and non- recurrent)	1,867	1,855	(13)	7,179	32,476	(25,297)
Comprehensive result	56,325	57,620	1,295	8,500	36,408	(27,908)

Financial Report
Six months ended 31 December 2023

2. Balance Sheet

As at 31 December 2023

	31/12/2023	31/12/2022	30/06/2023
	\$ '000	\$ '000	\$ '000
Assets			
Current assets			
Cash and cash equivalents	16,920	11,916	74,061
Trade and other receivables	80,128	79,958	9,795
Other financial assets	55,184	66,320	14,575
Inventories	486	475	424
Other assets	576	398	881
Total current assets	153,294	159,068	99,736
Non-current assets			
Trade and other receivables	313	447	313
Other financial assets	6,703	1,057	-
Investments in associates, joint arrangements and subsidiaries	1,916	2,534	1,915
Property, infrastructure, plant and equipment	2,086,264	2,000,493	2,087,642
Right-of-use assets	8,653	1,308	8,652
Intangible assets	1,053	748	1,054
Total non-current assets	2,104,902	2,006,586	2,099,576
Total assets	2,258,196	2,165,654	2,199,312
Liabilities			
Current liabilities			
Trade and other payables	(29,096)	(8,451)	(32,935)
Trust funds and deposits	(14,976)	(13,359)	(6,065)
Unearned income	(7,555)	(16,687)	(8,216)
Provisions	(14,914)	(13,895)	(14,805)
Interest-bearing liabilities	(1,875)	(1,617)	(2,836)
Lease liabilities	(1,451)	(93)	(1,451)
Total current liabilities	(69,867)	(54,102)	(66,308)
Non-current liabilities			
Trust funds and deposits	(132)	(330)	(132)
Unearned income	(11,043)	(25,549)	(11,043)
Provisions	(1,111)	(1,507)	(1,111)
Interest-bearing liabilities	(18,284)	(20,967)	(18,726)
Lease liabilities	(7,294)	(1,252)	(7,294)
Total non-current liabilities	(37,864)	(49,605)	(38,306)
Total liabilities	(107,731)	(103,707)	(104,614)
Net assets	2,150,465	2,061,947	2,094,698

Financial Report
Six months ended 31 December 2023

Equity

Accumulated surplus	846,932	847,558	841,538
Surplus (deficit) for period	55,765	54,987	5,391
Reserves	1,247,768	1,159,403	1,247,769
Total equity	2,150,465	2,061,947	2,094,698

Financial Report
Six months ended 31 December 2023

3. Statement of Cash Flows

For the Six months ended 31 December 2023

	31/12/2023	31/12/2022
	\$'000	\$'000
Cash flows from operating activities		
Rates and charges	34,414	43,503
Statutory fees and fines	2,680	2,271
User fees	19,621	22,648
Grants - operating	3,564	3,474
Grants - capital	1,764	4,685
Contributions - monetary	3,257	3,441
Interest received	314	1,456
Trust funds and deposits taken	12,308	2,448
Other receipts	2,101	0
Net GST refund/payment	227	7,901
Employee costs	(34,305)	(31,270)
Materials and services	(34,085)	(26,918)
Short-term, low value and variable lease payments	0	552
Trust funds and deposits repaid	(3,626)	(2,240)
Net cash provided by/ (used in) operating activities	8,235	31,950
Cash flows from investing activities		
Payments for property, infrastructure, plant and equipment	(16,903)	(40,434)
Proceeds from sales of property, infrastructure, plant and equipment	716	568
Payments for investments	(90,419)	(47,457)
Proceeds from sales of investments	43,106	23,359
Net cash provided by/ (used in) investing activities	(63,499)	(63,965)
Cash flows from financing activities		
Finance costs	(473)	(182)
Repayment of borrowings	(1,403)	(1,210)
Repayment of lease liabilities	0	(552)
Net cash provided by/ (used in) financing activities	(1,876)	(1,944)
Net increase (decrease) in cash and cash equivalents	(57,141)	(33,959)
Cash and cash equivalents at the beginning of the period	74,061	45,875
Cash and cash equivalents at the end of the financial period	16,920	11,916

Financial Report
Six months ended 31 December 2023

4. Statement of Capital Works

For the six months ending 31 December 2023

	YTD Forecast Budget \$'000	YTD Actual * \$'000	YTD Bud Var \$'000	Forecast Budget ** \$'000	Amount Carried Forward \$'000	Adopted Budget \$'000
Classification						
Buildings	2,458	3,067	(608)	10,912	(1,613)	12,838
Roads	1,854	1,883	(29)	5,314	(41)	3,652
Footpaths and cycleways	1,748	1,759	(11)	2,589	24	3,200
Carparks	933	950	(17)	4,152	101	29,023
Drainage	3,078	3,107	(28)	6,729	1,701	4,925
Waste management	5	5	0	50	0	50
Other capital roads and drainage	116	118	(3)	491	256	1,055
Recreational leisure and community facilities	23	695	(671)	1,294	(1,210)	1,901
Parks and open space	1,026	1,033	(7)	2,661	534	1,931
Commercial centres	153	153	0	292	217	50
Fixtures, fittings and furniture	45	52	(8)	131	0	120
Plant, machinery and equipment	1,710	2,134	(424)	3,337	1,005	2,906
Computers and telecommunications	225	241	(16)	1,558	1,691	371
Property sales	0	12	(12)	0	0	0
Building renewal	591	612	(21)	1,267	52	3,751
Total capital works	13,968	15,822	(1,854)	40,776	2,718	65,773

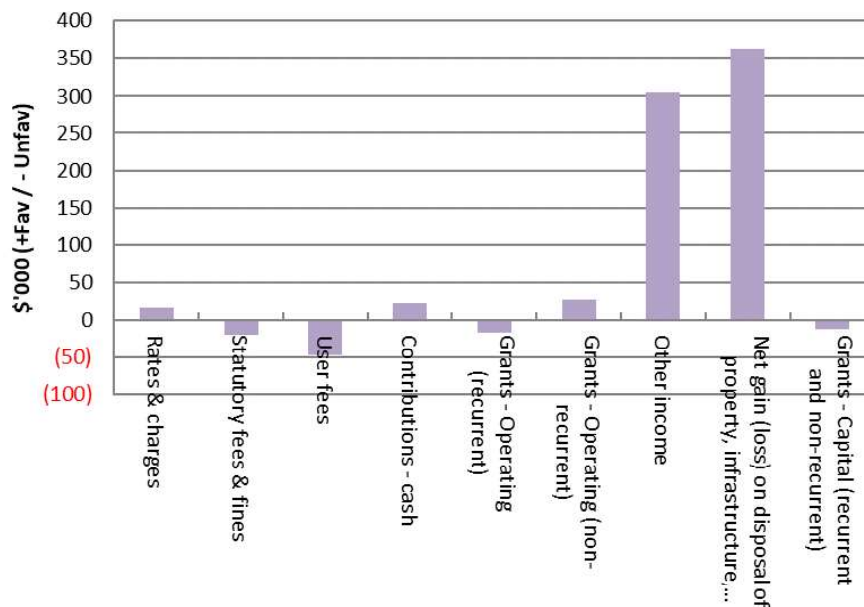
* YTD Actual expenditure includes Carried Forwards

** Forecast Budget expenditure includes Carried Forwards

Financial Report
Six months ended 31 December 2023

5. Financial and Capital Analysis

Income – YTD Forecast Budget variances



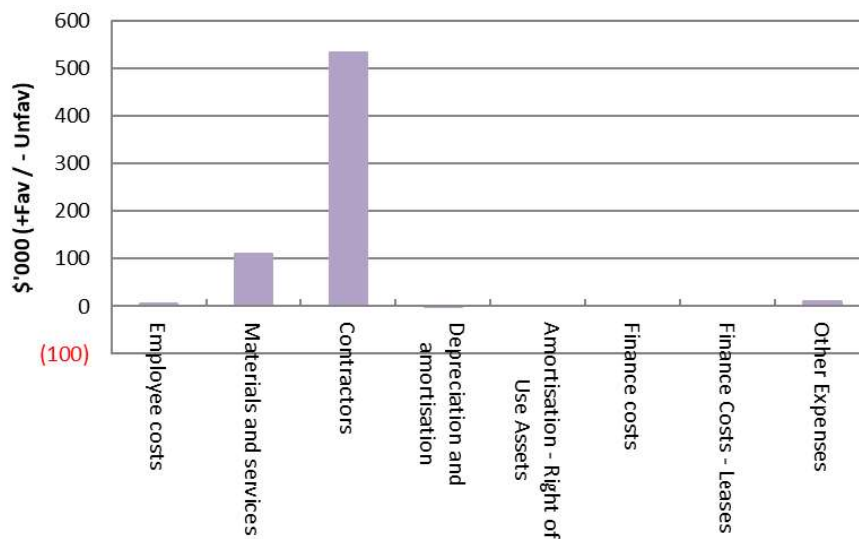
The graph illustrates how each income stream is performing year to date against forecast, by variance. Key variances of note include:

Favourable Variances:

- Net gain (loss) on disposal of property, infrastructure, plant & equipment \$362k - Timing variance mainly represents Plant & fleet \$226k above year-to-date forecast.
- Other Income \$305k - Timing variance is related to receiving higher interest than budgeted for term deposits.

Financial Report
Six months ended 31 December 2023

Expenses – YTD Forecast Budget variances



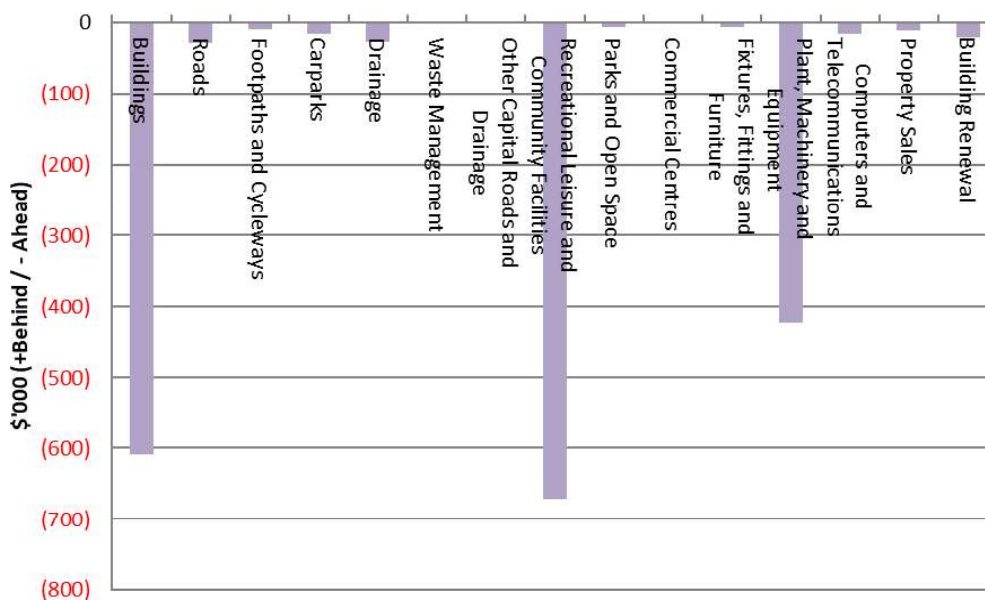
The table illustrates how each expense stream is tracking year to date against forecast, by variance. Key variances of note include:

Favourable Variances:

- Contractors \$533k - Mainly driven by \$193k waste management, \$130k asset management and \$114k in carbon neutral offsets.
- Materials and Services \$109k - Favourable variance is mainly driven by community services \$131k, governance & performance \$64k and communications & citizenship \$55k.

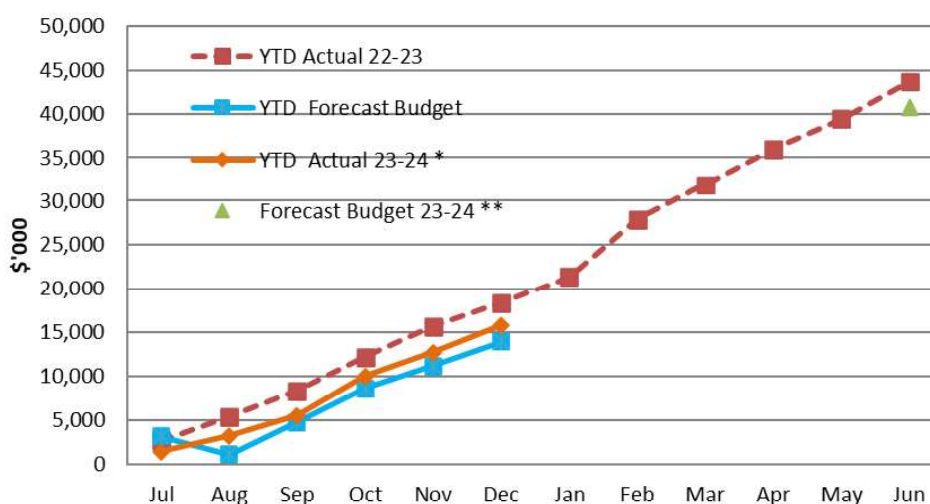
Financial Report
Six months ended 31 December 2023

Capital Works – YTD Forecast Budget variances by asset class



The graph above indicates year to date variance against Forecast per classification.
 (Represents table 4 above - Statement of Capital works)

Capital works YTD expenditure cumulative



*YTD Actual expenditure includes Carried Forwards

**Forecast Budget expenditure includes Carried Forwards and future years' projects brought forward

Financial Report
Six months ended 31 December 2023

This graph demonstrate that the capital program is on par with overall budget predictions.

The Forecast Capital Expenditure program for 2023/24 is \$40.78 million. A carry forward amount from 2022/23 of \$2.7 million is included in the forecast for the current period.

The chart above indicates how Council is performing year to date against the forecast, as well as how we are tracking to achieve the period end target of \$13.97 million. Council has spent 38.8% of its forecast at the end of the second quarter.

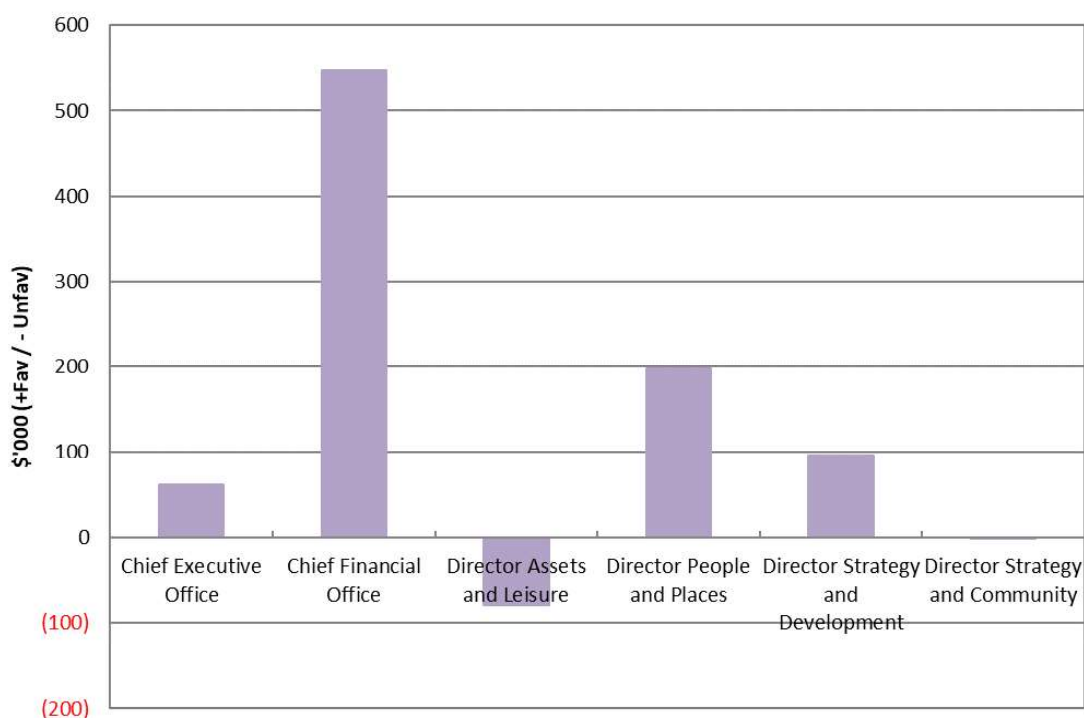
Financial Report
Six months ended 31 December 2023

Directorate Analysis

	YTD Forecast Net	YTD Actual Net	YTD Bud Var Net	Annual Forecast Net
	\$'000	\$'000	\$'000	\$'000
Department				
Chief Executive Office	(891)	(830)	61	(1,756)
Chief Financial Office	(14,323)	(13,775)	548	(31,551)
Director Assets and Leisure	(11,938)	(12,017)	(79)	(23,073)
Director People and Places	(7,664)	(7,467)	198	(17,225)
Director Strategy and Development	(2,594)	(2,497)	96	(4,822)
Director Strategy and Community	(46)	(47)	(0)	(46)
	<u>(37,457)</u>	<u>(36,633)</u>	<u>824</u>	<u>(78,474)</u>
Capital Grants & Contributions	1,868	1,854	22	7,180
Net (Gain)/Loss on disposal of equipment	150	512	362	103
Other non-attributable *	91,764	91,887	87	79,691
Net (surplus) deficit	56,325	57,620	1,295	8,500

* Other non-attributable includes rate & charges revenue, grants commission, depreciation, and insurance.

Department net cost YTD Budget variances (depiction of the table above)



This graph shows variances by director level. Timing variance in Chief Financial Office is related to interest income \$333k and waste management contractors \$181k.

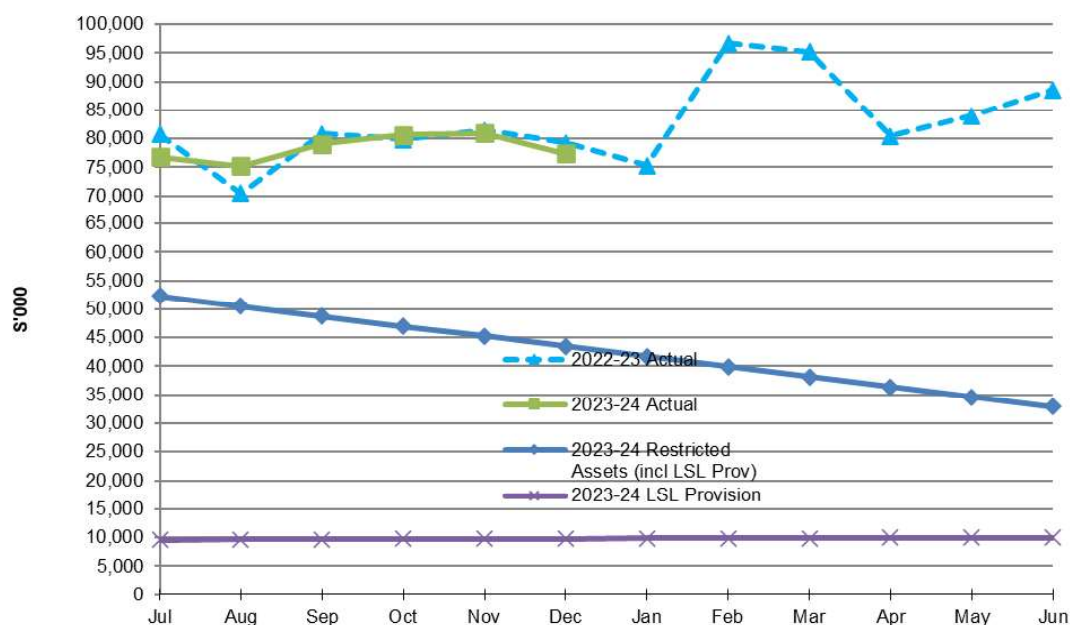
Financial Report
Six months ended 31 December 2023

6. Financial Position

	2023-24 Dec Actual \$'000	2022-23 Dec Actual \$'000	2023-24 Adopted Budget \$'000	2022-23 June EOFY Actual \$'000
Cash and investments	78,807	79,294	41,368	88,636
Net current assets	88,255	104,966	16,607	33,428
Net assets and total equity	2,150,465	2,062,267	2,091,739	2,094,698

The Financial Position as of 31 December 2023 shows cash and investment balances of \$78.80 million and a net current asset position of \$88.25 million. The net asset position as of 31 December 2023 is \$2.15 billion. Cash and investment balances are above expectations identified in the Long-Term Financial Strategy for the current period of 2023/2024.

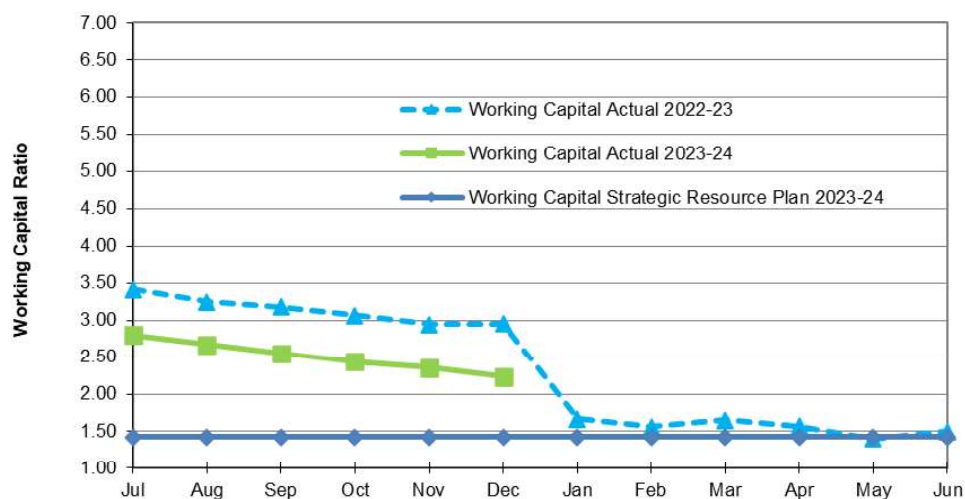
Actual cash & investments balance by month



This graph reflects that there are sufficient cash reserves to cover both restricted assets and any fluctuations in cash flow. The levels fluctuate during the year in line with inflows from peak rate payment periods and expense cycles. Restricted Assets refer to unexpended grants and developer's contributions as well as provision for Long Service Leave.

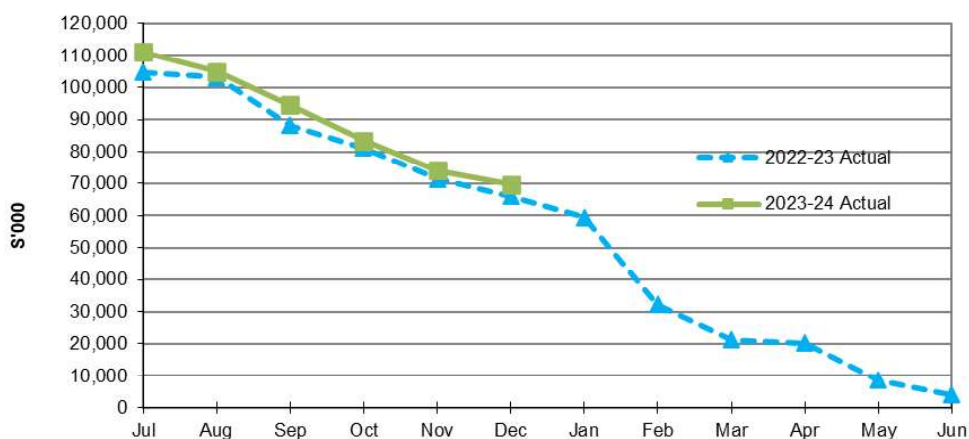
Financial Report
Six months ended 31 December 2023

Actual working capital ratio by month
(Current Assets / Current Liabilities)



The working capital ratio is a measure of liquidity. It is always essential for this figure to be greater than 1.00, with the VAGO recommended level being more than 1.50. Council's working capital ratio as of 31 December 2023 is 2.23.

Actual rates outstanding balances by month

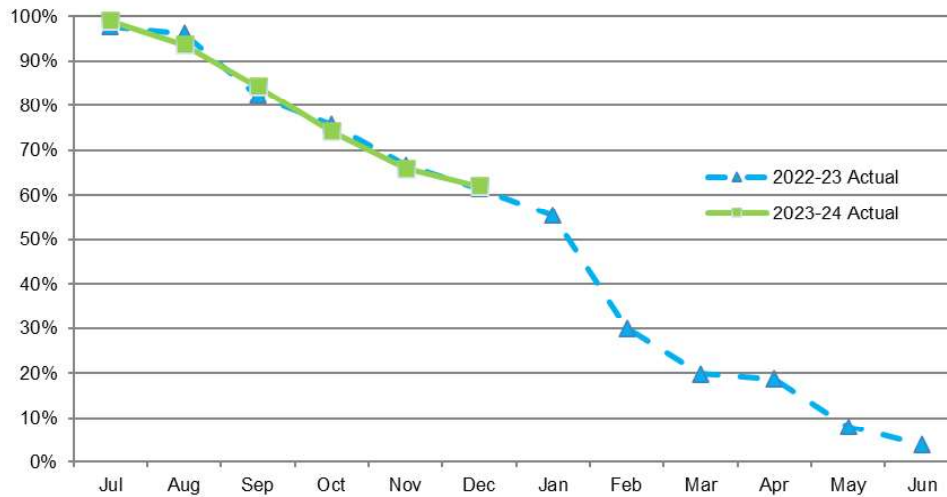


The chart above compares the rates outstanding as at 31 December 2023 to the same time last financial period. Our collection rate follows a similar pattern to previous periods, based on rate instalments occurring at set times throughout the financial period. Council has one of the highest debt recovery performances in comparison to other local government authorities.

The December result indicates a similar trend of rates outstanding as compared to the same stage last year, taking into account rates being struck in July of this year.

Financial Report
Six months ended 31 December 2023

Rates debtor collection rate by %

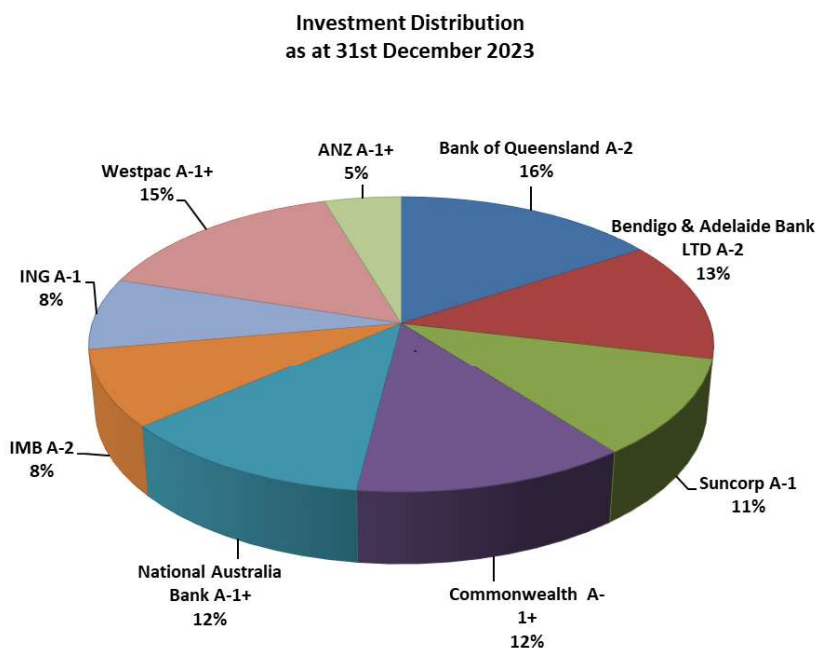
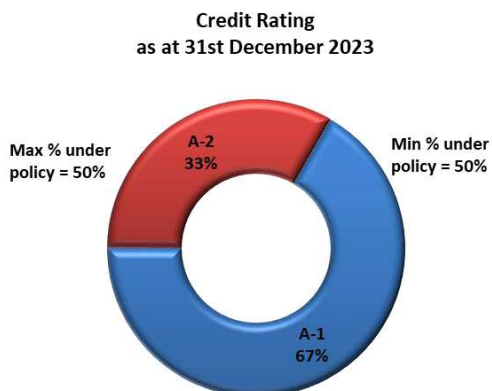


Rate debtor's collection levels during 2023/2024 are in line with expectations, taking into account rates being struck in July of this year.

Financial Report
Six months ended 31 December 2023

7. Cash and Investments

The following graphs indicate the diversification and credit ratings of the investment portfolio at the end of December. The table lists all the investments held as of 31 December 2023. Council's Investment Policy is to maintain a portfolio's balance between A-1 and A-2 investments and hold no greater than 15% of the portfolio with one investing partner.



Financial Report
Six months ended 31 December 2023

Investments as at 31/12/2023							
Institution	Credit Rating	Maturity Date	Period Days	Yield %	Type	\$000's	%
Commonwealth	A-1+		0	1.35	On-Call	8,052	11.0%
Bank of Queensland	A-2	08-Jan-24	84	4.64	Term Dep	2,534	3.4%
National Australia Bank	A-1+	19-Feb-24	84	4.85	Term Dep	1,036	1.4%
Westpac	AA-	03-Jan-24	100	4.74	Term Dep	3,000	4.1%
ANZ	A-1+	08-Jan-24	97	4.56	Term Dep	3,000	4.1%
IMB	A-2	15-Jan-24	104	4.75	Term Dep	2,529	3.4%
National Australia Bank	A-1+	18-Jan-24	94	4.86	Term Dep	2,027	2.8%
Bendigo & Adelaide Bank LTD	A-2	29-Jan-24	91	4.67	Term Dep	1,525	2.1%
Suncorp	A-1	05-Feb-24	124	4.92	Term Dep	3,000	4.1%
Bendigo & Adelaide Bank LTD	A-2	12-Feb-24	96	4.76	Term Dep	2,528	3.4%
Westpac	A-1+	26-Feb-24	91	5.00	Term Dep	1,000	1.4%
Suncorp	A-1	04-Mar-24	105	5.04	Term Dep	2,023	2.8%
Suncorp	A-1	13-Mar-24	107	4.95	Term Dep	2,025	2.8%
ING	A-1	13-Mar-24	93	4.70	Term Dep	2,043	2.8%
National Australia Bank	AA-	18-Mar-24	105	5.00	Term Dep	2,027	2.8%
Bendigo & Adelaide Bank LTD	A-2	18-Mar-24	96	4.71	Term Dep	2,041	2.8%
Bank of Queensland	A-2	20-Mar-24	237	5.37	Term Dep	4,174	5.7%
Westpac	AA-	25-Mar-24	109	4.95	Term Dep	2,000	2.7%
National Australia Bank	A-1+	03-Apr-24	112	5.03	Term Dep	2,553	3.5%
Bank of Queensland	A-2	03-Apr-24	114	5.20	Term Dep	2,531	3.4%
IMB	A-2	08-Apr-24	110	4.95	Term Dep	3,066	4.2%
Westpac	AA-	27-May-24	172	5.09	Term Dep	4,093	5.6%
Commonwealth	A-1+	01-Oct-24	365	5.35	Term Dep	6,000	8.2%
ING	A-1	11-Oct-24	365	5.25	Term Dep	2,000	2.7%
Bendigo & Adelaide Bank LTD	A-2	09-Feb-24	365	4.40	Term Dep	1,069	1.5%
Bank of Queensland	A-2	14-Mar-24	365	4.70	Term Dep	1,074	1.5%
Bendigo & Adelaide Bank LTD	A-2	11-Jul-24	365	5.55	Term Dep	1,382	1.9%
Commonwealth	A-1+	01-Oct-24	365	5.35	Term Dep	2,111	2.9%
ING	A-1	20-Jan-25	395	5.32	Term Dep	1,068	1.5%
						73,510	100%

Term Dep = Term Deposit NCD = Negotiable Certificate of Deposit

Council's performance against the industry wide benchmark (Bank Bill Swap Reference Rate – Average Bid which summarises the returns on banks bills over the period chosen) is provided below:

Benchmark: 90 days Bank Bill Swap Reference Rate – Average Bid (Source: Australian Financial Markets Association)	4.04%
Maroondah Investment Portfolio as at 31 December 2023	4.99%

MAROONDAH CITY COUNCIL

Balance Sheet
as at 31/12/2023

	31/12/2023 \$ '000	31/12/2022 \$ '000	Comments
Assets			
Current assets			
Cash and cash equivalents	16,920	11,916	Cash and term deposits are split between this account and "other financial assets" depending on the length of investment (over/under 90 days).
Trade and other receivables	80,128	79,958	
Other financial assets	55,184	66,320	
Inventories	486	475	
Other assets	576	398	
Total current assets	153,294	159,068	
Non-current assets			
Trade and other receivables	313	447	
Other financial assets	6,703	1,057	Reflects term deposits taken for period 91 days & more related to Long Service Leave
Investments in Associates, Joint Arrangements and Subsidiaries	1,916	2,534	
Property, Infrastructure, Plant and Equipment	2,086,264	2,000,493	
Right Of Use Asset	8,653	1,308	Related to the 10 year lease of Waste trucks.
Intangible assets	1,053	748	
Total non-current assets	2,104,902	2,006,586	
Total assets	2,258,196	2,165,654	
Liabilities			
Current liabilities			
Trade and other payables	(29,096)	(8,451)	Related to Heatherdale & Heathmont Carpark Grant balance.
Trust funds and deposits	(14,976)	(13,359)	
Unearned Income	(7,555)	(16,687)	Higher balance in Dec 2022 reflects Heatherdale & Heathmont car park grants that is now categorised under trade payables
Provisions	(14,914)	(13,895)	
Interest Bearing Liabilities	(1,875)	(1,617)	
Current Lease Liabilities	(1,451)	(93)	
Total current liabilities	(69,867)	(54,102)	
Non-current liabilities			
NC Trust Funds and Deposits	(132)	(330)	
NC Unearned Income	(11,043)	(25,549)	Reflects the reduction of Heathmont Carpark Grant.
NC Provisions	(1,111)	(1,507)	
Interest Bearing Liabilities	(18,284)	(20,967)	Relates to ANZ loan facility used in the funding of Aquanation's construction and TCV loan taken in May 2022. Decrease reflects 6 monthly repayments.
Lease liabilities	(7,294)	(1,252)	Reflects the 10 year lease of Waste trucks.
Total non-current liabilities	(37,864)	(49,605)	
Total liabilities	(107,731)	(103,707)	
Net assets	2,150,465	2,061,947	
Equity			
Accumulated surplus	846,932	847,558	
Surplus (deficit) for period	55,765	54,987	
Reserves	1,247,768	1,159,403	
Total equity	2,150,465	2,061,947	

Cash Flow Analytics - for the period ending 31 December 2023

	31/12/2023 \$'000	31/12/2022 \$'000	Comments
Cash flows from operating activities			
Rates and charges	34,414	43,503	
Statutory fees and fines	2,680	2,271	
User fees	19,621	22,648	
Grants - operating	3,564	3,474	
Grants - capital	1,764	4,685	
Contributions - monetary	3,257	3,441	
Interest received	314	1,456	
Trust funds and deposits taken	12,308	2,448	Variance is a result of the movements in various deposit accounts.
Other receipts	2,101	-	
Net GST refund/payment	227	7,901	
Employee costs	(34,305)	(31,270)	
Materials and services	(34,085)	(26,918)	Timing variance due to a higher balance of payables compared to Dec 2022.
Short-term, low value and variable lease payments	-	552	
Trust funds and deposits repaid	(3,626)	(2,240)	
Net cash provided by/(used in) operating activities	8,235	31,950	
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	(16,903)	(40,434)	
Proceeds from sales of property, infrastructure, plant and equipment	716	568	
Payments for investments	(90,419)	(47,457)	Investment balances fluctuate based on the timing and maturity of council's investment profile.
Proceeds from sales of investments	43,106	23,359	
Net cash provided by/(used in) investing activities	(63,499)	(63,965)	
Cash flows from financing activities			
Finance costs	(473)	(182)	
Repayment of borrowings	(1,403)	(1,210)	
Interest paid - lease liability	-	-	
Repayment of lease liabilities	-	(552)	
Net cash provided by/(used in) financing activities	(1,876)	(1,944)	
Net increase (decrease) in cash and cash equivalents	(57,141)	(33,959)	
Cash and cash equivalents at the beginning of the period	74,061	45,875	
Cash and cash equivalents at the end of the financial period	16,920	11,916	

Maroondah City Council Council Plan 2021 - 2025 Priority Actions Progress Report



Quarter 2, 2023/24 Financial Year
Status as at 31 November 2023

Maroondah City Council

Council Plan 2021 - 2025 Priority Actions Progress Report

Quarter 2, 2023/24 (as at 31 December 2023)






The *Council Plan 2021-2025* is Maroondah City Council's key medium-term strategic document that sets key directions and priority actions to work towards the long-term community vision outlined in the refreshed *Maroondah 2040: Our future together community vision*.

The Council Plan plays a vital role in shaping Maroondah's future over a four-year period. It identifies both challenges and opportunities for our community at local and regional level within the context of the community's long-term Maroondah 2040 vision. It also forms the basis for Council to make decisions regarding resources and priorities in response to community needs and aspirations.

Each year, Council presents to the community an updated set of key directions and priority actions for implementing the four-year Council Plan. This helps to ensure that the Plan continues to be aligned with *Maroondah 2040: Our future together*, the community's long-term vision, and is responsive to community needs and expectations.

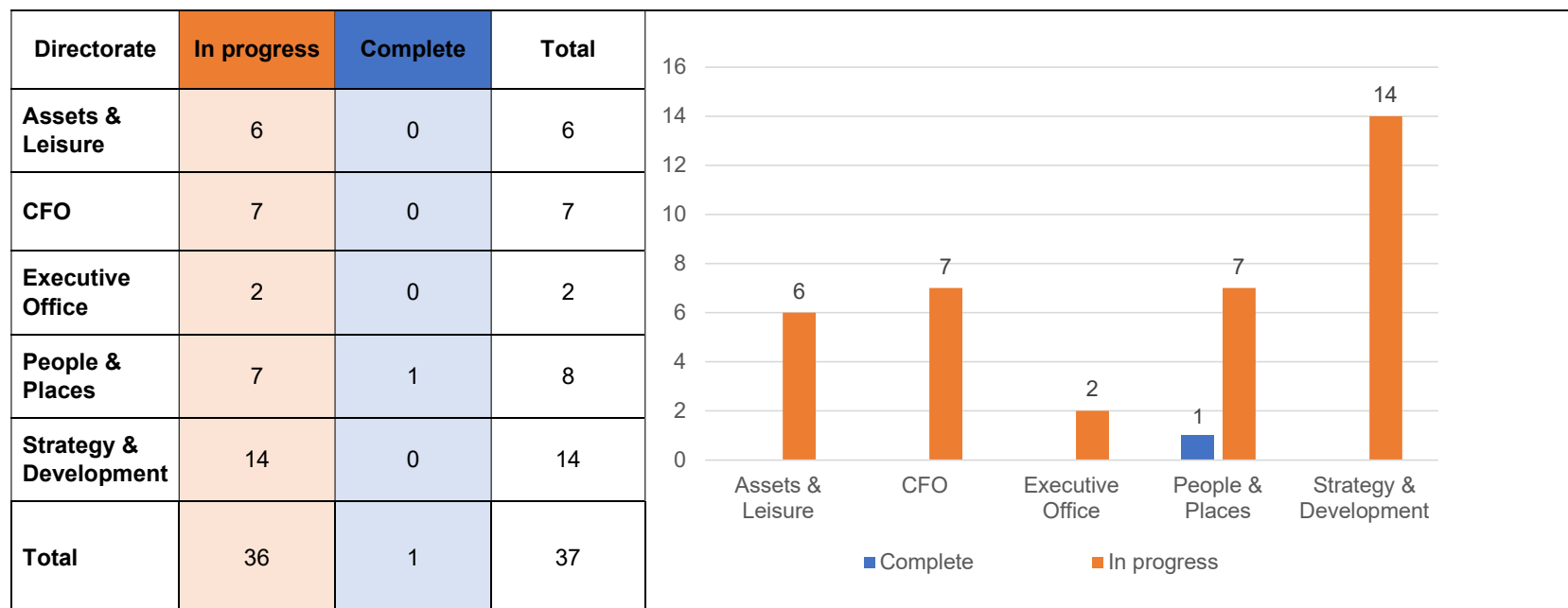
The Council Plan is implemented through a service delivery planning process, and outcomes are measured and reported regularly. This report identifies Council's progress in relation to the Council Plan Priority Actions for the 2023/24 financial year. Some actions span multiple years as identified in the Council Plan 2021-2025. Progress is identified as at 31 December 2023.

The following status icons assist with interpreting the progress of Council Plan Priority Actions:

-  Priority action is currently on track and/or progressing as expected.
-  Priority action is at risk of not being on track.
-  Priority action is currently not on track and/or not progressing as expected
-  Priority action has been achieved
-  Priority action has been deferred to another year

1. Summary of Progress

There are 37 Priority Actions listed in the *Council Plan 2021-2025* for the 2023/24 financial year. As at 31 December 2023, one (1) action has been completed and 36 actions are in progress. There was no change in progress from quarter one.



Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions
Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
A safe, healthy and active community	1	Review, update and implement Council's Physical Activity Strategy; and develop and implement a Stadium Sport Strategy	The Stadium Sports Strategy was endorsed by Council on 18 September 2023. Community consultation for the Physical Activity Strategy commenced at the Maroondah Festival during November and will be completed by March 2024.	In progress	😊	2023/24	Assets & Leisure	Leisure & Major Facilities
	2	Finalise and implement the <i>Maroondah Liveability, Wellbeing and Resilience Strategy 2021-2031</i> ^ (including the <i>Health and Wellbeing Action Plan</i> and <i>Positive Ageing Framework and Action Plan 2021-2025</i>) in accordance with the <i>Public Health and Wellbeing Act 2008</i>	The Health and Wellbeing Action Plan 2023-2025 has been endorsed. The Plan outlines the priority actions and other related initiatives that Council will undertake to work towards health and wellbeing outcomes of the Maroondah Liveability, Wellbeing and Resilience Strategy 2021-2031 during the 2023/24 and 2024/25 financial years.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	3	Work in partnership with a broad range of service providers and agencies to develop and deliver services and cultural experiences in the Croydon Community Wellbeing Precinct	Community Hub B stakeholders continue to establish themselves in their new premises, and are establishing new partnerships and ways of working due to their co-location. Exploration of potential tenants and operations for Hub A are underway.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	4	Continue to monitor the social and economic impacts of the COVID-19 pandemic and provide responses aligned to community needs	Respective Council service areas continue to monitor the ongoing social and economic impacts of the COVID-19 pandemic to ensure service delivery is aligned to community needs.	In progress	😊	2023/24	Strategy & Development	Community Safety
	5	Work in partnership with the Victorian Government to support the construction of a new hospital in Maroondah to ensure the location and construction maximises community benefit	Council continues to work in partnership with the Victorian Government to support the construction of a new hospital in Maroondah to ensure the location and construction maximises community benefit.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
A prosperous and learning community	6	Advance planning to reinforce the sense of place and Local Neighbourhoods to enable people the choice to live local through the provision of services and daily needs from across a network of neighbourhoods within Maroondah	Council continues to participate in the Local Neighbourhoods Municipal Planning Project. This provides access to grant funding and the opportunity to work with the Victorian Government to plan for local neighbourhoods in Maroondah. A Liveable Neighbourhoods Strategy has been prepared to advance planning of local neighbourhood initiatives and identify opportunities for social, economic and capital investment in Maroondah's neighbourhoods and local activity centres.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	7	Work in partnership to implement the <i>Bayswater Business Precinct Transformation Strategy</i> and investigate and implement innovative opportunities to enhance business capability, skill development, employment and education pathways for the manufacturing sector	Work continues to implement the Strategy. Progress is being monitored and guided by the recently established governance structures. Work has progressed on the development of an overarching spatial plan that will address access, activity centre and physical amenity outcomes. The revised business case for the physical BBP hub is approaching final draft stage.	In progress	😊	Beyond 2024/25	People & Places	Business & Precincts

Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions
Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
A prosperous and learning community	8	Work in partnership to plan for and support the Victorian Government three and four year old kindergarten reforms, including advocating for funding at all levels of Government for new and redeveloped facilities to enable these reforms in Maroondah	Council continues to work with Department of Education and Victorian School Building Authority in regards to the impacts for Maroondah of the rollout of the Best Start, Best Life Kindergarten reforms across Victoria, which includes increasing the hours of funded Kindergarten for three and four year old children. Council was successful in obtaining funding to extend the Kindergarten Initiative Project Officer position for a further twelve months to understand community impacts of this Victorian Government reform and undertake feasibility studies for Council's early years infrastructure. Council and the Department of Education are working towards developing a pipeline of adequate infrastructure grants for works to help meet the future demand for Kindergarten due to the reforms.	In progress	😊	Beyond 2024/25	People & Places	Community Services
	9	Implement the Ringwood Metropolitan Activity Centre Master Plan including enhancing the Maroondah Highway Boulevard and Staley Gardens	Victorian Government advocacy is being undertaken to seek funding for the future upgrade of Maroondah Highway Boulevard. Staley Gardens Landscape Masterplan stakeholder consultation has been analysed and design principles developed for the proposed future upgrade of this valuable green space. A report was presented to Corporate Management Team in December 2023 whilst a status update is to be provided to Councillors in early 2024.	In progress	😊	Beyond 2024/25	People & Places	Business & Precincts
	10	Successfully transition the Eastern Regional Libraries service to a Beneficial Enterprise Model	Council endorsed the Your Library Agreement for execution on 19 June 2023. Transition to Your Library Limited commenced on 1 July 2023.	Complete	✅	2023/24	People & Places	Community Services

Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions

Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
A vibrant and culturally rich community	11	Design the Karralyka redevelopment, and undertake staged redevelopment works	Council will continue the design and construct for the staged redevelopment of the venue subject to funding. The proposed redevelopment will include a new multi-purpose foyer expansion, outdoor paved terraced area leading from the enhanced foyer space, and some accessibility improvements	In progress	😊	Beyond 2024/25	Assets & Leisure	Projects & Assets Management
	12	Implement the <i>Arts and Cultural Development Strategy 2020-2025</i> and work with the Maroondah Arts Advisory Committee to maximise arts and cultural opportunities across Maroondah	<p>The Creative Places service model has been ignited with the appointment of the Creative Places Manager to oversee the collective services delivered through Arts and Culture, Karralyka Precinct, Maroondah Federation Estate, Wyreena, Community Halls and K-Cafes. Key precinct initiatives have commenced, including support for the development of the CCWP Black Box Theatre and Event Space, Realm and Town Square Precinct Activation, and Ringwood Arts Precinct, as well as guiding the Wyreena Heritage Master Plan and Karralyka Precinct developments.</p> <p>Council continues to implement the Arts and Cultural Development Strategy 2020-2025, which has guided the 2023 Arts and Cultural Service Delivery. A total of 88 arts initiatives were delivered, attracting 48,717 active participants across the suite on offer within Wyreena, Art Space, Maroondah Federation Estate Gallery and related arts precincts.</p> <p>Council has supported 62 artists or arts and cultural groups to produce and present content to local audiences, and has attracted 174 artists or community members to arts network and related events. Exhibition programs continue to deliver strong levels of engagement with program partners Your Library, Multicultural Women Victoria, Fresh Theatre for Social Change, Deakin University, Eastland, YourDNA Creative Arts and local historical societies, in mutual support of arts and cultural development, diversity, gender equity, community engagement and Reconciliation.</p> <p>The major creative placemaking and public art project, Reignite Croydon - Laneway Lights, co-funded by the Victorian government, progressed to detailed design and local venue partnerships in readiness for installation in 2024. Funded VicHealth Local Government Partnership project Arts Activators commenced with an external Creative Producer and young artists recruited to work together on projects for realisation in 2024.</p> <p>Maroondah Arts Advisory Committee continues to strategically guide service priorities, and has supported the Public Art and Art Collection Policy review.</p>	In progress	😊	Beyond 2024/25	People & Places	Business & Precincts

Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions

Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
A clean, green and sustainable community	13	Work in partnership to deliver the staged implementation of the Reimagining Tarralla Creek project	Council continues its partnership with Melbourne Water to deliver the next stage of the Re-imagining Tarralla Creek project. Discussions are underway to identify opportunities to align works on the upcoming Kilsyth to Croydon South Water Mains Renewal Project with delivery of the Swinburne section (Stage 4) of the Re-imagining Tarralla Creek project.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	14	Implement Council's <i>Sustainability Strategy 2022-2031</i> , including development of a Climate Change Plan integrating carbon reduction and climate adaptation measures	Council continues to implement the <i>Sustainability Strategy 2022-2031</i> . The Strategy includes actions that will promote environmental, social and economic sustainability, addressing themes of the built environment, climate change, community connections, a green economy, green infrastructure, governance, evaluation and improvement. The Climate Action Plan is under development and will provide a holistic approach to managing climate change mitigation, adaptation and risk across Council and the community.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	15	Develop and implement Council's <i>Waste, Litter and Resource Recovery Strategy 2020-2030</i>	The Strategy continues to be implemented on time and in budget with the successful roll out of the Food or Garden Organics (FOGO) service in May 2023. The focus of Q1 and Q2 has been the monitoring and evaluation of the FOGO service, ensuring risks to the new service are effectively managed. A review of the waste strategy has been initiated and will incorporate changes from the new <i>Circular Economy (Waste Reduction and Recycling) Act</i> , new Federal targets, and FOGO service performance. The new Waste Services Policy is nearing completion and was adopted by Corporate Management Team during the quarter, along with a 6 month FOGO service evaluation report and update. Preliminary planning for Glass waste services rollout has commenced and will continue for the remainder of 2023/24.	In progress	😊	Beyond 2024/25	CFO	Finance & Commercial
	16	Prepare and implement a series of Biolink Action Plans that implement the Maroondah Habitat Connectivity Study	In 2022/23, eight 'biolinks' were identified for improving habitat connectivity across the municipality. The first Plan - the Mullum Mullum Creek Draft Biolink Action Plan - has been developed with community consultation undertaken in November and December 2023. Detailed planning for two further biolinks is underway.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	17	Implement a streetscape enhancement program, including a significant increase in tree planting	Council will continue to undertake this program including targeting inappropriate trees under power lines.	In progress	😊	Beyond 2024/25	Assets & Leisure	Operations

Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions

Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
An accessible and connected community	18	Work in partnership with the Victorian Government to implement road improvement works at: •New Street, Ringwood •Reilly Street and Wantirna Road, Ringwood •Eastfield Road, Ringwood East •Plymouth Road and Kirtain Drive, Croydon Undertake carpark improvement works at: •McAlpin Reserve, Ringwood North •Dorset Recreation Reserve, Croydon	The upgrade to Plymouth Road including the installation of traffic signals at Kirtain Drive, and new Pedestrian Operated signals on Plymouth Road was delivered by the Department of Transport and Planning (DTP / VicRoads) in partnership with Council. The works were completed by DTP in late 2023.	In progress	😊	2023/24	Strategy & Development	Engineering & Building
	19	Design and construct an activity centre carpark in Ringwood	Council will continue to design and construct the Ringwood Activity Centre Carpark in 2023/24 and 2024/25.	In progress	😊	2024/25	Assets & Leisure	Projects & Assets Management
	20	Work in partnership with the Victorian Government to support the removal of level crossings at Bedford Road Ringwood; Dublin Road Ringwood East and Coolstore Road Croydon; and the construction of new stations at Ringwood East and Croydon	The Level Crossing Removal works are underway and progressing well, with initial rail occupations being undertaken at all three sites in preparation for the major construction blitz scheduled for 2024. Construction of the new Dublin Road road bridge is well underway and scheduled for opening in October 2023. The relocation of the Croydon memorial was completed ahead of the Remembrance Day ceremony in November 2023.	In progress	😊	2024/25	Strategy & Development	Engineering & Building
	21	Advocate to the Australian and Victorian Governments for the provision of new and upgraded transportation infrastructure in Maroondah	In 2023/24 Council will continue advocacy work to address the major transport needs of the Maroondah community.	In progress	😊	Beyond 2024/25	Executive Office	Senior Executive
	22	Work in partnership to undertake renewal works on the Mullum Mullum Creek and Colchester Road shared trails; and continue footpath construction in the Principal Pedestrian Network	During 2023/24, Council will work in partnership to undertake renewal works on the Mullum Mullum Creek trail. Renewal of the section of trail from Marilyn Crescent to Kalinda Road will be completed across the 2023/24 and 2024/25 financial years. The footpath construction program for Maroondah's Principal Pedestrian Network for 2023/24 is planned to include: Colchester Road (Canterbury Road to Collier Road); Morinda Street (Loma Street to Railway Avenue); Highton Street (Loma Street to Railway Avenue); Smithdene Avenue (Loma Street to Railway Avenue); Rupert Street (no. 17 Rupert Street to Mullum Mullum Creek); Maroondah Highway (Dampier Grove to Hillcrest Avenue); Maroondah Highway (Hughes Park Reserve frontage); Fairview Avenue (Eastfield Road to Patterson Street); Canterbury Road (Wantirna Road to no. 305 Canterbury Road); and Evelyn Road (Loughnan Road to no. 3 Evelyn Road). Works are progressing on schedule to fully deliver the footpath construction program.	In progress	😊	Beyond 2024/25	Strategy & Development	Engineering & Building

Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions

Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
An attractive, thriving and well built community	23	Develop a new Croydon Structure Plan and prepare a planning scheme amendment to incorporate the policy into the Maroondah Planning Scheme	The Draft Croydon Major Activity Centre Structure Plan was made available for community consultation from 31 August to 22 October 2023, with the Plan on track to be brought to Council for formal consideration in 2024. After the Structure Plan has been adopted by Council, permission will be sought from the Minister for Planning to commence preparation of a planning scheme amendment.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	24	Work in partnership to implement the Greening the Greyfields project to facilitate a sustainable approach to urban redevelopment in identified residential precincts	In 2022/23, Amendments C134maro and C136maro for the two identified residential precincts were gazetted in the Maroondah Planning Scheme. Council is continuing to work with stakeholders to implement the Greening the Greyfields project in two identified residential precincts and participation is being sought from relevant landowners.	In progress	😊	Beyond 2024/25	Strategy & Development	City Futures
	25	Undertake the staged redevelopment of the Croydon Community Wellbeing Precinct	Council will continue to design and construct the staged redevelopment of the Croydon Community Wellbeing Precinct inline with the endorsed Masterplan throughout 2023/24.	In progress	😊	Beyond 2024/25	Assets & Leisure	Projects & Assets Management
	26	Undertake flood mitigation works in New Street, Ringwood, Sherbrook Avenue catchment in Ringwood, and Scenic Avenue and Wingate Avenue catchments in Ringwood East; and work in partnership to develop flood mitigation solutions for central Croydon	In 2023/24, Council will continue to implement flood mitigation works at identified sites. The Sherbrook Catchment (Stage 3) drainage upgrades in Ringwood from Bourke Street to Charter Street commenced in early July 2023 and was completed in November 2023, Stage 4 of the drainage upgrade works along Charter Street from New Street to Market Street will commence in March 2024 and is expected to be completed by end June 2024; development and prioritisation of drainage upgrades for Mullum Mullum Road/Panfield Avenue, Through Road/San Remo Road and Erica Crescent/ Daisy Street sub-catchments are continuing with works programmed for future years. Investigation and discussion with external agency partners/ catchment authority partners have continued regarding flood mitigation for central Croydon catchment.	In progress	😊	Beyond 2024/25	Strategy & Development	Engineering & Building

Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions

Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
An inclusive and diverse community	27	Investigate and implement additional all gender changing facilities at local sporting venues	Works have commenced on the relocation of changing facilities from Manson Reserve to Quambée Reserve.	In progress	😊	2023/24	Assets & Leisure	Leisure & Major Facilities
	28	Implement the <i>Gender Equality Act 2020</i> , including the <i>Maroondah Gender Equality Action Plan 2021-2025</i>	<p>The Gender Equality Action Plan (GEAP) is complete and has been submitted to the GE Commission and published on Councils' website consistent with the provisions of the Act. Key GEAP actions have commenced with a major organisational investment in face to face/interactive sexual harassment prevention training delivered to all Council employees.</p> <p>Initial Gender Impact Assessment (GIA) processes have been conducted, while an expert external consultant has been engaged to provide GIA training, coaching and support to relevant Council service area management who provide and/or facilitate externally facing services and strategies.</p> <p>Council actively participated in the 2023 People Matter Survey for local government conducted by The Commission for Gender Equality in the Public Sector. This was the second occasion that Council has participated following its participation in the initial survey conducted in 2021. While there remains scope for improving the perceived experience of employees, Council's relative performance typically exceeded published sector performance benchmarks.</p> <p>Council is preparing to satisfy its progress reporting obligations to the GE Commission as required in early 2024.</p>	In progress	😊	2023/24	People & Places	People & Culture
	29	Continue to monitor and respond to Australian Government Aged Care Reforms to ensure that Council services adapt appropriately to meet current and future community needs, and advocate for ongoing support and care for Maroondah senior citizens	Council continues to monitor the Commonwealth My Aged Care reform agenda. The Australian Government has announced that a new service model for Commonwealth Home Support Program will not occur prior to July 2027. The Commonwealth have confirmed the intention to transition the Regional Assessment Service into a new consolidated assessment service model from 1 July 2024, however as yet, no details have been released for the new model. Council's Aged and Disability Services are undertaking a review during 2023/2024 considering Maroondah community current and future needs and the contemporary sector environments.	In progress	😊	2024/25	People & Places	Community Services

Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions
Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
A well governed and empowered community	30	Advocate on key local issues on behalf of the Maroondah community, including in the lead up to the Australian and Victorian Government elections in 2024/25 and 2026/27	During 2023/24, Council will continue its advocacy to both the Australian and Victorian governments to seek funding to address a range of key priority infrastructure, sporting and transportation improvement projects that will benefit the Maroondah community.	In progress	😊	Beyond 2024/25	Executive Office	Senior Executive
	31	Implement and deploy the <i>Customer Service Strategy 2020</i> that will continue to advance Council's commitment to be highly responsive and customer focused	The Strategy is still in operation with a review to commence during 2023/24. The review will focus on Council's commitment to being highly responsive and customer-focussed across all service areas of Council. A draft should be completed by in mid-2024.	In progress	😊	Beyond 2024/25	People & Places	Communications & Citizen Experience
	32	Work in partnership with the Victorian Electoral Commission to coordinate a Council Election in October 2024 for the 2024-2028 period	Planning has commenced for coordination of the Local Government Elections in October 2024. In addition, a byelection was held for Barngoe Ward in November/December 2023 following a Ward Councillor resignation in September 2023. This Byelection was declared on 12 December 2023 with Cr. Chris Jones elected to Council.	In progress	😊	2024/25	CFO	Governance & Performance
	33	Develop a strategy for Connected Communities involving digitising metrics to understand and respond efficiently to community needs	Phase one of Connected Communities review has been delivered with Phase 2 scheduled to commence in Jan 2024. Deliverables of the review will include a Connected Communities Strategic Plan, and an accompanying program of works, success measures, and costings	In progress	😊	2024/25	CFO	Cyber & Technology
	34	Enhance connections between Council's statutory committees (including advisory committees) and the Integrated Planning Framework to ensure alignment with emerging community priorities	Council has reviewed the terms of reference for each of the seven advisory committees to enhance alignment and ensure effective community representation. A review of the areas of focus for Council's advisory committees will be undertaken ahead the 2024 Council Election to inform planning for the 2025-2029 Council Term.	In progress	😊	2024/25	CFO	Governance & Performance
	35	Engage the community in developing a new Community Vision and prepare the <i>Council Plan 2025-2029</i> following election of a new Council	Council has commenced development of a new Maroondah 2050 Community Vision involving background research into current and emerging trends and community engagement. Broad engagement has been undertaken from September to December 2023 with thousands of inputs from community members, key stakeholders and local organisations. Engagement was undertaken online via the Your Say Maroondah website, through pop-up engagement in local neighbourhoods, at local community events, and through workshops with key stakeholders and community groups. Preparations are currently underway for a Community Panel to be held from February to May 2024, to meet deliberative engagement requirements of the Local Government Act 2020.	In progress	😊	Beyond 2024/25	CFO	Governance & Performance

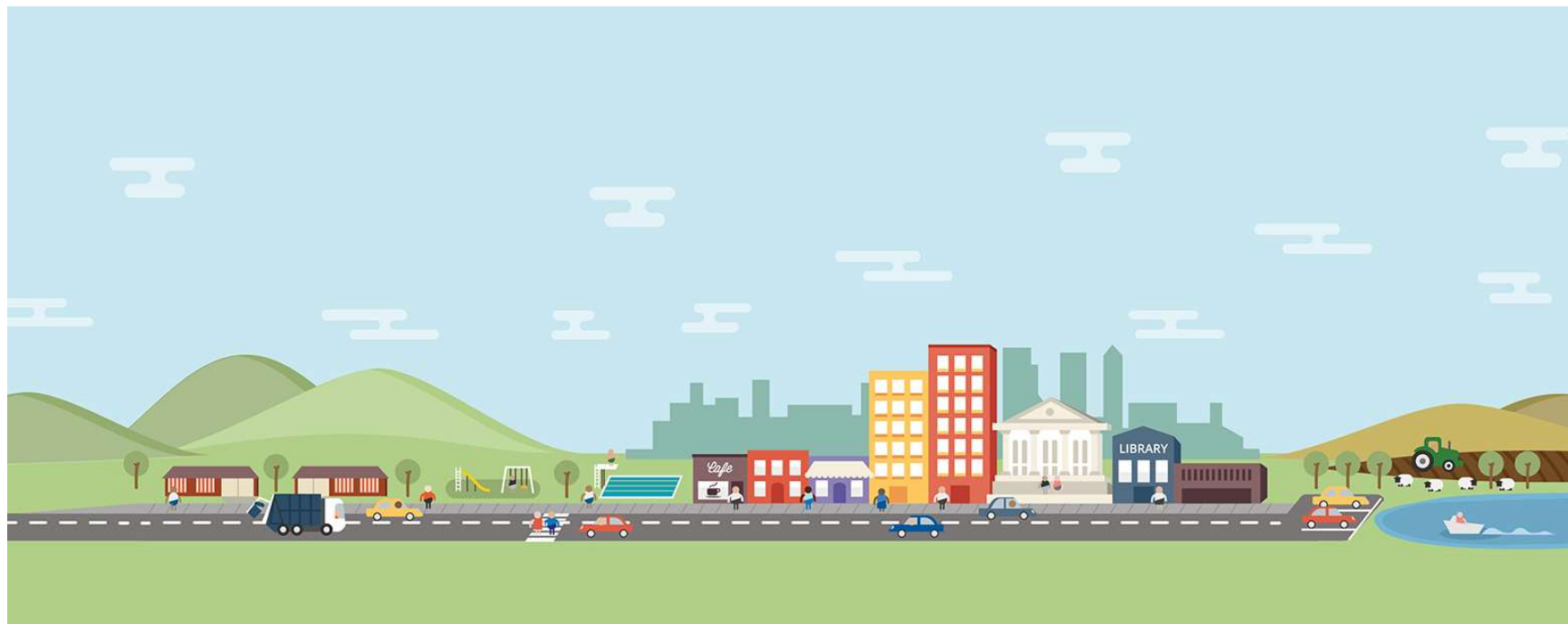
Council Plan 2021 - 2025

Year 3 - 2023/24 Priority Actions
Q2 Progress Reporting - as at 31 December 2023



Maroondah 2040 Outcome Area	No.	Council Plan Priority Action	Progress Comment	Project Status	On Track	Target Completion	Directorate	Service Area
A well governed and empowered community	36	Undertake a review of a range of Council technological systems	A tender to replace Council's financial and asset systems is scheduled to commence in January 2023. Council is reviewing other core systems concurrently, as well as reviewing existing integration platforms.	In progress	😊	Beyond 2024/25	CFO	Cyber & Technology
	37	Evolve organisational capacity and implement systems to minimise risks to cybersecurity impacts	A range of cyber security initiatives have been undertaken including: recruitment of a cyber security lead; adoption of cybersecurity incident procedures; implementation of audit recommendations for compliance with Essential 8 maturity level 1; implementation of site wide split of admin account privileges; implementation of Microsoft Sentinel and engagement of third party vendor for 24/7 Security Operations Centre services; delivery of updated organisation wide cybersecurity training; and implementation of targeted training for Council's casual employees. In coming months, Council will further expand suite of security tools including implementing Insider Risk Assessment, Data Loss Prevention, and examine Microsoft's "Security Copilot" which integrates Artificial Intelligence with Intrusion Detection.	In progress	😊	Beyond 2024/25	CFO	Cyber & Technology

Local Government Performance Reporting Framework 2023/24 Reporting Year



SERVICE PERFORMANCE INDICATOR RESULTS - Year to date as at 31 December 2023
(1 July – 31 December 2023)





Introduction

The Local Government Performance Reporting Framework (LGPRF) is a key Victorian Government initiative which seeks to improve the transparency and accountability of council performance to ratepayers as well as provide a more meaningful set of information for the community.

The framework entails a range of performance measures, and a governance and management checklist of items which together build a comprehensive picture of council performance.

The following report provides the prescribed Local Government Performance Reporting Framework service performance indicator results as at the end of Quarter 2, 2023/24.

The following status icons assist in interpreting the service performance results:



	Result is currently on track / progressing as expected / within expected range for the reporting period
	Result is neutral / yet to be finalised / being monitored
	Result is currently not on track / not progressing as expected / outside expected range for the reporting period
	Result not available / New measure with no comparison available



Animal Management

Provision of animal management and responsible pet ownership services to the community including monitoring, registration, enforcement and education

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Timeliness	Number of days taken to action animal requests					This measure relates to the average number of days between the receipt and the first response action for all animal management requests. The time taken to action animal management requests remains consistent with previous quarters.	
Time taken to action animal requests	<i>Expected range: 1 to 10 days</i>	1.03 days	1.02 days	1.01 days	1.03 days		
Service standard	% of collected animals reclaimed					This measure considers the percentage of collected registrable animals reclaimed under the <i>Domestic Animals Act 1994</i> . The number of animals reclaimed by owners has increased which has resulted in the number of animals rehomed decreasing.	
Animals reclaimed	<i>Expected range: 30% to 90%</i>	73.57%	67.43%	65.45%	70.3%		
Service standards	% of animals rehomed					This measure considers the percentage of collected registrable animals under the <i>Domestic Animals Act 1994</i> that are rehomed.	
Animals rehomed	<i>Expected range: 20% to 80%</i>	14.71%	19.16%	18.79%	18.99%	Due to an increase in the number of animals being reclaimed, there has been a decrease in the number of animals rehomed in comparison to previous years.	

Service indicator/measure	Measure expressed as:	Q1 YTD 2023/24	Q1 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service cost	\$ direct cost of the animal management service per registered animal					This measure captures the direct cost of the animal management service per registrable animal under the <i>Domestic Animals Act 1994</i> .	
Cost of animal management service	<i>Expected range: \$3 - \$40</i>	\$2.65	\$2.06	\$5.25	\$5.33	There is an increase in the cost of animal management services compared to the same time in the previous financial year.	
Health and safety	No of prosecutions					This measure captures the percentage of successful animal management prosecutions under the <i>Domestic Animals Act 1994</i> .	
Animal management prosecutions	<i>Expected range: 50% - 200%</i>	100%	100%	100%	100%	The number of animal management prosecutions remains within the expected range.	



Aquatic Facilities

Provision of indoor and outdoor aquatic facilities to the community and visitors for wellbeing, water safety, sport and recreation




Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service standard							
Health inspections of aquatic facilities	Number of health inspections per Council aquatic facility <i>Expected range: 1 to 4 inspections</i>	2 inspection	<i>1 inspection</i>	<i>1 inspection</i>	<i>2 inspections</i>	Health inspections for Council aquatic facilities are conducted annually, generally in Quarter 2 of the financial year. All three aquatic inspections have now been completed for the 2023 calendar year.	
Utilisation							
Utilisation of aquatic facilities	Number of visits to aquatic facilities per head of municipal population <i>Expected range: 1 to 10 visits</i>	5.52 visits	<i>3.37 visits</i>	<i>9.43 visits</i>	<i>4.43 visits</i>	The utilisation of aquatic facilities has increased in Q2 2023/24 in comparison to the same time in the previous financial year. The rise in utilisation can be attributed to various factors such as improved facilities, increased health promotion, and introductions of new programs and initiatives at Council aquatic facilities.	
Service cost							
Cost of aquatic facilities	\$ direct cost less any income received of providing aquatic facilities per visit <i>Expected range: \$3 to \$20</i>	-\$0.99	<i>\$0.85</i>	<i>\$0.29</i>	<i>\$2.61</i>	This measure considers the overall cost to Council of running its aquatic facilities, less revenue received. The cost of aquatic facilities has reduced in comparison to the same quarter in the previous year. This favourable change can be attributed to the heightened utilisation of each of the facilities.	



Food Safety

Provision of food safety services to the community including registrations, education, monitoring, inspections and compliance

Service indicator/measure	Measure expressed as:	YTD Calendar Year (Q4) 2023	YTD Calendar Year (Q4) 2022	EOY Calendar Year 2022	EOY Calendar Year 2021	Comment	Status
Timeliness Time taken to action food complaints	Number of days taken to action food complaints <i>Expected range: 1 to 10 days</i>	1.42 days	1.53 days	1.53 days	1.67 days	This indicator measures the average number of days taken for Council to respond to food complaints, from receipt, to first response action. The data shown is for the 2023 calendar year which aligns with reporting to the Department of Health (DoH). The number of days to action food complaints is within the expected range. Where possible Council's Environmental Health Officer's ensure they respond to requests as soon as they are received.	
Service standard Food safety assessments	% of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment <i>Expected range: 50% to 120%</i>	99.47%	98.24%	98.24%	99.11%	This measure relates to the percentage of registered Class 1 and Class 2 food premises that receive an annual food safety assessment. Data shown is for the 2023 calendar year, to align with reporting to the Department of Health (DoH). The number of food safety inspections is slightly higher for this quarter than in the previous year.	

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service cost	\$ direct cost of the food safety service per registered food premises <i>Expected range: \$300 to \$1,200</i>	\$354.36 (financial year)	\$347.53 (financial year)	\$737.18 (financial year)	\$641.56 (financial year)	This measure captures the direct cost of providing food safety services (per food premises). The cost of the food safety service has increased slightly compared to the same time in the previous financial year, due to increased workforce requirements.	
Health and safety	% of critical and major non-compliance outcome notifications that are followed up by council <i>Expected range: 60% to 100%</i>	99.26%	100.00%	100.00%	83.33%	This indicator measures the percentage of both critical and major non-compliance outcome notifications which are followed up by Council. Council aims to respond to 100% of these notifications. Data shown is for the 2023 calendar year, to align with reporting to the Department of Health (DoH). There was only slight variation compared to the same time in the previous financial year.	
Service Standards	% of food samples obtained per required number of food samples <i>Expected range: 50% to 100%</i>	101.34%	N/A	N/A	N/A	This new indicator measures the percentage of food samples obtained per required number of food samples. Comparison data will become available in future reporting periods.	



Governance

Provision of good governance to the community including making and implementing decisions with reference to community engagement, policy frameworks and agreed practice

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Transparency Council resolutions at meetings closed to the public	% of Council resolutions made at meetings closed to the public <i>Expected range: 0% to 30%</i>	10.67%	10.67%	15.49%	13.13%	This indicator measures the percentage of Council resolutions at an ordinary or special Council meeting, or at a meeting of a special committee consisting only of Councillors and are closed to the public under Section 66 of the <i>Local Government Act 2020</i> . The percentage of Council resolutions at meetings closed to the public has remained the same compared to the previous year.	
Consultation and engagement Satisfaction with community consultation and engagement	Satisfaction rating out of 100 <i>Expected range: 40 to 70</i>	Not available	Not available	56	59	Satisfaction is measured as part of the annual Community Satisfaction Survey, with results to be made available in June 2024	
Attendance Council attendance at Council meetings	% of Council attendance at ordinary and special Council meetings <i>Expected range: 80% to 100%</i>	84.48%	90.48%	89.81%	83.33%	Each year, a range of ordinary and special meetings of Council are held. This indicator measures the overall Councillor attendance levels for these meetings. The percentage of attendance at Council meetings has decreased compared to the same period last financial year due to leave of absences taken by Councillors.	

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service cost	\$ direct cost of the governance service per councillor					This measure captures the direct cost of delivering the governance service per elected representative.	
Cost of elected representation	<i>Expected range: \$30,000 to \$80,000</i>	\$29,138.56	\$25,587.89	\$60,914.56	\$54,133.44	The cost of elected representation has increased slightly when compared to the same time in the previous financial year, due to an increase in activities as the Council term progresses. Nb Costs remain within budget.	
Decision making	Satisfaction rating out of 100	Not available	<i>Not available</i>	58	59	Satisfaction is measured as part of the annual Community Satisfaction Survey, with results to be made available in June 2024	
Satisfaction with Council decisions	<i>Expected range: 40 to 70</i>						



Libraries

Provision of print and digital based resources to the community in a variety of formats including collection services, e-services, research tools and interactive learning programs

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Resource standard	% of recently purchased library collection that has been purchased in the last 5 years <i>Expected range: 40% to 90%</i>	77.30%	78.86%	76.97%	78.43%	This measure refers to the percentage of the library collection that has been purchased in the last five years. Results show a slight decrease compared to the same time in the previous year but is still within range.	
Service cost	\$ direct cost of the library service <i>Expected range: \$10 to \$90</i>	\$11.63	\$10.01	\$20.21	\$19.71	This measure captures the direct cost of the library service per municipal population. Cost of library services per population has been consistent, even with the change in the indicator moving from cost of library service per visit, to per population in 2020.	
Utilisation	Number of collection item loans per population [^] <i>Expected range: 4 to 8</i>	7.09	N/A	N/A	N/A	This amended measure looks at the total number of collection item loans per population. Data will be collected over the coming quarters for future analysis	Comparison data not yet available

[^] This amended measure looks at the number of collection item loans per member of the municipal population. Both digital and physical loans are now captured by this indicator, where previously only physical loans were measured. The new methodology commenced from 1 July 2023 so comparison data is not yet available.

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Participation	% of resident municipal population who are registered library members*						
Library membership	<i>Expected range: 20% to 40%</i>	51.61%	N/A	N/A	N/A	This amended measure looks at the percentage of resident municipal population who are registered library members. Data will be collected over the coming quarters for future analysis.	Comparison data not yet available
Participation	Library visits per population**						
Library visit per head of population	<i>Expected range: 2 to 6</i>	3.30	N/A	N/A	N/A	This new measure looks at the number of library visits per head of population. Data will be collected over the coming quarters for future analysis.	Comparison data not yet available

* This amended measure considers all registered library members for the municipal population, where previously it was only active library borrowers who were included in results. The new methodology commenced from 1 July 2023 so comparison data is not yet available.



** This new measure considers all visits to library service locations for the municipal population. This is a new indicator that was only introduced from 1 July 2023 so comparison data is not yet available.



Maternal and Child Health

Provision of universal access to health services for children from birth to school age and their families including early detection, referral, monitoring and recording child health and development

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service standard Infant enrolments in the MCH service	% of infants enrolled in the MCH service <i>Expected range: 90% to 110%</i>	100.66%	100.57%	101.97%	101.33%	The Maternal Child Health (MCH) service enrolls newborn infants in the service (at the home visit) following receipt of a birth notification from the hospital. All birth notifications received by Council result in an MCH enrolment, however, the phasing of birth notifications and enrolment across reporting periods can result in the reported figure being less than, or greater than 100%.	
Service cost Cost of the MCH service	\$ cost of the MCH service per hour of service delivered <i>Expected range: \$50 to \$200</i>	\$76.45	\$71.38	\$76.45	\$76.47	This measure refers to the cost of Councils MCH service per hours of service delivered. The cost of the Maternal Child Health service and hours worked is influenced by the availability of staff and the need to use relief nurses. There is a slight increase in costs in this quarter in comparison to the same time in the previous year.	
Participation Participation in MCH service	% of children enrolled who participate in the MCH services <i>Expected range: 70% to 100%</i>	66.23%	43.79%	75.16%	73.42%	This measure captures participation of children in key age and stage MCH visits and can be influenced by: the move of families in and out of the council area, availability of appointments due to service/staff availability, newly arrived families to Australia being aware of the service, and some potential accessibility restrictions for families.	

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Participation							
Participation in MCH service by Aboriginal children	% of Aboriginal children enrolled who participate in the MCH service <i>Expected range: 60% to 100%</i>	72.70%	44.19%	77.08%	84.69%	This measure captures the percentage of indigenous children enrolled who participate in the service. Participation rates for indigenous children varies over time due to the he move of families in and out of the council area and preference of some families to access services beyond municipal boundaries.	
Satisfaction							
Participation in first MCH home visit	% of infants enrolled in the MCH service who receive the first MCH home visit <i>Expected range: 90% to 110%</i>	95.38%	88.54%	95.72%	101.33%	This measure considers the percentage of infants enrolled in the MCH service who participated in 4-week key age and stage visits. The percentage outcome can be influenced by appointments that are scheduled, but have not yet been attended.	



Roads

Provision of a network of sealed local roads under the control of the municipal council to all road users

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Satisfaction of use							
Sealed local road requests	Number of sealed local road requests per 100 kilometres of sealed local road <i>Expected range: 10 to 120 requests</i>	44.28	63.41	113.39	113.31	Road requests are defined as customer requests logged within Council's corporate customer service application <i>Infor Pathway</i> . Requests include line marking, pothole repairs, damaged roads and patching, and road sweeping. The number of sealed road requests has decreased for the period.	
Condition							
Sealed local roads below the intervention level	% of sealed local roads that are below the renewal intervention level <i>Expected range: 80% to 100%</i>	97.71%	97.71%	97.71%	98.65%	Council applies a technical level of service intervention figure to a Pavement Condition Index (PCI) out of 5 in Council's pavement management system, (SMEC Pavement Management System). The deterioration of our road network has been modelled by our PMS. There was no variation in this result when compared to the previous year.	
Service cost							
Cost of sealed local road reconstruction	\$ direct reconstruction cost per square metre of sealed local roads reconstructed <i>Expected range: \$20 to \$200</i>	Not available	Not available	\$238.00	\$385.77	This measure considers total project cost associated with the reconstruction of a sealed local road. The project cost may include but is not limited to: traffic control, road base, road surface, kerb, stormwater drain and traffic management device costs. Some works have commenced however the costs have not been fully released. Measure to be updated in forthcoming quarters.	



Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service cost							
Cost of sealed local road resealing	\$ direct resealing cost per square metre of sealed local roads resealed <i>Expected range: \$4 to \$30</i>	Not available	<i>Not available</i>	\$29.90	\$36.89	Council only uses asphalt products for resealing in line with community expectations. Generally, where advanced pavement deterioration is present (i.e. crocodile cracking) Council undertakes deep lift patching prior to resealing. Only reseals for a full road block, as defined in Council's asset register, has been included in this figure. Reseals that do not cover an entire road block are considered to be a patch and are not included. Some works have commenced however the costs have not been fully released. This measure will be updated in coming quarters.	?
Satisfaction							
Satisfaction with sealed local roads	Satisfaction rating out of 100 <i>Expected range: 50 to 100</i>	Not available	<i>Not available</i>	61	63	Satisfaction is measured as part of the annual Community Satisfaction Survey, with results to be made available in June 2024.	?



Statutory Planning

Provision of land use and development assessment services to applicants and the community including advice and determination of applications

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Timeliness							
Time taken to decide planning applications	Days between receipt of a planning application and a decision on the application <i>Expected range: 30 to 110 days</i>	33	34	35	29	This measure looks at the median number of days taken between receipt of a planning application and a decision on the application. In addition to Council's dedication to provide timely decisions, Councils electronic planning application process allowed for increased efficient processing time. The time taken to decide on planning applications remains low at 33 days (on average) for the quarter.	
Service standard							
Planning applications decided within 60 days	% of planning application decisions made within required timeframe days <i>Expected range: 40% to 100%</i>	74.95%	74.74%	73.99%	83.54%	In accordance with the Planning and <i>Environment Act 1987</i> , a council is permitted 60 statutory days to determine a planning application. The 60 statutory days includes weekends, public holidays and commences from when the application is lodged. The legislation allows for the 60-day statutory clock to be stopped and re-started in certain circumstances. Planning application decisions have slightly increased compared to the same time in the previous financial year.	



Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service cost							
Cost of statutory planning service	\$ direct cost of the statutory planning service per planning application <i>Expected range: \$500 to \$4,000</i>	\$2,651.31	\$1,373.47	\$2,784.56	\$1,917.15	This measure looks at the direct cost to Council to provide the statutory planning service per planning application received. The direct cost of the statutory planning service was higher than the same time in the previous financial year due to a reduction in the number of planning applications received.	
Decision making							
Planning decisions upheld at VCAT	% of decisions subject to review by VCAT that were not set aside <i>Expected range: 30% to 100%</i>	94.12%	93.33%	95.45%	89.19%	If an applicant disagrees with the decision of Council in relation to a planning application, they can appeal the decision at the Victorian Civil and Administrative Tribunal (VCAT). This indicator measures the percentage of planning application decisions made by Council, appealed by an applicant and subject to review by VCAT that were not set aside (i.e. VCAT agreed with the decision of Council). The percentage of decisions upheld by VCAT remains high at 94% for this quarter.	



Waste Collection

Provision of kerbside waste collection service to the community including garbage and recyclables

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Satisfaction							
Kerbside bin collection requests	Number of kerbside bin collection requests per 1000 kerbside bin collection households <i>Expected range: 10 to 300 requests</i>	34.51	44.03	86.34	88.87	Council provides a comprehensive waste management service that strives to meet best practice standards in terms of kerbside collection. This indicator focuses on the kerbside bin collection service. Council provides a three-bin waste collection service (garbage, recyclables, and green organics). These requests relate to cancellations, damaged bin repairs/replacements or replacing stolen bins. There was a decrease in bin collection request compared to the same time last year.	
Service standard							
Kerbside collection bins missed	Number of kerbside collection bins missed per 10,000 scheduled kerbside collection bin lifts <i>Expected range: 1 to 20 bins</i>	3.63	5.57	4.65	4.79	This indicator identifies the ratio of bins missed compared to scheduled bin collections. This includes 120L, 80L, second bin and fortnightly recycling kerbside bin collection. There has been a reduction of missed kerbside bin collection, demonstrating an improvement in service delivery.	
Service cost							
Cost of kerbside garbage collection service	\$ direct cost of the kerbside garbage bin collection service per kerbside garbage collection bin <i>Expected range: \$40 to \$150</i>	\$63.86	\$70.21	\$133.36	\$131.30	This measure looks at the direct cost to Council to provide the kerbside garbage bin collection service per kerbside garbage bin. The cost of the kerbside garbage collection has decreased due to a change in landfill location.	

Service indicator/measure	Measure expressed as:	Q2 YTD 2023/24	Q2 YTD 2022/23	EoY 2022/23	EoY 2021/22	Comment	Status
Service cost							
Cost of kerbside recyclables collection service	\$ direct cost of the kerbside recyclables collection service per kerbside recyclables collection bin <i>Expected range: \$10 to \$80</i>	\$33.60	\$36.29	\$66.22	\$75.74	This measure looks at the direct cost to Council to provide the kerbside recyclables collection service per kerbside recyclables bin. There was only a slight variation in the cost of kerbside recyclables compared to the same time in 2022/23	
Waste diversion							
Kerbside collection waste diverted from landfill	% of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill <i>Expected range: 20% to 60%</i>	60.02%	56.22%	56.22%	55.50%	This measure refers to the percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill. There is an increase on the amount of waste diverted from landfill compared to the same time in 2022/23 due to the new Food Organics and Garden Organics (FOGO) service.	



Particulars

Item 1. Council: (Clause 1)	Maroondah City Council of 179 Maroondah Highway Ringwood 3134
Item 2. Tenant: (Clause 1)	Ringwood Croquet Club Inc PO Box 330 Ringwood Vic 3134 ABN 63 841 243 423 ringwoodcroquet@gmail.com
Item 3. Land: (Clause 1)	The land contained in certificate of title volume 10798 folio 333 and known as Part of Jubilee Park, 17-37 Greenwood Ave, Ringwood 3134
Item 4. Premises: (Clause 1)	That part of the Land shown bounded in red on the plan in Annexure B
Item 5. Commencement Date: (Clause 1)	1 st January 2024
Item 6. Term: (Clause 1)	5 years
Item 7. Further Term(s): (Clause 1 & 3.2)	1 further term of 5 year(s)
Item 8. First and Last dates for exercising the Option for the Further Term: (Clause 3.2.1)	First day 1 st July 2028 Last day 1 st October 2028
Item 9. Rent : (Clause 1 & 3)	Year 1: \$1440.00 incl GST Year 2: \$1476.00 incl GST Year 3: \$1513.00 incl GST Year 4: \$1551.00 incl GST Year 5: \$1590.00 incl GST The Rent is payable annually in advance, within 30 days of Council issuing an invoice for the Rent, commencing on the Commencement Date, and then on each anniversary of the Commencement Date during the Term and any Further Term. This payment obligation also applies to the payment of Rent during any Further Term.
Item 10. Rent During Further Term: (Clause 1 and 5)	To be determined by Council if the option is exercised.

=



- Item 11. Security Deposit:** \$1,000 plus GST
(Clause 1 & 8.1)
- Item 12. Community Use:** For the carrying on of activities normally
(Clause 1 & 14.1) associated with a Croquet Club.
- Item 13. Hours of Use**
(Clause 14.4)
- | | |
|-------------------|-------------------|
| Monday - Thursday | 6.00am - 10.00 pm |
| Fridays | 6.00am - 12.00am |
| Saturdays | 6.00am - 12.00am |
| Sundays | 6.00am - 11.30 pm |
- Item 14. Special Conditions:** The Special Conditions in section two of Annexure
(Clause 1 & 22.6) A form part of this Lease.
- Item 15. Changes to Council's standard terms:** The following standard clauses have been
(Clause 23.6) amended (as set out in section one of Annexure A):
-



Maroondah Planning Scheme Review 2024

Volume 1

Final report

Prepared by the Integrated Planning Unit
City of Maroondah

Document Control

Contact for Enquiries

Please address any questions regarding this document to:

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

Document History

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

Contributors and Reviewers

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

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

Approval

Adopted by Council

[Insert date]

Contents

1.	Executive summary.....	6
1.1	Why is the planning scheme being reviewed?	6
1.2	Form of the review	6
1.3	Characteristics of the municipal area	6
1.4	Overall health check	7
1.5	Top priorities for Council.....	7
2.	Consolidated recommendations	9
2.1	Planning scheme amendments	9
2.2	Further strategic work	10
2.3	Process improvements	10
2.4	Advocacy	10
2.5	Adoption of review	10
3.	Introduction	12
3.1	Purpose.....	12
3.2	Methodology	12
3.3	Guidance	13
3.4	Changes in the planning policy context	14
3.5	State and regional policy announcements.....	15
4.	What's driving change	16
4.1	Population, growth and economy	16
5.	Previous review	19
5.1	Maroondah Planning Scheme Review 2013	19
5.2	Planning Policy Framework translation - C144maro	20
6.	Planning permit activity	22
6.1	Number and nature of permits assessed.....	22
6.2	Service performance.....	25
6.3	Decision making	25
7.	Planning scheme performance	28
7.1	Planning Panel Victoria recommendations.....	28
7.2	VCAT decisions	28
7.3	Community satisfaction.....	28
7.4	Consultation with stakeholders.....	29

8.	Audit and assessment of the current scheme	31
8.1	Purpose and vision	31
8.2	Policy framework	31
8.3	Zones	32
8.4	Overlays	33
8.5	Particular provisions	34
8.6	General provisions	34
8.7	Operational provisions	35
8.8	Mapping	35
9.	Current strategic work	40
9.1	Heritage Study Implementation	40
9.2	Croydon structure plan	40
9.3	Vegetation Strategy implementation	41
9.4	Liveable Neighbourhoods	41
9.5	Transport Strategy	42
9.6	Neighbourhood Character Study	42
10.	Key issues identified	43
11.	Setting the vision	44
11.1	Planning provisions for Council-owned land	44
12.	Planning for local places	46
12.1	Defining local places	46
12.2	Planning for the Ringwood East and Heathmont Neighbourhood Activity Centres	46
12.3	Planning for Ringwood	47
12.4	Planning for the Maroondah Hospital	47
12.5	Planning for employment precincts	48
13.	Planning for heritage	50
13.1	Jubilee Park planning provisions	50
13.2	Protecting the Anglican Church of St John the Divine	55
14.	Planning for the environment and environmental risks	58
14.1	Bushfire preparedness and recovery	58
14.2	Potentially contaminated land	61
14.3	Land subject to inundation	61
15.	Planning for the residential framework	64
15.1	Specifying levels of housing change	64
15.2	Supporting neighbourhood character	65

16.	Planning for transport.....	67
16.1	Future arterial roads	67
16.2	Local movement networks	76
17.	Process and administrative improvements.....	78
17.1	VicSmart planning provisions	78
18.	Section 20A Amendment	79
19.	Future strategic work.....	83
	Appendix: Detailed recommendations.....	85
	Setting the vision.....	85
	Planning for local places	88
	Planning for heritage.....	92
	Planning for the environment and environmental risks.....	94
	Planning for the residential framework	96
	Planning for transport	99
	Process and administrative improvements.....	103

1. Executive summary

1.1 Why is the planning scheme being reviewed?

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

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

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

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

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

1.2 Form of the review

The planning scheme review comprises four volumes:

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

1.3 Characteristics of the municipal area

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

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

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

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

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

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

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

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

1.4 Overall health check

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

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

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

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

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

1.5 Top priorities for Council

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

1.5.1 Update controls for the Croydon Major Activity Centre

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

1.5.2 Prepare a Neighbourhood Character Strategy and implement it

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

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

1.5.3 Finalise and implement the Liveable Neighbourhoods Strategy

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

1.5.4 Implement the Vegetation Strategy

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

1.5.5 Updating information and controls on land subject to inundation

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

2. Consolidated recommendations

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

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

2.1 Planning scheme amendments

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

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

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

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

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

2.2 Further strategic work

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

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

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

2.3 Process improvements

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

2.4 Advocacy

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

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

2.5 Adoption of review

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

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

Recommendations:

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

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

3. Introduction

3.1 Purpose

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

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

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

Planning scheme reviews also provide the opportunity to:

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

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

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

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

3.2 Methodology

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

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

Table 1: Stages of this review

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

3.3 Guidance

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

Ministerial directions:

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

Planning practice notes and advice:

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

3.4 Changes in the planning policy context

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

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

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

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

3.4.1 VC and GC amendments

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

3.4.2 Regional policy documents

The following regional policy documents are relevant to the review:

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

3.4.3 New Planning Practice Notes

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

- PPN01 - Applying the Heritage Overlay
- PPN12 - Applying the flood provisions in planning schemes
- PPN30 - Potentially contaminated land
- PPN31 - Preparing a Green Wedge Management Plan
- PPN42 - Applying the Rural Zones
- PPN64 - Local planning for bushfire protection

3.4.4 Local policies and strategies

The following council documents were reviewed:

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

3.5 State and regional policy announcements

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

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

4. What's driving change

4.1 Population, growth and economy

4.1.1 Population

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

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

4.1.2 Households

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

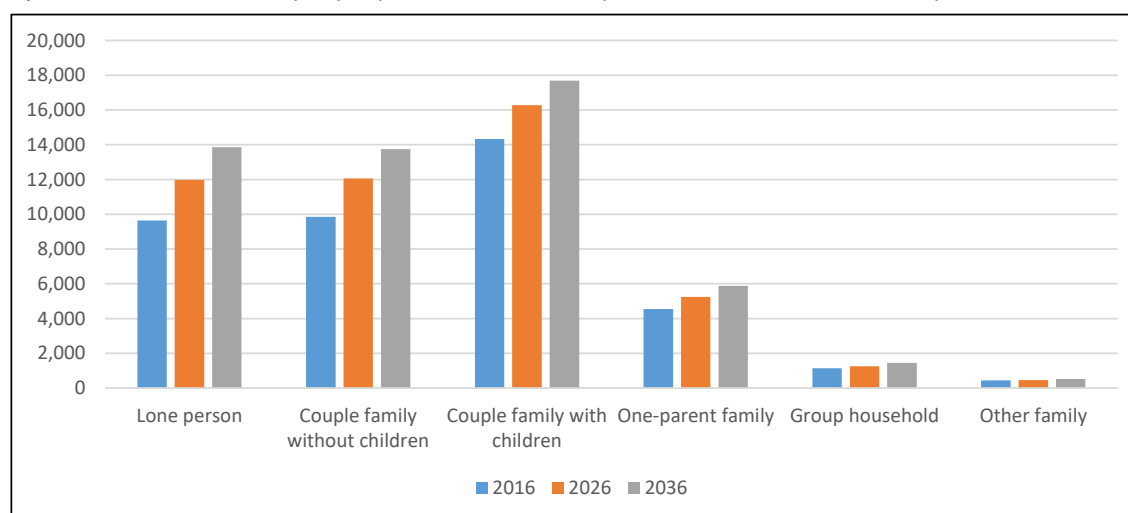


Figure 1: Historic and Forecast Household types in Maroondah (2016-2036) (Source: Victoria in Future 2023, Australian Census of Population and Housing 2016)

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

¹ 2021 Census of Population and Housing, 2021 Maroondah, Census All persons QuickStats | Australian Bureau of Statistics (abs.gov.au)

² Victoria in Future 2023

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

4.1.3 Jobs in Maroondah

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

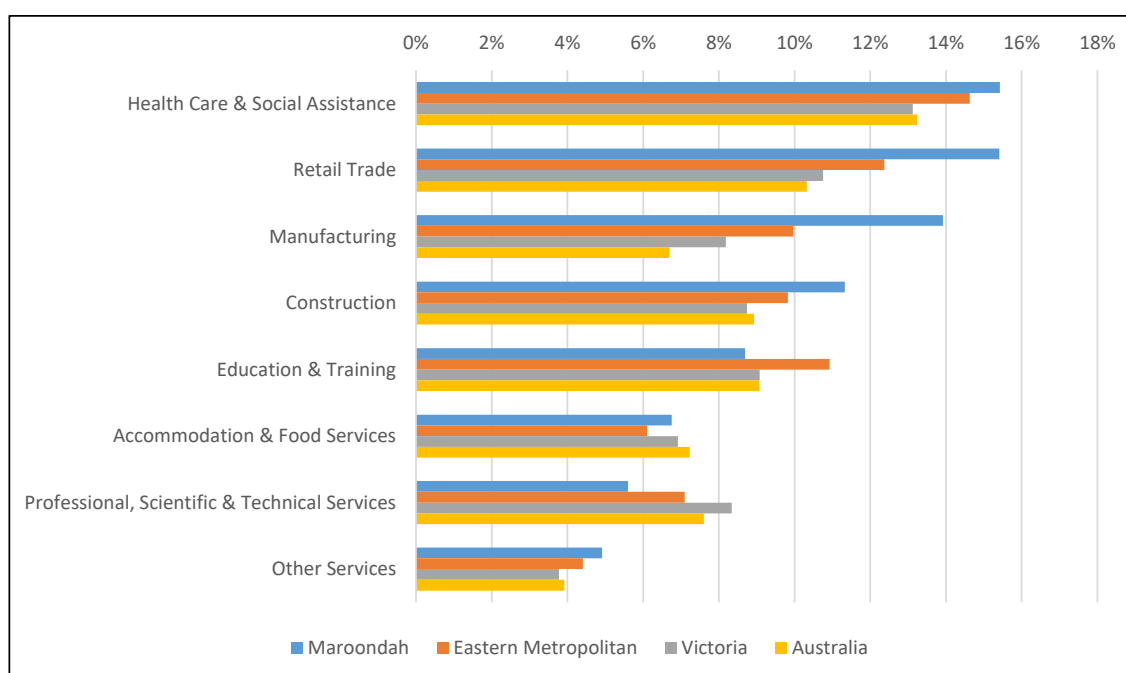


Figure 2: Top employment sectors in Maroondah as a proportion of all jobs (Source: Remplan)

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

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

4.1.4 How our residents are employed

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



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

4.1.5 Climate change and other environmental risks

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

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

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

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

5. Previous review

5.1 Maroondah Planning Scheme Review 2013

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

The review outlined that:

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

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

This report details the Maroondah Planning Scheme Review in relation to Part 1. The aim is:

To undertake a Review of the Maroondah Planning Scheme that is policy neutral focusing on structure, format and layout; and to identify changes in accordance with DTPLI Practice Notes and best practice.

It identified the following issues and potential actions:

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

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

5.1.1 Progress since last review

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

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

5.2 Planning Policy Framework translation - C144maro

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

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

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

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

6. Planning permit activity

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

6.1 Number and nature of permits assessed

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

It is noteworthy that:

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

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

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

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

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

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

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

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

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

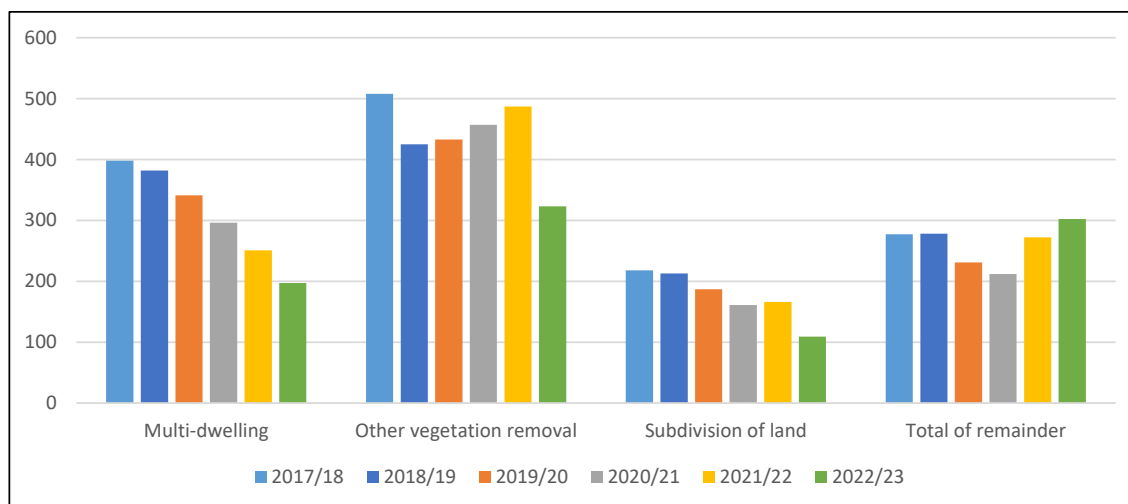


Figure 4: Permit activity in Maroondah between 2017/18 and 2022/23

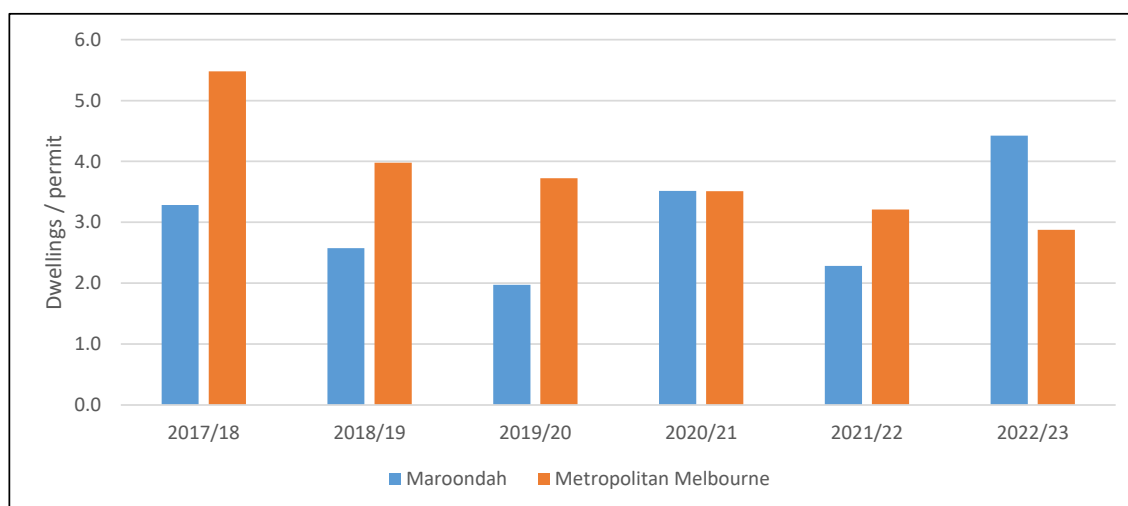


Figure 5: Average number of dwellings for each new permit for single/multiple dwellings

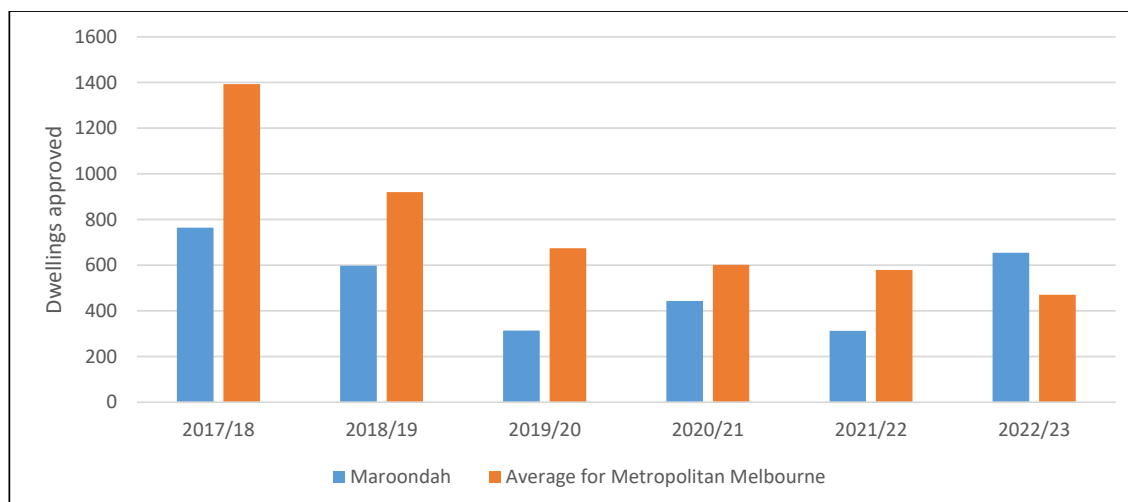


Figure 6: Dwellings approved in Maroondah compared with Melbourne's average

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

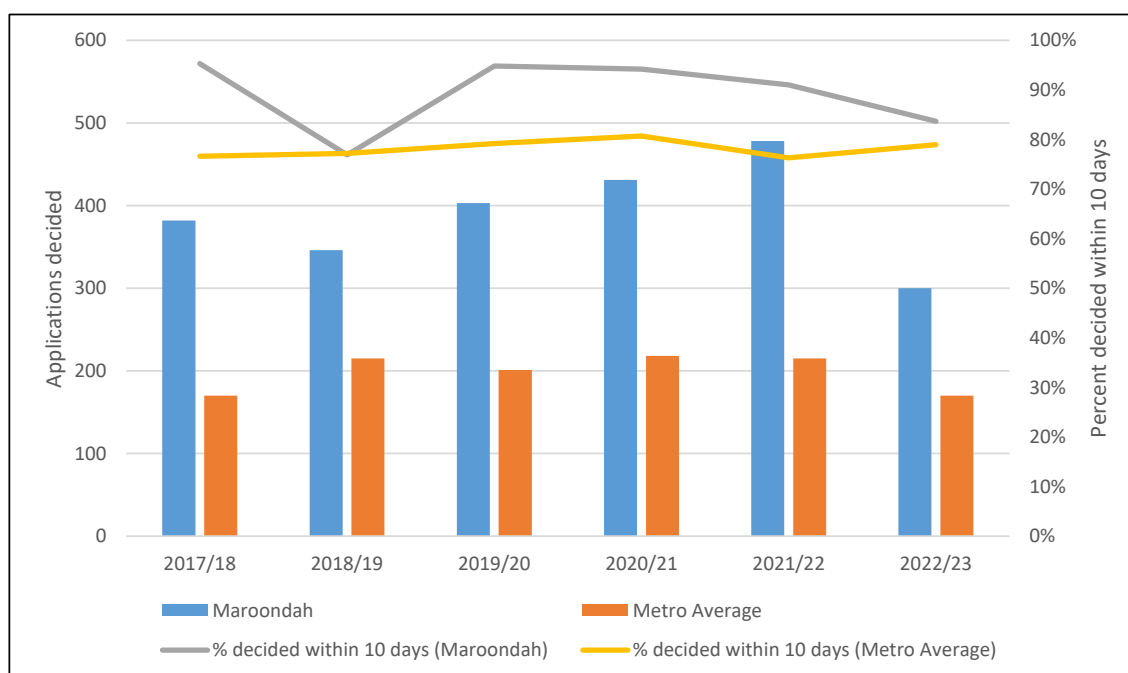


Figure 7: VicSmart application numbers and timeframes

6.2 Service performance

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

6.3 Decision making

6.3.1 Decisions by Council

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

6.3.2 Geographic spread of applications

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

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

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

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

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

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

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

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

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

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

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

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

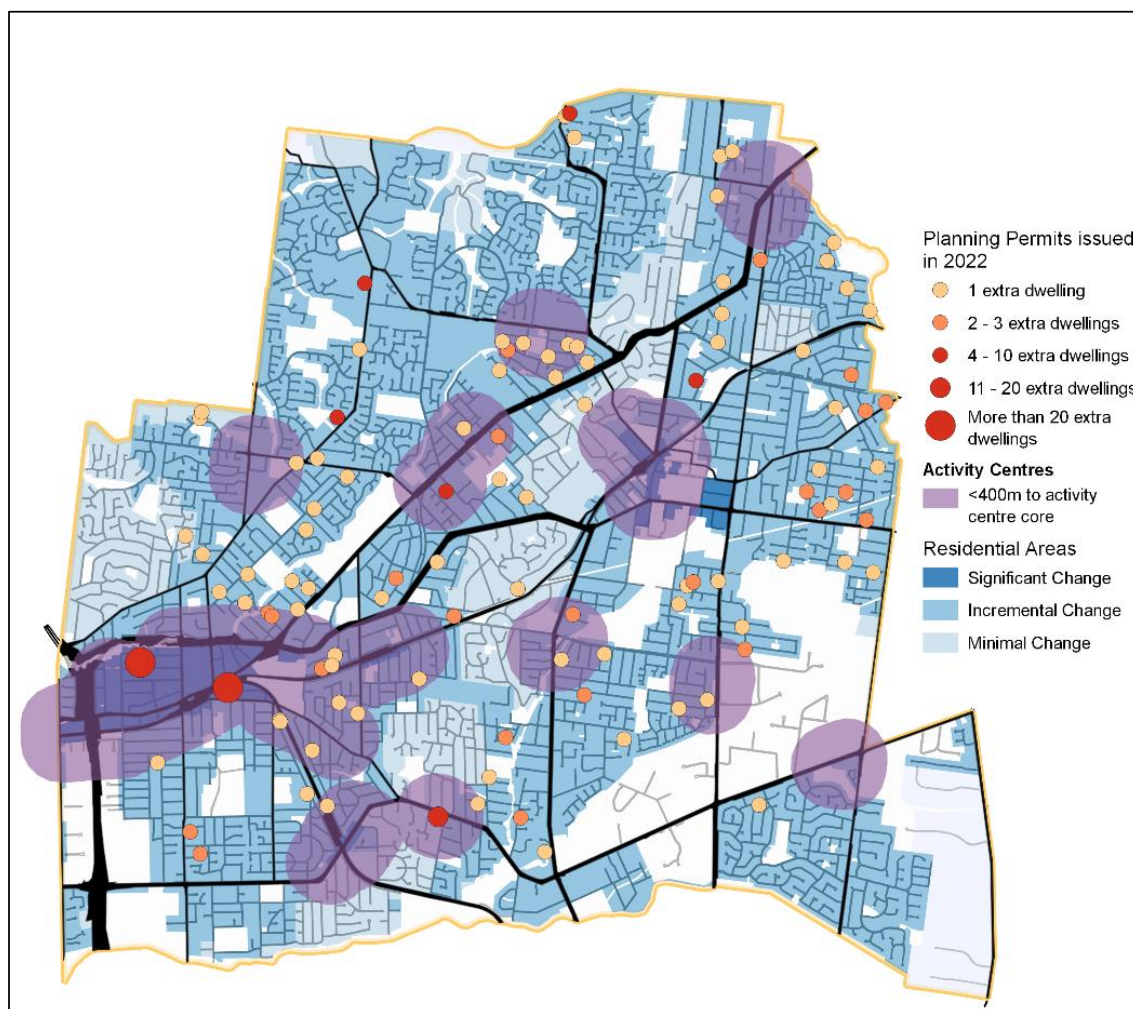


Figure 8: Geographic spread of planning permits issued for new multi dwelling development in 2022

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

7. Planning scheme performance

7.1 Planning Panel Victoria recommendations

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

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

7.2 VCAT decisions

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

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

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

7.3 Community satisfaction

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

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

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

Table 6: Customer service satisfaction for town planning policy

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

7.4 Consultation with stakeholders

Councillors and executive team consultation

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

7.4.1 Council planners and internal staff consultation

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

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

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

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

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

7.4.2 Referral agencies

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

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

7.4.3 Registered Aboriginal Parties

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

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

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

8. Audit and assessment of the current scheme

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

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

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

8.1 Purpose and vision

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

8.2 Policy framework

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

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

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

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

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

8.3 Zones

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

8.4 Overlays

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

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

8.5 Particular provisions

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

8.6 General provisions

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

8.7 Operational provisions

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

8.8 Mapping

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

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

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

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

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

9. Current strategic work

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

9.1 Heritage Study Implementation

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

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

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

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

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

9.2 Croydon Structure Plan

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

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

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

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

9.3 Vegetation Strategy implementation

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

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

9.4 Liveable Neighbourhoods

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

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

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

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

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

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

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

9.5 Transport Strategy

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

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

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

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

- T49** **Develop a Transport Strategy for the municipality and implement relevant actions through the planning scheme.**
- L33** **Engage with Transport for Victoria to encourage more active uses of the land owned by the authority in Bayswater North and Kilsyth South in the short-medium term.**

9.6 Neighbourhood Character Study

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

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

- R01** **Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.**
- R02** **Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.**

10. Key issues identified

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

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

Sections 11-17 explore them further.

11. Setting the vision

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

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

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

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

11.1 Planning provisions for Council-owned land

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

11.1.1 Zone controls

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

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

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

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

11.1.2 Signage provisions

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

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

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

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

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

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

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

Recommendations:

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

12. Planning for local places

12.1 Defining local places

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

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

12.2 Planning for the Ringwood East and Heathmont Neighbourhood Activity Centres

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

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

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

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

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

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

Recommendations:

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

12.3 Planning for Ringwood

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

Recommendation:

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

12.4 Planning for the Maroondah Hospital

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

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

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

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

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

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

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

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

Recommendations:

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

12.5 Planning for employment precincts

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

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

⁸ Planning underway for new Queen Elizabeth II Hospital | VHBA, published 12 July 2023, retrieved 18 October 2023

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

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

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

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

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

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

Recommendations:

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

13. Planning for heritage

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

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

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

13.1 Jubilee Park planning provisions

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

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

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

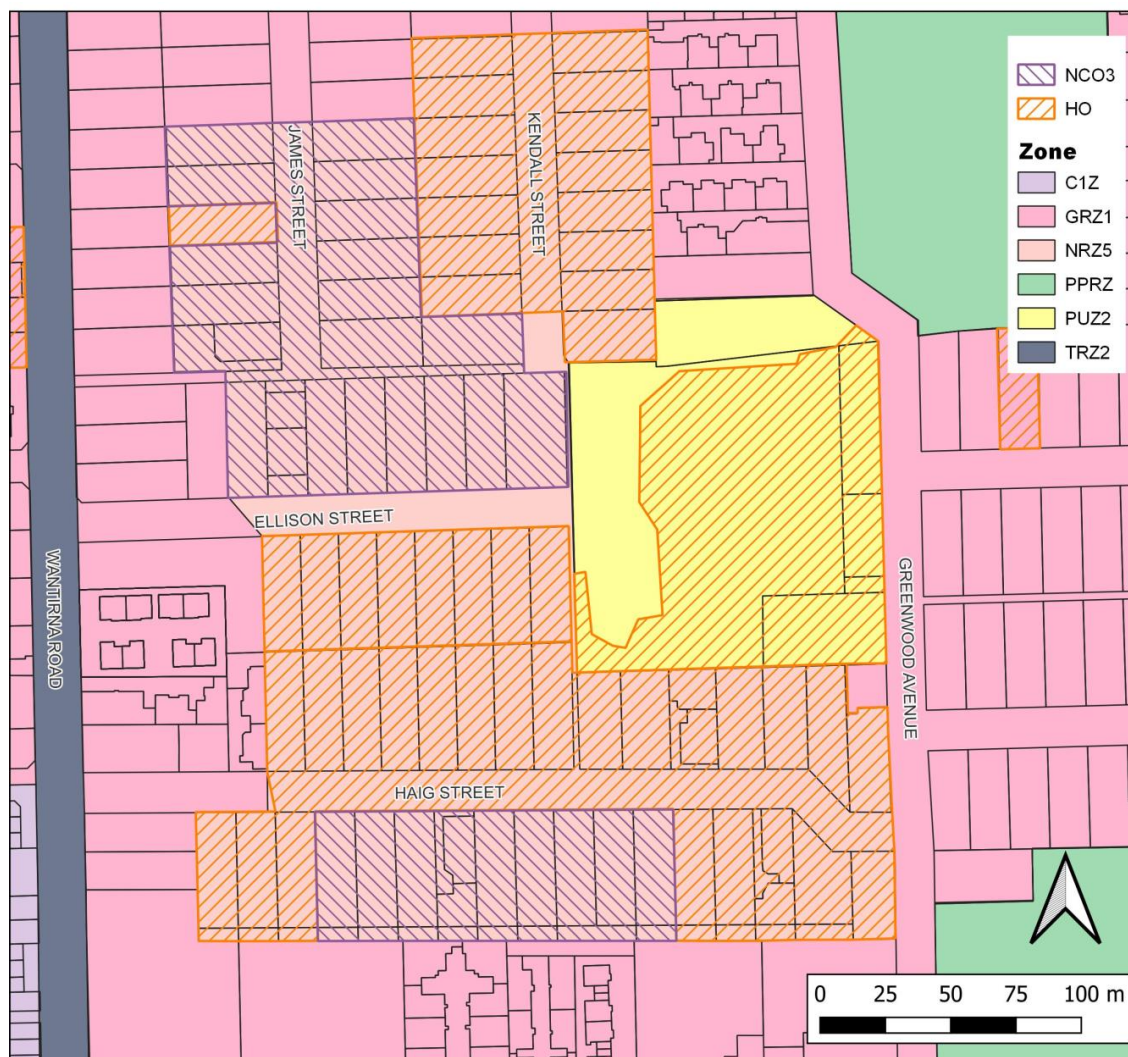


Figure 9: Application of the HO and NCO3 over land in the NRZ5

The letter of approval outlines that:

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

...

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

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

Table 7: ResCode Variations incorporated in C116

Standard	General Residential Zone Schedule 1 <i>(as previously applied, and retained on some lots)</i>	Change proposed by C116	Change applied on gazettal of C116	
			Neighbourhood Residential Zone Schedule 5 (NRZ5) and Neighbourhood Character Overlay Schedule 3	NRZ5 and Heritage Overlay
A3 and B6 (Street setback objective)	None specified	No change	No change	No change
A5 and B8 (Site coverage objective)	None specified	No change	No change	No change
A6 and B9 (Permeability objective)	None specified	No change	No change	No change
B13 (Landscaping objectives)	None specified	No change	No change	No change
A10 and B17 (Side and rear setback objective)	<p>Side setbacks</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>Rear setbacks</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>	No change	<p>A new building not or within 200mm of a boundary should be set back from side boundaries:</p> <ul style="list-style-type: none"> 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>A new building not or within 200mm of a boundary should be set back from rear boundaries:</p> <ul style="list-style-type: none"> 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. 	None specified (Previous Maroondah-specific Standards deleted)
A11 and B18 (Walls on boundaries objective)	None specified	No change	No change	No change
A17 (Private open space objective)	An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.	No change	No change*	None specified (Previous Maroondah-specific Standards deleted)

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

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

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

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

Standard	Modified requirement
Side and rear setbacks A10 and B17	<p>A new building not or within 200mm of a boundary should be set back from side boundaries:</p> <ul style="list-style-type: none"> 12 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>A new building not or within 200mm of a boundary should be set back from rear boundaries:</p> <ul style="list-style-type: none"> 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
Private open space A17 and B28	<p>An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room.</p> <p>An area of 80 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 60 square metres, a minimum dimension of 5 metres and convenient access from a living room, or</p> <p>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</p> <p>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</p>
Front fence height A20 and B32	A front fence within 3 metres of the street should not exceed 0.9 metres.

Figure 10: Excerpt of Schedule 3 to the NCO

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

Recommendations:

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

13.2 Protecting the Anglican Church of St John the Divine

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

HO125	Anglican Church of St John the Divine 5-9 Toorak Avenue,	Yes	Yes	No	Yes	No	No	Yes	No
-------	---	-----	-----	----	-----	----	----	-----	----

Figure 11: Excerpt of the Schedule to Clause 43.01 (Heritage Overlay)

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

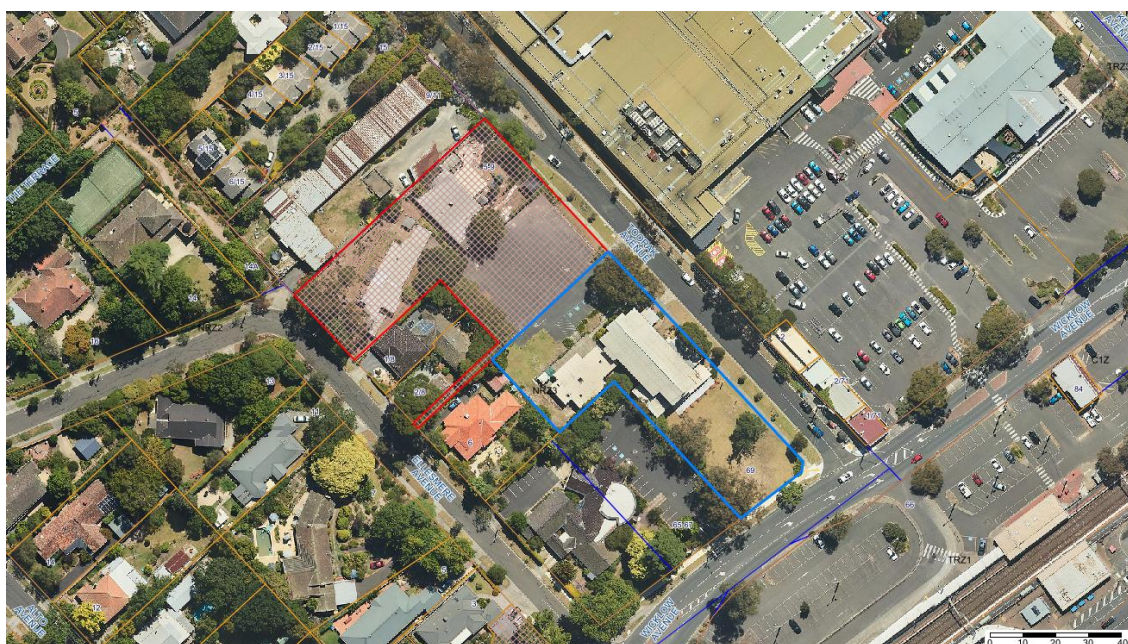


Figure 12: 5-7 Toorak Avenue and 69 Wicklow Avenue, showing Heritage Overlay extent

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

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

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

The Study indicates that the property is of significance as

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

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

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

- There are three buildings on the properties that make up the church complex:

- Church of St John the Divine

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

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

- St John's Kindergarten

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

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

- A dwelling

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

- While the place name on the citation is 'St John the Divine Anglican Church & St John's Kindergarten', the 2003 place citation focusses solely on the 1956 Church designed by Keith Reid. The place history ends with its construction in 1956, and does not mention the 1968 extension or St John's Kindergarten.
 - The heritage overlay does not cover the church building on the north-west corner of Wicklow Avenue, as intended by the 2003 Study. However the place name in the HO Schedule for HO125 is 'Anglican Church of St John the Divine'. There is no mention of St John's Kindergarten.
 - The Kindergarten and the house at 10 Ellesmere Street are not related to the reasons for the Church's heritage significance, and do not appear to have their own architectural significance. They are not significant elements of HO125.
 - The HO polygon for HO125 should be moved so that it:
 - Covers the significant and contributory elements of this place – the Church and extension.
 - Excludes elements of no heritage significance – the Kindergarten, associated carpark, and the house at 10 Ellesmere Avenue.
- It is most straightforward to map along the cadastral boundaries of 69 Wicklow Avenue (i.e. the area shown outlined in blue in Figure 12). This boundary will be about 15 metres from the rear of the Church, and to the street frontages facing Wicklow and Toorak Avenues.
- To improve clarity and assist with management of this heritage place in the future, it would also be helpful to update the 2003 place citation as follows:
 - Remove "St John's Kindergarten" from the place name,
 - Provide information about the designer and date of the 1968 church extension, and
 - Note that the church extension is a contributory (but not significant) element of the place.

Recommendations:

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

⁹ Shown on Volume 4, Appendix 2 Map 15

14. Planning for the environment and environmental risks

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

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

14.1 Bushfire preparedness and recovery

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

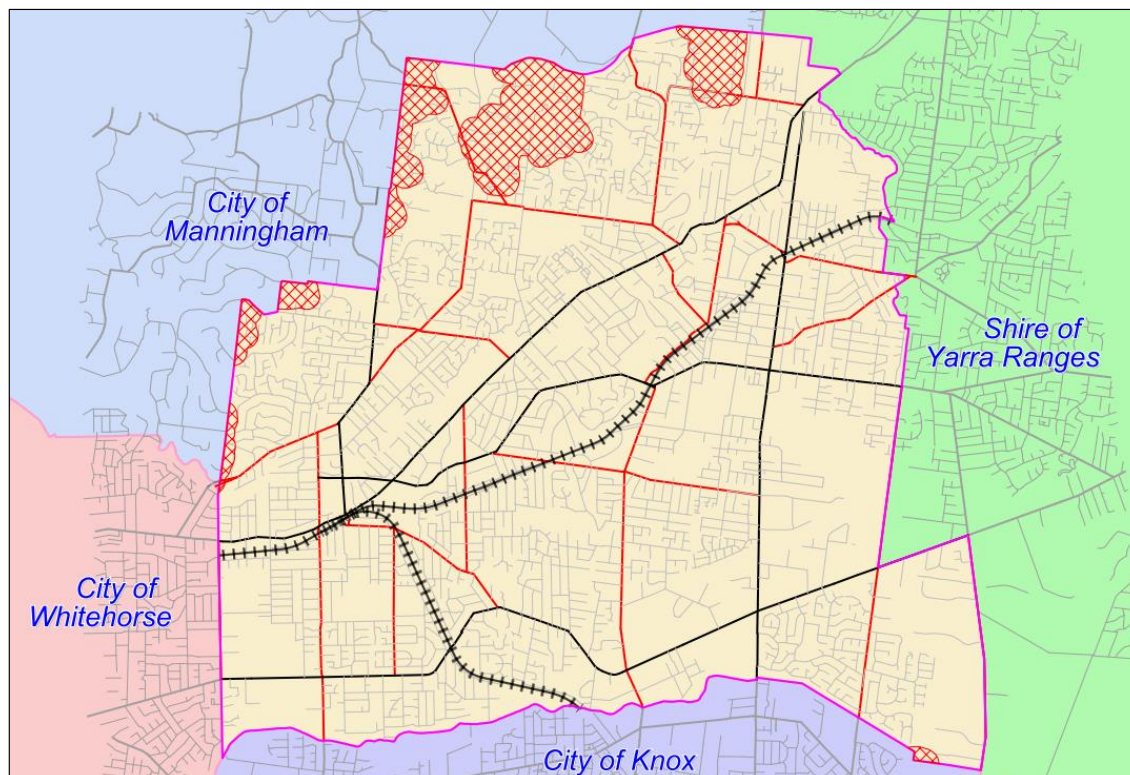


Figure 13: Application of the Bushfire Management Overlay in Maroondah

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

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

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

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

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

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

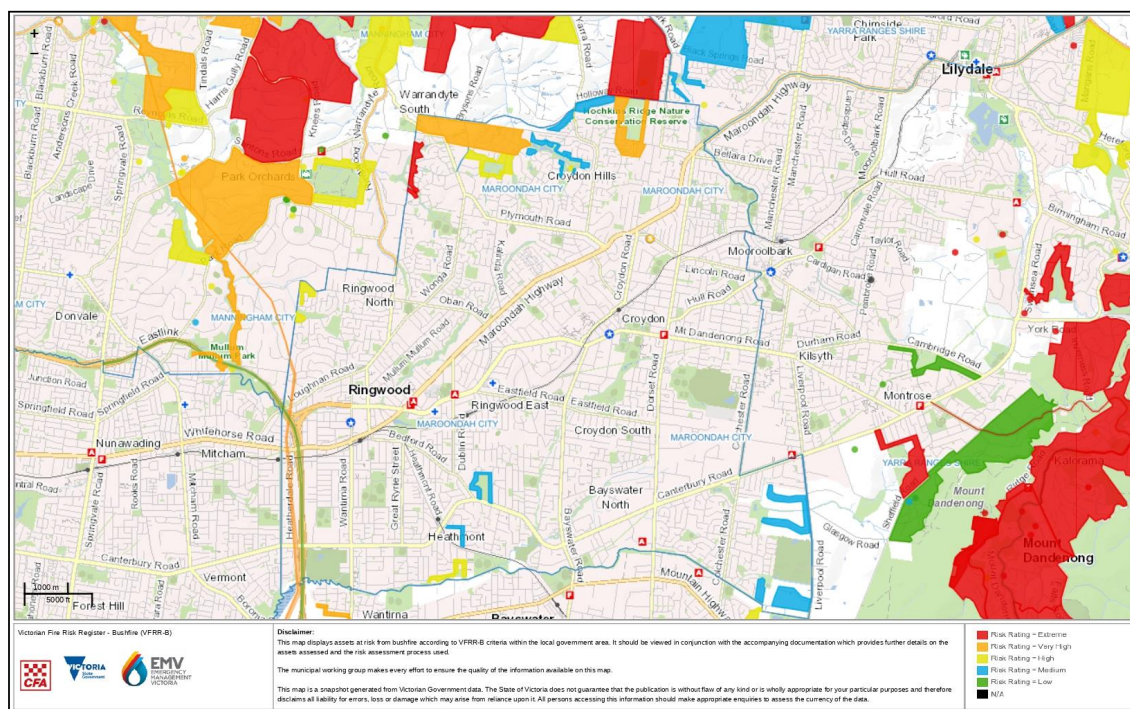


Figure 14: Victorian Fire Risk Register, 3 October 2023

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

Recommendations:

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

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

14.2 Potentially contaminated land

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

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

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

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

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

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

Recommendation:

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

14.3 Land subject to inundation

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

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

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

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

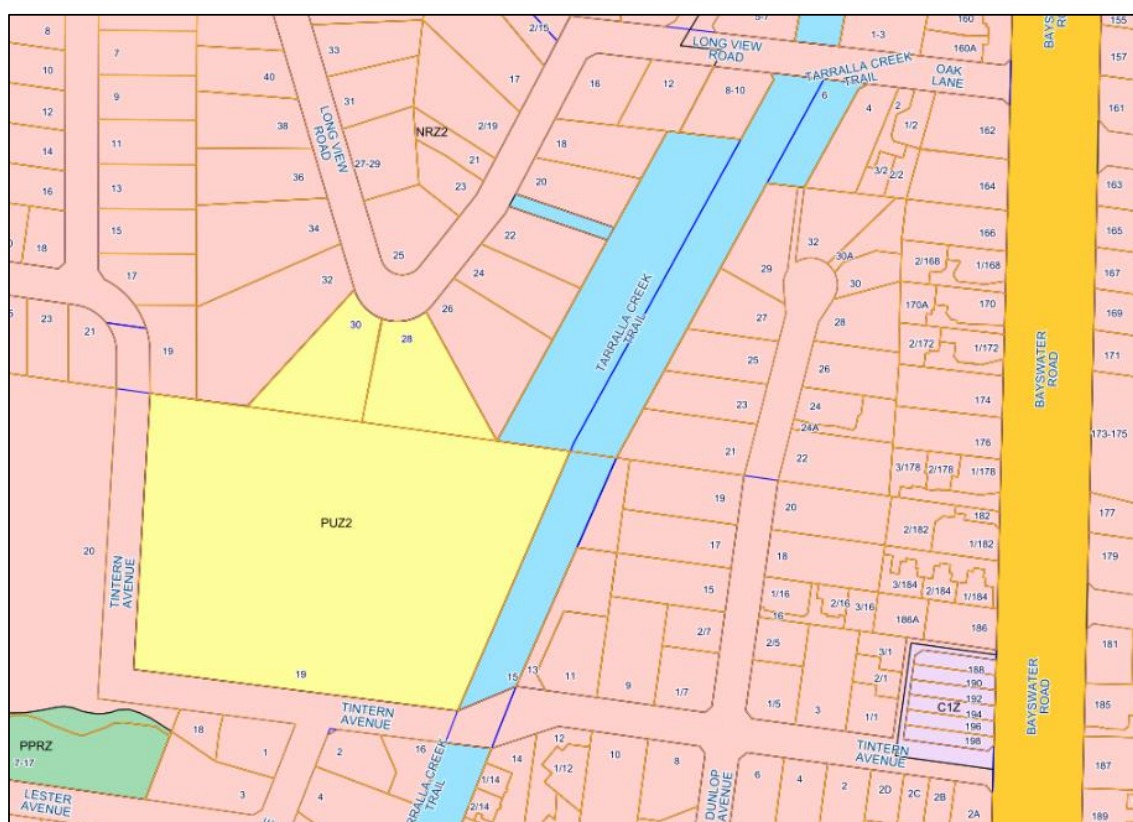


Figure 15: Example alignment of the Urban Floodway Zone (shown in blue)

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

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

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

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

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

Recommendations:

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

15. Planning for the residential framework

15.1 Specifying levels of housing change

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

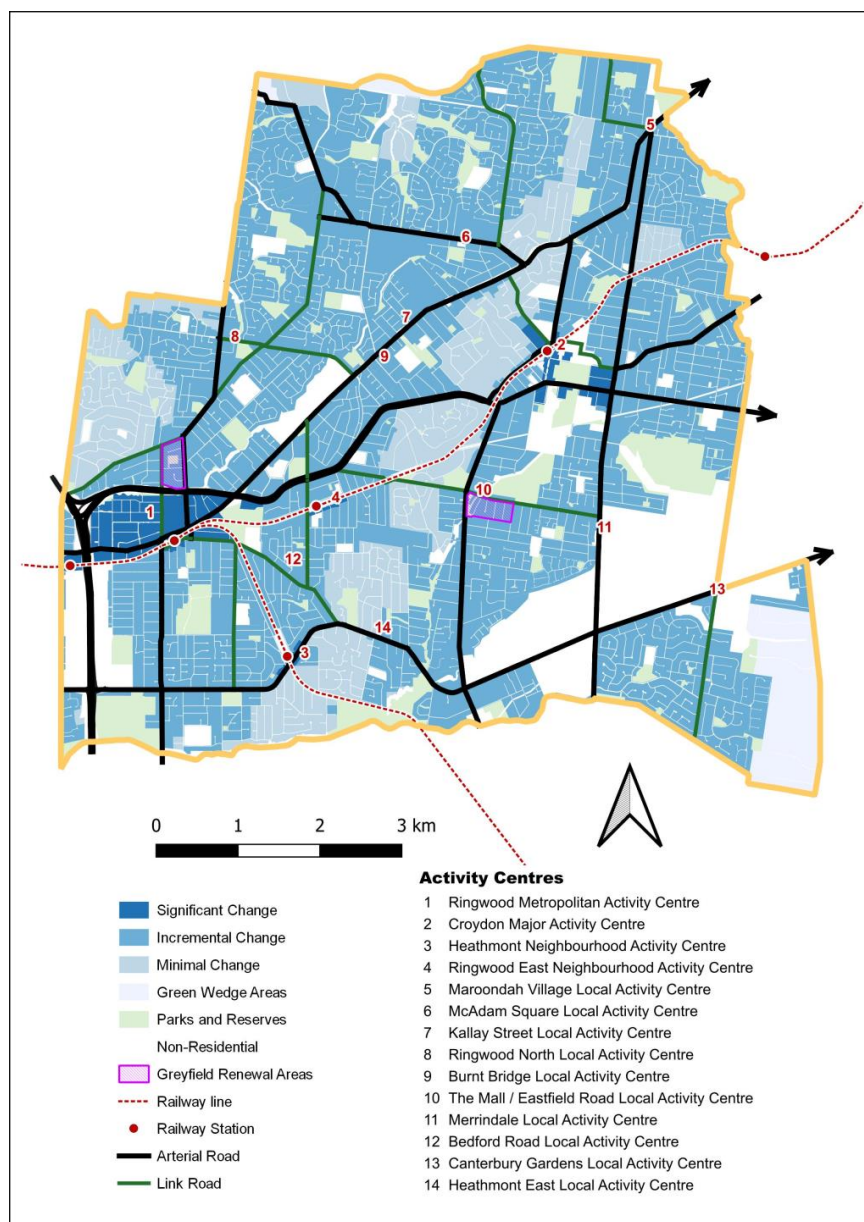


Figure 16: Proposed Residential Development Framework Plan

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

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

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

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

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

15.2 Supporting neighbourhood character

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

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

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

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

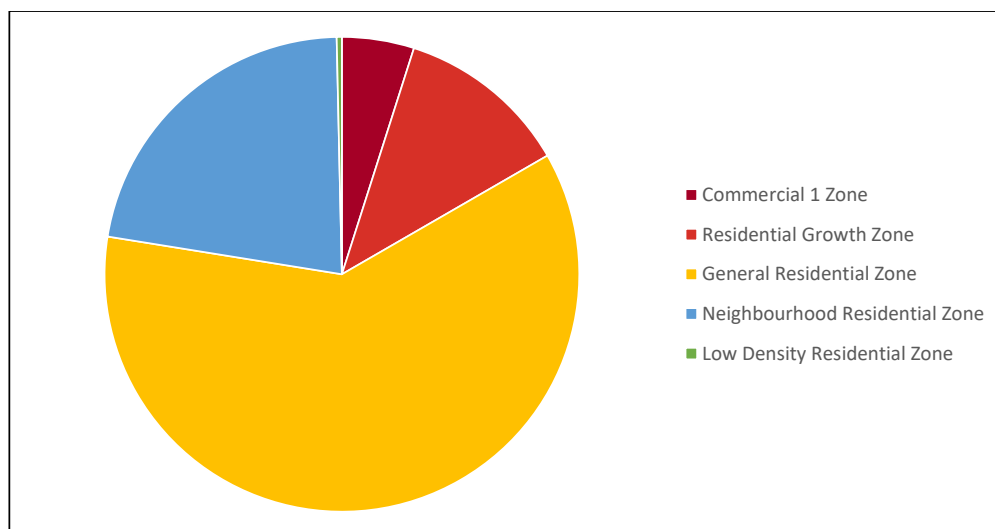


Figure 17: 2019-21 Approvals: Additional dwellings by zone

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

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

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

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

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

Recommendations:

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

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

16. Planning for transport

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

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

16.1 Future arterial roads

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

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

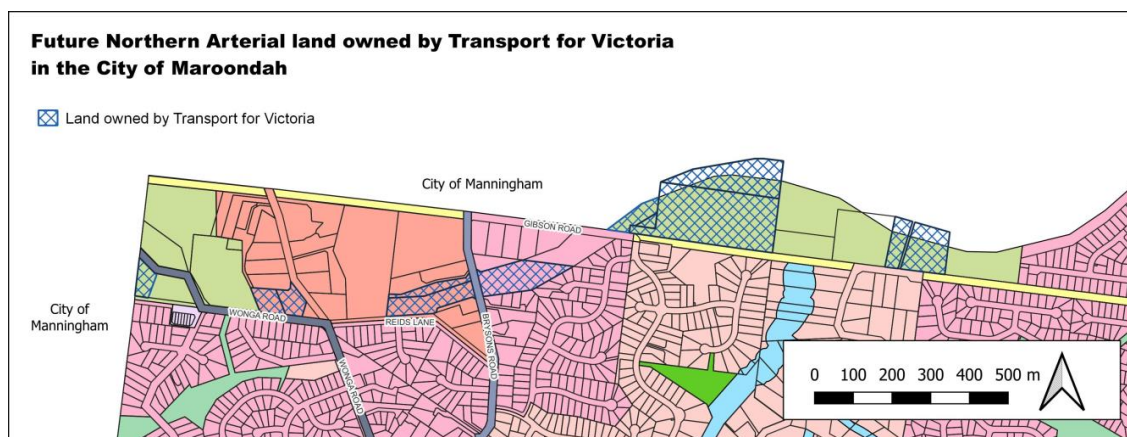


Figure 18: Land owned by the Head, Transport for Victoria, within the anticipated Northern Arterial alignment

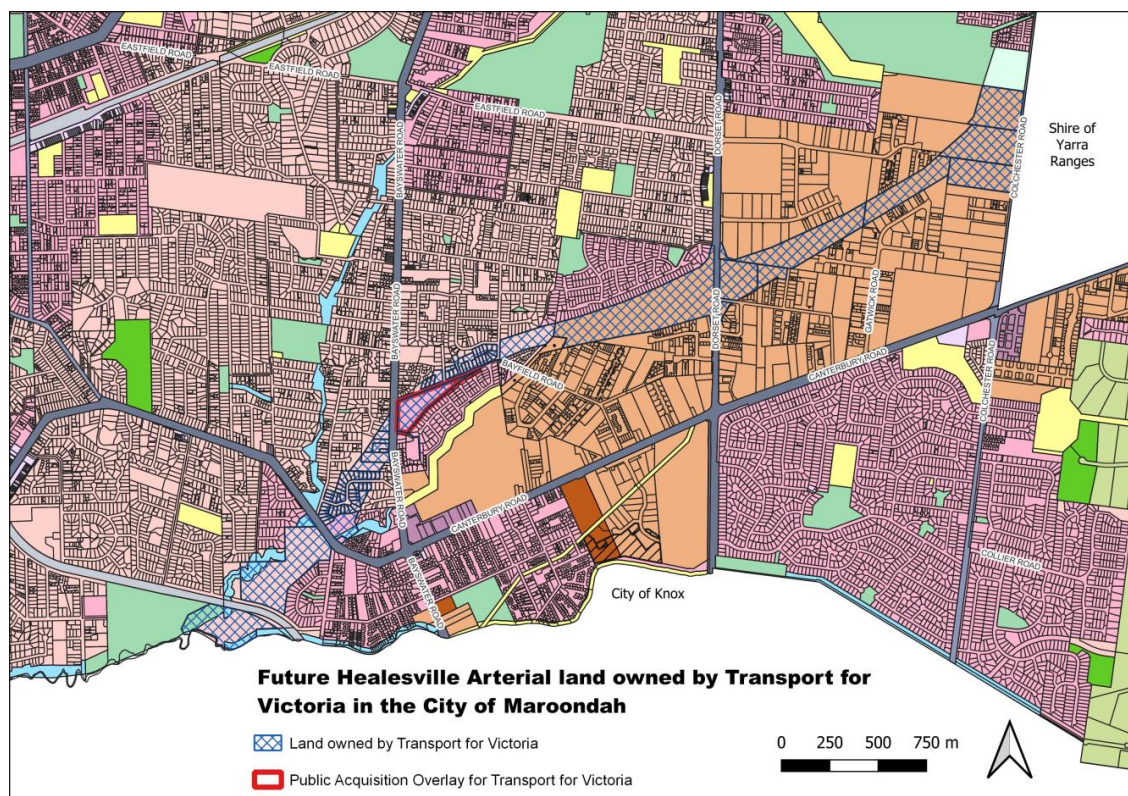


Figure 19: Land owned by the Head, Transport for Victoria, within the anticipated Healesville Arterial alignment

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

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

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

Plan land use and development to:

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

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

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

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

...

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

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

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

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

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

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

Table 8: Advantages and disadvantages of current and alternative zones

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

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

Table 9: Advantages and disadvantages of the PAO and SCO

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

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

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

16.1.1 1/82-112 Colchester Road Kilsyth South

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

- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- To provide for the use of land for agriculture.*
- To encourage the retention of productive agricultural land.*
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- To encourage the retention of employment and population to support rural communities.*
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

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

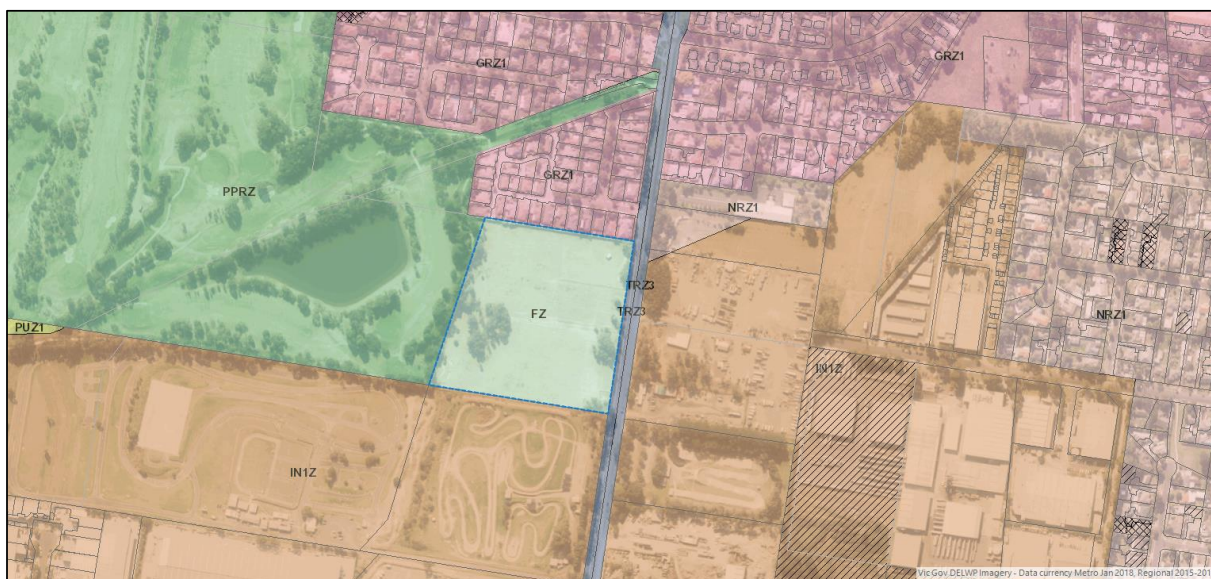


Figure 20: Zoning of land at and surrounding 1/82-112 Colchester Road, Kilsyth

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

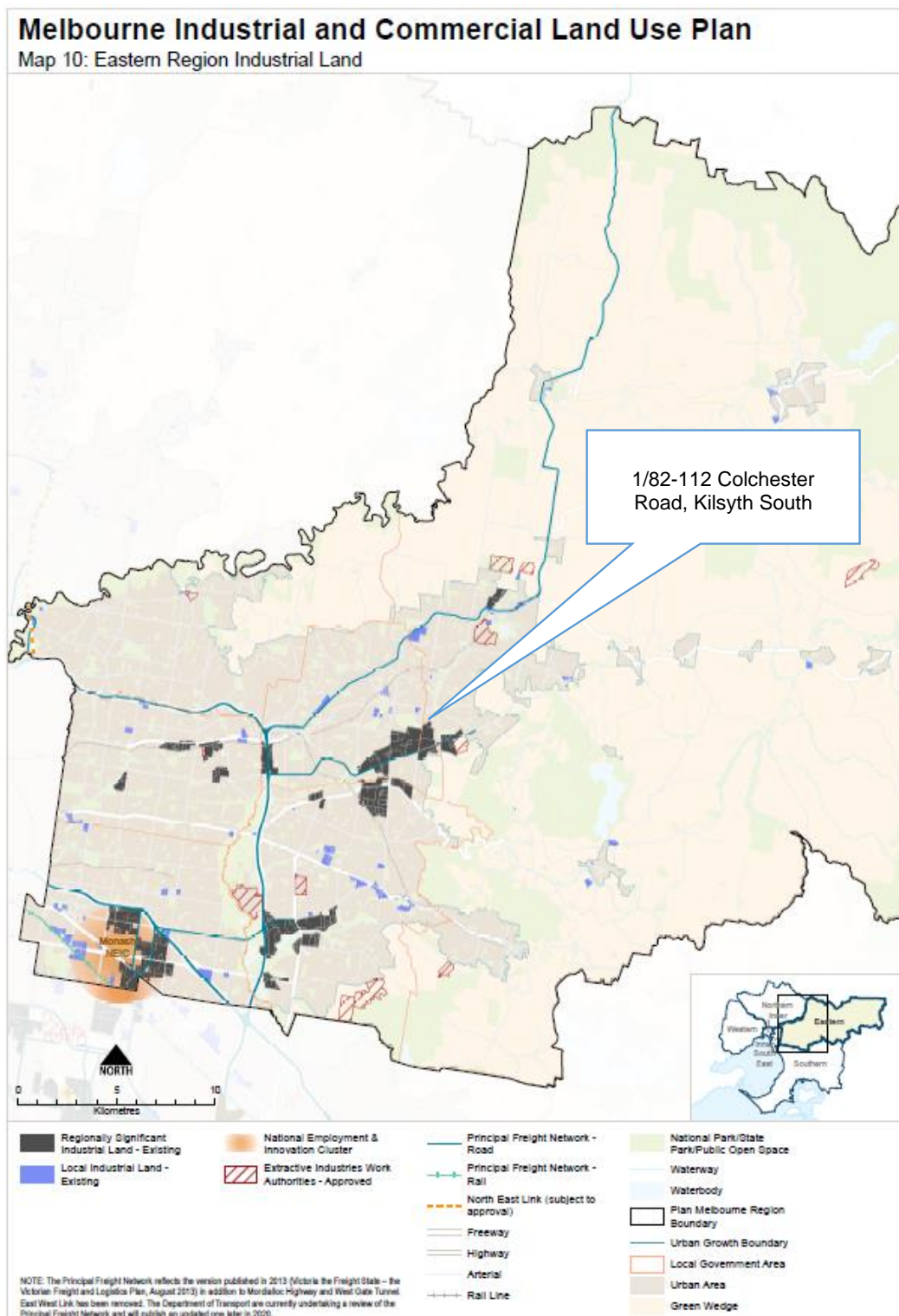


Figure 21: Industrial land in the Eastern Region of Melbourne, Metropolitan Industrial and Commercial Land Use Plan

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

Planning for urban growth should consider:

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

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

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

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

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

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

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

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

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

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

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

Identify land for industrial development in urban growth areas where:

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

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

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

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

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

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

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

16.1.2 Recommendations for the future arterial alignments

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

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

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

Recommendations:

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

16.2 Local movement networks

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

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

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

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

In addition, counts conducted indicate that:

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

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

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

Brysons Road	Hewish Road
Coolstore Road	Lacey Street

¹² Shown on Volume 4, Appendix 2 Map 32

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

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

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

16.2.1 Implications of rezoning roads

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

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

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

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

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

17. Process and administrative improvements

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

17.1 VicSmart planning provisions

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

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

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

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

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

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

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

Recommendation:

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

18. Section 20A Amendment

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

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

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

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

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

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

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

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

19. Future strategic work

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

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

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

Table 12: Principles for including further strategic work

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

Resultant priority projects are detailed in Table 13.

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

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

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

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

Recommendation:

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

Appendix: Detailed recommendations

Setting the vision

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

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

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

Planning for local places

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

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

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

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

Planning for heritage

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

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

Planning for the environment and environmental risks

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

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

Planning for the residential framework

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

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

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

Planning for transport

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

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

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

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

Process and administrative improvements

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

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

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

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



Maroondah Planning Scheme Review 2024

Volume 2

Policy and procedural inputs

Prepared by the Integrated Planning Unit
City of Maroondah

Document Control

Contact for Enquiries

Please address any questions regarding this document to:

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

Document History

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

Contributors and Reviewers

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

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

Approval

Adopted by Council

[Insert date]

Contents

1.	Preamble	5
2.	Changes made to the Scheme since 2013	6
2.1	Details of gazetted amendments.....	8
3.	Applying the Planning Practice Notes	42
3.1	Planning Practice Notes with no implications for this Review	43
3.2	PPN01: Applying the Heritage Overlay	46
3.3	PPN12: Applying the flood provisions in planning schemes	47
3.4	PPN17: Urban Design Frameworks	48
3.5	PPN23: Applying the Incorporated Plan and Development Plan Overlays	48
3.6	PPN24: Shipping container storage	49
3.7	PPN30: Potentially Contaminated Land.....	49
3.8	PPN31: Preparing a Green Wedge Management Plan	49
3.9	PPN32: Review of Planning Schemes	52
3.10	PPN37: Rural Residential Development	52
3.11	PPN42: Applying the Rural Zones	52
3.12	PPN46: Strategic Assessment Guidelines	53
3.13	PPN54: Managing Referrals and Notice Requirements	53
3.14	PPN58: Structure Planning for Activity Centres	53
3.15	PPN62: Green Wedge planning provisions	53
3.16	PPN64: Local planning for bushfire protection	54
3.17	PPN84: Applying the minimum garden area requirement.....	54
3.18	PPN90: Planning for housing	54
3.19	PPN91: Using the residential zones.....	55
3.20	PPN92: Managing buffers or land use compatibility	55
3.21	Retired Planning Practice Notes	55
4.	Third party reviews	57
4.1	VCAT decisions	58
4.2	Planning Panels Victoria reports	70
5.	Review of Regional Policies	77
5.1	Melbourne Industrial Commercial Land Use Plan	77
5.2	Melbourne East Regional Plan 2020.....	78
5.3	Port Phillip and Westernport Regional Catchment Strategy 2021-2027	78

6.	Review of Council policies.....	80
6.1	Maroondah 2040 Refresh - Our Future Together community vision.....	80
6.2	Council Plan 2021-2025	81
6.3	Maroondah Liveability Wellbeing and Resilience Strategy 2021-2031	84
6.4	Maroondah Housing Strategy: 2022 Refresh	85
6.5	Maroondah Open Space Strategy 2016.....	87
6.6	Heritage Action Plan	88
6.7	Maroondah Urban Design Framework, November 2006	89
6.8	Flood Management Plan for Maroondah City Council and Melbourne Water, May 2016.....	90
6.9	Maroondah Vegetation Strategy 2020-2030.....	90
6.10	Maroondah Minimum Standards for Canopy Tree Provision	92
6.11	Climate Change Risk and Adaptation Strategy, 2018/19 - 2021/22.....	93

1. Preamble

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

- Changes made to the Maroondah Planning Scheme since 2013.
- The impact of Planning Practice Notes on the Maroondah Planning Scheme.
- Decisions made by the Victorian Civil and Administrative Tribunal.
- Planning panel reports.
- Regional and Council policies.

2. Changes made to the Scheme since 2013

Between the completion of the last planning scheme review in August 2013 and 15 January 2024, a total of 184 amendments have been gazetted to the Maroondah Planning Scheme. This includes 44 amendments that relate solely to Maroondah. This report details each of these amendments and their implications for Maroondah.

Amendments with significant impact on the Maroondah Planning Scheme include those introducing and applying the Planning Policy Framework, new format residential zones and VicSmart Planning Provisions in Victoria generally. Locally, amendments of significance to this review include:

- Amendments C96 and C97, which introduced planning provisions for the Ringwood East and Heathmont Activity Centres.
- Those relating to bushfire preparedness and recovery.
- Amendment C116, which introduced the Jubilee Park planning provisions.

Detailed discussions of the implications of these amendments on current and future planning within Maroondah are contained in Volume 1.

As a result of the amendments made to the Scheme since August 2013, the following changes and future strategic work are recommended to the Maroondah Planning Scheme:

Planning for local places

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

Planning for heritage

- H01 Consider the need for identifying additional exemptions for planning permits associated with heritage places, including whether there are some sites affected by the Heritage Overlay where the installation of a solar energy system should not require a planning permit.

Planning for the environment and environmental risks

- E01 Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of identified biological significance.
- E02 Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.
- E03 Develop a mapped register of known potentially contaminated land in commercial and residential zones, including uses with high potential for contamination in Planning Practice Note 30.

Planning for the residential framework

- R01 Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.
- R02 Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.

- R03 Amend Schedule 5 to the Neighbourhood Residential Zone to include variations to ResCode Standards relating to Side and Rear Setbacks (A10, B17), Private Open Space (A17, B28) and Front Fence Height (A20, B32) that correspond with those in Schedule 1 to the General Residential Zone.




Process and administrative improvements

- P01 Investigate the potential to insert local VicSmart provisions into the Maroondah Planning Scheme.
- P02 Insert Schedule 1 to Clause 44.06 (Bushfire Management Overlay) in a form that is consistent with the Ministerial Direction and other Bushfire Management Overlay Schedules which were initially introduced by Amendment GC13.
- P03 Amend maps 1BMO, 2BMO, 4BMO and 6BMO to refer to BMO1 rather than BMO.
- P04 Alter Schedule 3 to Clause 43.05 (Neighbourhood Character Overlay) to correct formatting and typographical errors, including deletion of superfluous text.
- P31 Amend the Schedule to Clause 72.08 to include reference to the 2022 Housing Strategy Refresh in place of the 2016 Housing Strategy, and to refer to the Vegetation Strategy 2020-2030, and supporting documents to Amendments C104 and C110.

2.1 Details of gazetted amendments

As of 14 November 2023 the following amendments had been approved since the Maroondah Planning Scheme was last reviewed in August 2013:

Table 1: Key to gazetted amendments

	Amendments affecting planning schemes across Victoria
	Amendments affecting a number of planning schemes, including the Maroondah Planning Scheme
	Amendments affecting the Maroondah Planning Scheme alone

Amendments have been grouped by the year they were gazetted to assist navigation.

2.1.1 2013

Table 2: Amendments gazetted between August and December 2013

No.	Gazetted	Brief description	Implications for Maroondah
VC104	22 Aug 2013	<p>The amendment changes the <i>Victoria Planning Provisions</i> and planning schemes by amending Clause 32.07 - Residential Growth Zone, Clause 32.08 - General Residential Zone and Clause 32.09 - Neighbourhood Residential Zone to include transitional provisions to exempt an existing application to construct or extend a residential development of four storeys from the requirements of clause 55 gazetted in Amendment VC100.</p> <p>Amending Clause 32.09 – Neighbourhood Residential Zone to include transitional provisions ensuring that approved development is not prohibited from being subdivided (Clause 32.09-2) and that existing applications lodged, but not yet decided, are not subject to the maximum number of dwellings (Clause 32.09-3) and maximum building height provisions (Clause 32.09-8).</p> <p>Amending Clause 32.01 - Residential 1 Zone and Clause 32.02 - Residential 2 Zone to update the reference for development exempted from Clause 55 from four to five storeys to be consistent with other residential zones.</p> <p>Amending Clause 34.01 - Commercial 1 Zone to ensure that neighbourhood and site description and design response plans are provided for residential development subject to Clause 55 and to delete an unnecessary reference to precinct structure plans.</p>	<p>Limited impact.</p> <p>Increases transitional provisions for pre-ResCode applications and provides clarity on application of ResCode for five storey development.</p>
VC103	5 Sept 2013	<p>The amendment changes the <i>Victoria Planning Provisions</i> (VPP) and planning schemes to introduce reformed rural zones. It amends Clause 35.03 – Rural Living Zone, Clause 35.04 – Green Wedge Zone, Clause 35.05 – Green Wedge A Zone, Clause 35.06 – Rural Conservation Zone and schedules to 49 planning schemes, Clause 35.07 – Farming Zone and Clause 35.08 – Rural Activity Zone.</p> <p>Makes consequential changes to Clause 11 and Clause 16 of the State Planning Policy Framework to support the reformed rural zones.</p> <p>Amends Clause 57 of the Particular Provisions to align with the provisions of the reformed rural zones and to give affect to changes applying to green wedge land.</p> <p>Amends Clause 62 of the General Provisions to exempt crop support and protection structures from permit requirements.</p>	<p>Limited impact.</p> <p>The amendment makes adjustment to, rather than creates, the Green Wedge A Zone and Farming Zone, both of which were already in use in the Maroondah Planning Scheme.</p>

No.	Gazetted	Brief description	Implications for Maroondah
		Amends Clause 74 relating to the definitions of host farm, rural industry and primary produce sales.	
C56	12 Sept 2013	The amendment implements the Croydon Town Centre Structure Plan, 2006 through a revised local policy, the Croydon Major Activities Area Development Policy; a new Schedule 10 to the Design and Development Overlay; and references to the structure plan in various provisions of the Municipal Strategic Statement and local policies. Minor changes to Schedules 3 and 4 of the Significant Landscape Overlay have also been made.	Significant impact. Implementation of the Croydon Town Centre Structure Plan. Changes to the SLO3 and SLO4 were minor (correction of document reference)
VC102	28 Oct 2013	The amendment changes the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes by: <ul style="list-style-type: none"> amending Clause 52.01 – Public open space contribution and subdivision amending Clause 52.29 – Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road amending Clause 66 – Referral and notice provisions. The amendment changes the VPP and some planning schemes by amending Clause 45.01 – Public Acquisition Overlay. The amendment changes all planning schemes by amending the schedule to Clause 66.04 – Referral of permit applications under local provisions. The amendment changes the schedule to Clause 45.01 – Public Acquisition Overlay in 69 planning schemes.	Limited geographical impact. Introduced the distinction between Recommending and Determining Referral Authorities. This allows all referrals to be located in a single area of the Scheme, deleting the need for separate decision guidelines that refer to considering the views of various bodies. Development Plan Overlay Schedule 6 should be amended as a result. See Volume 3.
C90	28 Nov 2013	The amendment rezones land at 6-8 Sturt Street South, Croydon from Public Park and Recreation Zone to the Industrial 1 Zone.	Limited geographical impact. Rezoning of land to reflect its private ownership.
VC99	10 Dec 2013	The amendment changes the Victoria Planning Provisions and all planning schemes by modifying Standards A10, A11 and A13 in Clauses 54.04-1, 54.04-2 and 54.04-4 and Standards B17, B18 and B20 in Clauses 55.04-1, 55.04-2 and 55.04-4 to: <ul style="list-style-type: none"> Increase the distance between a wall and a side or rear boundary threshold from 150mm to 200mm for the wall to be considered a wall on boundary. Increase the average maximum height of a wall on boundary from 3.0 metres to 3.2 metres. Update Diagrams A1 and B1 – Side and rear setbacks and Diagrams A3 and B3 – North-facing windows to include dimensions up to 13.5 metres. 	Limited impact. Increase in height allowable on the property boundary has some impact on the amenity of adjoining properties.
VC105	20 Dec 2013	The amendment implements reforms to Victoria's native vegetation and biodiversity provisions by: <ul style="list-style-type: none"> Amending Clause 12.01 (Biodiversity) to reflect the new 'no net loss' approach rather than the previous 'net gain' approach. Amending Clause 52.16 (Native vegetation precinct plan) to reflect the intent of the native vegetation and biodiversity reform package; and Amending Clause 52.17 (Native vegetation) to rationalise information requirements, implement the new risk-based assessment pathways, include a simplified approach for applications under a low-risk based pathway and streamline the determination of offset requirements. Amending Clause 66.02-2 (Native Vegetation - Referral and Notice Provisions) to require the class of application in the high risk pathway as defined in the document 'Permitted clearing of native vegetation – Biodiversity assessment guidelines' (Department of Environment and 	Limited impact. The majority of tree removal/lopping applications within Maroondah are as a result of planning scheme overlays, rather than [the then] Clause 52.17.

No.	Gazetted	Brief description	Implications for Maroondah
		<p>Primary Industries, September 2013) be referred to the Secretary to the Department of Environment and Primary Industries as a recommending referral authority; and</p> <ul style="list-style-type: none"> Amending Clause 81.01 (Table of incorporated documents in this scheme) to replace 'Victoria's Native Vegetation – Framework for Action' with a new incorporated document 'Permitted clearing of native vegetation – Biodiversity assessment guidelines' (Department of Environment and Primary Industries, September 2013). <p>The amendment also updates outdated references to the Department of Sustainability and Environment to reflect the department's new name, the Department of Environment and Primary Industries in relevant clauses.</p>	

2.1.2 2014

Table 3: Amendments gazetted during 2014

No.	Gazetted	Brief description	Implications for Maroondah
C88	20 Mar 2014	Rezones part of the land at 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77a, 79, 81 and 83 Diane Crescent, Croydon from Public Use Zone 4 to Residential 1 Zone.	<p>Limited geographical impact.</p> <p>Rezoning of land that had been previously set aside as a railway buffer, but since sold to adjoining residents.</p>
VC115	4 Apr 2014	<p>Changes the Victoria Planning Provisions and relevant planning schemes by:</p> <ul style="list-style-type: none"> providing that the permit exemptions at Clauses 62.01, 62.02-1 and 62.02-2 do not apply to permit requirements in Clause 36.03 'Public Conservation and Resource Zone'; amending Clause 36.03-1 'Tables of Uses' to require a use listed in Clause 62.01 be subject to conditions that a use must be conducted by, on behalf of a public land manager or be specified in an incorporated plan; and amending Clause 36.03-3 to require an application for a permit to be accompanied by the written consent of the Secretary to the Department of Environment and Primary Industries where there is no public land manager for the subject land. 	<p>Limited impact.</p> <p>Increases the number of applications required within the PCRZ. The zone affects only 1.1% of land in Maroondah, limiting the impact of this change.</p>
VC108	16 Apr 2014	<p>Amends Clause 52.38 (2009 Bushfire recovery) to extend the timeframe for continued use of a building for temporary accommodation without a planning permit to 30 April 2015.</p> <p>Amends Clause 52.39 (2009 Bushfire – Replacement buildings) to extend the timeframe for submitting a site plan to the responsible authority for rebuilding a dwelling, dependent person's unit or building used for agriculture to 30 April 2015.</p>	Little/no impact.
VC111	16 Apr 2014	The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes that have applied the Urban Growth Zone, being the Ballarat, Cardinia, Casey, Greater Bendigo, Greater Geelong, Hume, Melton, Mitchell, Whittlesea, Wodonga and Wyndham Planning Schemes, by amending Clause 37.07 - Urban Growth Zone. VC111 also changes the Victoria Planning Provisions (VPP) and all planning schemes in Victoria by amending Clause 66 - Referral and Notice Provisions to replace Growth Areas Authority with Metropolitan Planning Authority to reflect the creation of the new planning authority.	Little/no impact.

No.	Gazetted	Brief description	Implications for Maroondah
VC106	30 May 2014	<p>The <i>Victoria Planning Provisions</i> (VPP) and all planning schemes are amended to recognise <i>Plan Melbourne</i> and Victoria's regional growth plans by:</p> <ul style="list-style-type: none"> Inserting a new clause 9, which requires any references in the planning scheme to <i>Melbourne 2030</i> and <i>Melbourne 2030: A planning update Melbourne @ 5 Million</i> (Department of Planning and Community Development, 2008) to be disregarded and requires planning and responsible authorities to consider and apply <i>Plan Melbourne</i>. Deleting clauses 11.04-1 to 11.04-5 in the State Planning Policy Framework (SPPF), which set out planning objectives and strategies from <i>Melbourne 2030</i>, and introducing new clauses 11.04-1 to 11.04-6 which set out objectives and strategies taken from the vision in <i>Plan Melbourne</i>. Existing clauses 11.04-6 to 11.04-8 have been renumbered as 11.04-7 to 11.04-9 respectively. Inserting clauses 11.06 – 11.13 in the SPPF which set out the objectives and strategies of Victoria's eight regional growth plans. Removing references to <i>Melbourne 2030</i>, <i>Melbourne 2030: A planning update Melbourne @ 5 Million</i>, the Activity Centres and Principal Public Transport Network Plan, 2010 and <i>Ready for Tomorrow – a Blueprint for Regional and Rural Victoria</i> from the following clauses in the State Planning Policy Framework: <ul style="list-style-type: none"> clause 11 (Settlement); clause 16 (Housing); clause 17 (Economic Development); clause 18 (Transport); and clause 19 (Infrastructure). Deleting the Activity Centres and Principal Public Transport Network Plan, 2010 from the list of incorporated documents in clause 81.01. 	<p>Significant impact</p> <p>Reshaping of state policy to reflect the implementation of <i>Plan Melbourne</i>.</p>
C93	19 Jun 2014	Updates the Maroondah Planning Scheme to introduce the reformed residential and commercial zones to the entire municipality.	<p>Significant impact</p> <p>Zones were applied based on the existing planning scheme, and the amendment did not go through public exhibition as a result.</p>
VC116	1 Jul 2014	Amendment VC116 changes the VPP and all planning schemes by replacing the User Guide and Clauses 52.04, 52.06, 52.35, 54, 55 and 56 to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone; deletes Clause 32.01 - Residential 1 Zone from the VPP and 24 planning schemes; deletes Clause 32.02 - Residential 2 Zone from the VPP and 6 planning schemes; deletes Clause 32.06 - Residential 3 Zone from the VPP and 3 planning schemes; amends Clause 32.08 - General Residential Zone to include the following words "shown on the planning scheme map as GRZ, R1Z, R2Z and R3Z with a number (if shown)" in the VPP and 59 planning schemes; amends Clause 43.03 – Incorporated Plan Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 24 planning schemes; amends Clause 43.04 – Development Plan Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 71 planning schemes; amends Clause 43.05 – Neighbourhood Character Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 14 planning schemes; amends Clause 57 to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 17 planning schemes; changes the Ararat, Ballarat, Banyule, Brimbank, Darebin, Greater Geelong, Greater Shepparton, Knox, Latrobe, Maribyrnong, Moonee Valley, Moorabool, Moreland, Nillumbik, Port Phillip, Southern Grampians, Whitehorse and Yarra planning schemes by	<p>Limited impact</p> <p>Formally removed reference to the residential zones which had been replaced by the reformed zones. The Maroondah Planning Scheme had been amended by C93 to refer to the new zones only.</p>

No.	Gazetted	Brief description	Implications for Maroondah
		introducing Clause 32.08 - General Residential Zone and inserting Schedules to the General Residential Zone which replicate Schedules for any of the deleted Residential 1, Residential 2 and Residential 3 Zones; changes the Cardinia, Frankston, Greater Geelong, Kingston, Melton, Mornington Peninsula and Whittlesea planning schemes by inserting or amending Schedules to the General Residential Zone to replicate Schedules for any of the deleted Residential 1, Residential 2 and Residential 3 Zones.	
C91	11 Jul 2014	The amendment makes policy neutral changes to the Municipal Strategic Statement of the Maroondah Planning Scheme by updating local information and data, references to state and local policy, removing anomalies, simplifying language, and updating formatting and layout.	Limited impact Policy neutral amendment resulting from the 2013 Planning Scheme Review.
VC109	31 Jul 2014	The amendment changes the <i>Victorian Planning Provisions</i> (VPP) and all Victorian planning schemes by amending: <ul style="list-style-type: none"> Clause 44.06 'Bushfire Management Overlay' (BMO) to move the application requirements to Clause 52.47 and include a new mandatory condition for bushfire bunkers. Clause 52.17 'Native Vegetation' to enable the clearing of native vegetation to be undertaken by private landholders on Crown land with the written permission of the Secretary of the Department of Environment and Primary Industries for the purposes of maintaining wild dog exclusion fences. Clause 52.47 'Planning for bushfire' to provide approved and alternative bushfire safety measures for new single dwellings, replacement or extension to an existing dwelling and other buildings. Clause 52.48 'Bushfire Protection: Exemptions' to provide exemptions for the provision of defensible space for a dwelling approved under the BMO. Clause 66 'Referral and Notice Provisions' to change the referral authority status for relevant fire authorities for some development from determining to recommending referral authority. 	Limited impact
VC113	31 Jul 2014	The amendment changes the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes by amending Clause 52.32 – Wind energy facility to enable minor amendments to be made to a Wind energy facility planning permit issued prior to 15 March 2011.	Little/no impact
VC117	22 Aug 2014	The amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes in Victoria by introducing a new Clause 11.14 – Planning for distinctive areas and including the <i>Mornington Peninsula Localised Planning Statement</i> (Victorian Government, 2014) as a policy guideline.	Little/no impact
VC118	22 Aug 2014	The amendment changes the <i>Victoria Planning Provisions</i> (VPP) and all Victorian planning schemes by: <ul style="list-style-type: none"> Amending Clause 52.09 to correct errors. Replacing references to the "Prostitution Control Act 1994" with the "Sex Work Act 1994" in Clause 52.46 and Clause 72 in the to reflect the change to the name of that Act. Replacing the reference to "Clause 55.09-1" with "Clause 56.09-1" in Clause 56.09. Deleting the expired Clause 56.10 Replacing the number "3" with the word "three" in Clause 62 to improve the grammatical form of that clause. Amending Clause 66 to correct outdated references to planning scheme provisions and to update references to regulations. Deleting the reference to "Laundromat" from the definition of "Service Industry" in Clause 74. Amendment VC87 moved "Laundromat" to the 	Limited impact Administrative changes.

No.	Gazetted	Brief description	Implications for Maroondah
		<p>"Shop" definition but omitted to remove it from the "Service Industry definition".</p> <ul style="list-style-type: none"> Amending the list of land uses under the definition of "Earth and Energy Industry" in Clause 74 to remove minor technical errors. <p>Amends a condition in the use 'Supermarket' in the section 2 table to Clause 34.02-1 in the VPP and all relevant planning schemes to remove an inadvertent error.</p> <p>Deletes the reference to 'Clause 52.05-6' in Clause 37.04-5 of the Capital City Zone in the VPP and all relevant planning schemes because Clause 52.05-6 does not specify a category of advertising control.</p> <p>Updates and corrects the descriptions of people, bodies or departments in:</p> <ul style="list-style-type: none"> The schedule to Clause 66.04 - Referral of permit applications under local provisions, in the Latrobe, South Gippsland and Wellington planning schemes. Schedule 1 to the State Resource Overlay (SRO) in the Latrobe and Wellington Planning Schemes. 	
VC120	4 Sept 2014	<p>The Amendment changes the Victoria Planning Provisions and all planning schemes by introducing a new Clause 52.43 Live music and entertainment noise.</p>	<p>Limited impact.</p> <p><i>Amendments VC120, VC152, VC183 and GC175 all relate to live music venues.</i></p> <p>There are a limited number of live music venues within the municipality, and these are often well separated from sensitive uses. The impact of the clause is anticipated to grow as development in activity centres increases. This may result in a need to maintain up-to-date information on premises to assist decision making. At present site inspections during application processing is sufficient.</p>
VC114	19 Sept 2014	<p>The amendment changes the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes by :</p> <ul style="list-style-type: none"> Introducing a new Clause 90 to create a new section in the VPP for the VicSmart planning assessment provisions. Introducing a new Clause 91 which sets out the planning assessment process for VicSmart applications. Introducing a new Clause 92 which sets out the classes of application that are a State VicSmart application and the relevant provision of Clause 93 that contains the information requirements and decision guidelines that apply to each class of State VicSmart application. Introducing a new Clause 93 which sets out the information requirements and decision guidelines for each class of State VicSmart application. Introducing a new Clause 94 to provide the ability to specify classes of local VicSmart applications and the relevant clause or schedule that contains the information requirements and decision guidelines that apply to each class. 	<p>Significant impact.</p> <p>Introduced the VicSmart application stream into Victorian Planning Schemes. Includes both state-wide VicSmart provisions and the ability to create local VicSmart provisions.</p>

No.	Gazetted	Brief description	Implications for Maroondah
		<ul style="list-style-type: none"> Introducing a new Clause 95 which sets out the information requirements and decision guidelines for each class of local VicSmart application. Amending the Schedules to Clause 61.01 to specify the Chief Executive Officer of the council as the responsible authority for deciding a VicSmart application in the planning scheme. For the French Island and Sandstone Island Planning Scheme, Port of Melbourne Planning Scheme and Alpine Resorts Planning Scheme specify the Minister for Planning as the responsible authority for deciding a VicSmart application in the planning scheme. Making consequential changes to the VPP User Guide to recognise the new VicSmart provisions and to turn off consideration of Clause 65 decision guidelines for a VicSmart application. <p>The amendment changes the Ballarat Planning scheme by:</p> <ul style="list-style-type: none"> Introducing a schedule to Clause 94 to create local VicSmart classes of application for buildings and works and subdivision affected by Clause 42.02-2 Design and Development Overlay Schedules 1 and 3-16 (inclusive). Introducing a schedule to Clause 95 to create information requirements and decision guidelines for the local VicSmart classes of application. <p>The amendment changes the Greater Geelong Planning scheme by:</p> <ul style="list-style-type: none"> Introducing a schedule to Clause 94 to create additional local VicSmart classes of application for applications under the Activity Centre Zone. Introducing a schedule to Clause 95 to create information requirements and decision guidelines for the local VicSmart classes of application: <ul style="list-style-type: none"> Buildings and works up to \$250,000 Licensed premises. The State information requirements and decision guidelines set out in Clause 93 are used for the other local VicSmart classes of application. 	
C92	25 Sept 2014	The amendment introduces a new local planning policy into the Maroondah Planning Scheme that aims to ensure all new development proposals for buildings, works and signage along land adjacent to or with exposure to EastLink, which require a planning permit, take into account or do not conflict with the design aesthetic achieved along the motorway corridor.	Limited geographic impact. Urban Design policy related to sites which abut EastLink or have immediate proximity to it.
VC123	13 Nov 2014	The amendment changes the <i>Victoria Planning Provisions</i> and most planning schemes in Victoria by amending Clause 34.02 – Commercial 2 Zone to make small scale supermarkets (up to 1800 square metres) adjoining, or with access to, a Road Zone not requiring a planning permit in the City of Greater Geelong (consistent with the treatment of supermarkets in this zone in metropolitan Melbourne). Supermarkets greater than 1800 square metres will require a planning permit in the City of Greater Geelong (consistent with metropolitan Melbourne). Other non-metropolitan planning schemes supermarkets larger than 1800 square metres are prohibited in the C2Z.	Little/no impact.
C85	20 Nov 2014	The amendment and associated planning permit facilitate and provide for the use and redevelopment of the land for a shopping centre incorporating a discount department store, supermarkets, shops, office and associated commercial uses, the residential use and development of land, the sale and consumption of liquor, a reduction in the number of statutory car parking spaces required, alteration of access to a Road Zone Category 1, removal of vegetation, re-location and/or creation of easements, all generally in accordance with approved plans.	Limited geographic impact. Relates to land at 1, 5-15 and 17-19 Kent Avenue, Croydon (Croydon Central Shopping Centre).

2.1.3 2015

Table 4: Amendments gazetted during 2015

No.	Gazetted	Brief description	Implications for Maroondah
GC20	12 Mar 2015	The amendment updates clauses and schedules by replacing references to the Residential 1 Zone and the Residential 2 Zone with the reformed residential zones in the Corangamite, Frankston, Horsham, Indigo, Mansfield, Maroondah, Moira, Nillumbik, Northern Grampians, Stonnington, Strathbogie, Towong, Wangaratta and Wodonga Planning Schemes.	Limited impact. Correction of anomalies caused by Amendment C93.
VC124	2 Apr 2015	The amendment changes the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes by: <ul style="list-style-type: none"> Amending Clause 19.01-1 'Provision of Renewable Energy' to reference the updated Policy and planning guidelines for development of wind energy facilities in Victoria (Guidelines). Amending Clauses 42.01 'Environmental Significance Overlay', 42.02 'Vegetation Protection Overlay', 42.03 'Significant Landscape Overlay', 44.01 'Erosion Management Overlay', 44.02 'Salinity Management Overlay', 52.16 'Native Vegetation Precinct Plan' and 52.17 'Native Vegetation' to introduce an exemption from requirements to obtain a permit to remove, destroy or lop vegetation and to update references to the name of a government department. The permit exemption applies to vegetation removed, destroyed or lopped on Crown land and by a person acting under and in accordance with an authorisation order made under sections 82 or 84 of the Traditional Owner Settlement Act 2010. Amending Clause 52.32 'Wind Energy Facility' to <ul style="list-style-type: none"> reduce the allowable distance of a turbine to a dwelling from two kilometres to one kilometre (consent is required from the owner of a dwelling to locate a turbine closer than one kilometre to the dwelling) clarify the application of the one kilometre rule to applications for minor amendments to existing permits reference the updated Guidelines. Amending Clause 61.01-1 'Minister is the Responsible Authority' to make the Minister for Planning the responsible authority for all new planning permit applications for the use and development of land for the purpose of a Wind energy facility. 	Little/no impact.
C99	16 Apr 2015	Deletes the Urban Floodway Zone (UFZ) from the northern portion of land at 48, 50 and 52 Nelson Street, Ringwood and rezones that land to a Residential Growth Zone Schedule 1 (RGZ1).	Limited geographic impact.
VC119	30 Apr 2015	The Amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes by: <ul style="list-style-type: none"> amending Clause 52.38 (2009 Bushfire recovery) to extend the timeframe for continued use of a building for temporary accommodation without a planning permit to 30 September 2018; amending Clause 52.39 (2009 Bushfire – Replacement buildings) to extend the timeframe for submitting a site plan to the responsible authority for rebuilding a dwelling, dependent person's unit or building used for agriculture to 30 September 2017. 	Little/no impact.
VC125	11 Jun 2015	The amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes by amending: <ul style="list-style-type: none"> Amending Clause 19.01-1 'Provision of Renewable Energy' to reference the updated Policy and planning guidelines for development of wind energy facilities in Victoria (Guidelines). 	Little/no impact.

No.	Gazetted	Brief description	Implications for Maroondah
		<ul style="list-style-type: none"> Amending Clause 52.32 'Wind energy facility' to reference the updated Guidelines and update the application requirements to address the electricity transmission or distribution system. Amending Clause 74 'Land Use Terms' to change the definition of Wind energy facility to include the use of the transmission or distribution system of power lines to connect the wind energy facility to the electricity network. 	
C103	16 Jul 2015	Rezone part of 106 & 132 Maroondah Hwy and part of 130 Maroondah Hwy Ringwood from Public Use Zone 4 (PUZ4) to Commercial 1 Zone (C1) and part of 124-128 Maroondah Hwy, Ringwood from C1 to PUZ4 to facilitate the redevelopment of the area known as the North West Development Site (NWDS) in accordance with the Ringwood Transit City Masterplan 2004. The amendment applies the Environmental Audit Overlay to the entire NWDS, excluding the aforementioned C1 to PUZ4 land, in accordance with Ministerial Direction 1 – Potentially Contaminated Land.	Limited geographic impact. Primarily relates to the land now known as 110 Maroondah Highway Ringwood. This has since been developed for retail and office. A search of Council and EPA records would indicate that an environmental audit has not been conducted, and that the EAO should therefore continue to apply.
C98	24 Sept 2015	The amendment rezones land that was incorrectly zoned by Amendment C93 at Ringwood North from General Residential Zone Schedule 1 to Neighbourhood Residential Zone Schedule 3; at Warranwood from Neighbourhood Residential Zone Schedule 4 to Neighbourhood Residential Zone 3; and at Bayswater North from Neighbourhood Residential Zone Schedule 3 to General Residential Zone Schedule 1, and amends the respective planning scheme maps to reflect these changes.	Limited geographic impact. Corrects errors in the application of the reformed residential zones for a small number of properties.
VC128	8 Oct 2015	The Amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes by: <ul style="list-style-type: none"> Amending Clause 18.04-1 (Melbourne Airport) and Clause 18.04-2 (Planning for airports) to include the National Airports Safeguarding Framework (NASF) as a policy guideline. Amending Clause 18.04-1 (Melbourne Airport) to update the policy guidelines by replacing Melbourne Airport Master Plan (Australia Pacific Airports (Melbourne) Pty Ltd, September 2008) with Melbourne Airport Master Plan, 2013. Amending Clause 11.14-1 (Localised planning statements) to include the Bellarine Peninsula Localised Planning Statement (Victorian Government, 2015) (BPLPS) as a policy guideline. 	Little/no impact.
VC101	29 Oct 2015	Makes changes to the Victoria Planning Provisions (VPP) and all planning schemes. The amendment updates reference and incorporated documents ensuring that up to date policy is reflected in the planning system and removing ambiguity about the status of some policies ensures that the VPP and planning schemes are up to date and correct by removing expired provisions clarifying the wording of other provisions and correcting errors and omissions ensures the VPP and all planning schemes include the correct names of government departments where their titles have changed and ensures that referral and notice requirements to bodies under sections 55 and 52(1)(c) of the Planning and Environment Act 1987 are accurate.	Limited Impact.
VC107	26 Nov 2015	The Amendment makes changes to the wind energy planning provisions and updates documents that relate to airport planning provisions.	Little/no impact.

No.	Gazetted	Brief description	Implications for Maroondah
C125	17 Dec 2015	Amends the schedule to Clause 61.01 to reinsert Figure 1 of the schedule which was erroneously removed as part of VC114.	No ongoing impact. Correction was due to administrative error, however Amendment GC192 removed the need for Figure 1, which mapped an area of land where the Minister for Planning was the responsible authority.
VC121	21 Dec 2015	The amendment changes the State Planning Policy Framework (SPPF) of the Victoria Planning Provisions (VPP) and all planning schemes by relocating an updated Clause 11.04-9 (River corridors) to a new Clause 12.05 (Rivers), and introduces a new Clause 12.05- 2 (Yarra River protection).	Limited impact. Update of policy relating to the Yarra River.

2.1.4 2016

Table 5: Amendments gazetted during 2016

No.	Gazetted	Brief description	Implications for Maroondah
C95	14 Jan 2016	Amends Clause 21.02, 21.07, 21.08, 22.02 and 22.06 by updating the maps within these policies to include the 'Pitt Street Precinct' into the Ringwood Metropolitan Activity Centre boundary.	Moderate impact. Increases the recognised extent of the Ringwood Metropolitan Activity Centre.
VC126	28 Jan 2016	<p>The Amendment changes the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes by:</p> <ul style="list-style-type: none"> Amending Clause 52.32 (Wind energy facility) to: <ul style="list-style-type: none"> exempt an application to amend a permit for a wind energy facility made under section 97I of the Planning and Environment Act 1987 (the Act) from requirements in section 97E (if the amendment of the permit does not increase the number of turbines or change the location of a turbine in specified circumstances), clarify that the location of a turbine is measured from the centre of its tower at ground level for the purpose of provisions relating to the amendment of a permit, update the reference to the Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (the guidelines), which have been amended to reflect the amendments to Clause 52.32, and make minor corrections. Amending Clause 19.01-1 (Provision of renewable energy) to update the reference to the guidelines and delete reference to the outdated Renewable Energy Action Plan (Department of Sustainability and Environment, July 2006). Amending Clause 61.01 (Administration and enforcement of this scheme) to remove the Minister for Planning's designation as the responsible authority for matters under expired Clauses 52.40 (Government funded education facilities) and 52.41 (Government funded social housing). 	Little/no impact.

No.	Gazetted	Brief description	Implications for Maroondah
VC127	4 Feb 2016	<p>The Amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes by:</p> <ul style="list-style-type: none"> Amending Clauses 11, 12 and 13 of the State Planning Policy Framework to update reference to the <i>Victorian Coastal Strategy</i> (Victorian Coastal Council, 2008) with reference to the 2014 version. Amending Clause 52.23 (Shared Housing) to clarify that only the use of land and not development is exempt from a permit under the provision. <p>The Amendment changes the Bass Coast, Bayside, Colac-Otway, Corangamite, East Gippsland, Frankston, French Island and Sandstone Island, Glenelg, Greater Geelong, Hobsons Bay, Kingston, Mornington Peninsula, Moyne, Port Phillip, Queenscliffe, Warrnambool, Wellington and Wyndham Planning Schemes by amending any local policies that refer to any outdated Victorian Coastal Strategy with reference to the 2014 version.</p>	<p>Little/no impact.</p> <p>The amendment to Clause 52.23 was annotations for clarity, rather than a change to the control. The clause has since been removed.</p>
VC130	4 Jul 2016	The Amendment changes the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes by amending Clause 52.32 (Wind energy facility) to delete clause 52.32-8.	Little/no impact.
VC131	24 Nov 2016	The amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes by amending Clause 52.19 - <i>Telecommunications</i> facility, to exempt a permit application for a telecommunications facility funded (or partly funded) under the Commonwealth Government's <i>Mobile Black Spot Programme</i> from the notice and review requirements of the <i>Planning and Environment Act 1987</i> .	<p>Little/no impact.</p> <p>A review of the Mobile Black Spot Program mapping indicates that none are/were within Maroondah.</p>

2.1.5 2017

Table 6: Amendments gazetted during 2017

No.	Gazetted	Brief description	Implications for Maroondah
C102	16 Feb 2017	The Amendment corrects the zoning of a number of properties on Pitt Street and Bedford Road in Ringwood, removes Schedule 97 to the Heritage Overlay from 323 Dorset Road, Croydon and Schedule 102 to the Heritage Overlay from Maroondah Highway, Ringwood and modifies the extent of Schedule 39 to the Heritage Overlay at the Ringwood Railway Station.	Limited geographical impact.
VC110	27 Mar 2017	Implements the government's response to the recommendations of the Managing Residential Development Advisory Committee by amending Clause 72 to introduce a new general term, "garden area" and amending the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone and Township Zone.	<p>Significant impact.</p> <p>This amendment both introduced the Garden Area requirement into the residential zones and effectively changed the differentiation between the NRZ and GRZ from one of density to one of maximum building height. It also set an expectation that construction within the GRZ is to be up to three storeys.</p> <p>It has significant Neighbourhood Character impacts for Maroondah as well as implications for its housing capacity.</p>

No.	Gazetted	Brief description	Implications for Maroondah
VC135	27 Mar 2017	The amendment introduces additional classes of application into the VicSmart provisions, and increases the 'cost of development' threshold of some existing VicSmart buildings and works classes of application.	Moderate impact. Increases the number of applications which fall within the VicSmart provisions.
VC134	31 Mar 2017	The Amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes in Victoria by introducing the new Metropolitan Planning Strategy and making corresponding updates to the State Planning Policy Framework. It also restructures Clause 11, includes policy-neutral updates and administrative changes and introduces new and updated incorporated and reference documents.	Moderate impact. The amendment was the first in a series of amendments to streamline the planning policy content of Victorian planning schemes.
VC136	13 Apr 2017	<p>Amendment VC136 introduces state-wide planning requirements for apartment developments. The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes in Victoria by:</p> <ul style="list-style-type: none"> Inserting a new Particular Provision at Clause 58 (Apartment developments) to introduce new requirements for apartment developments of five or more storeys (excluding a basement) in a residential zone and all apartment developments in other zones. Amending Clause 55 (Two or more dwellings on a lot and residential buildings) to include new requirements for apartment developments. Deleting Clause 52.35 (Urban context report and design response for residential development of five or more storeys). Amending clauses 32.04 (Mixed Use Zone), 32.05 (Township Zone), 32.07 (Residential Growth Zone) and 32.08 (General Residential Zone) to: <ul style="list-style-type: none"> Require an application for an apartment development of five or more storeys (excluding a basement) to meet the requirements of Clause 58. Update the decision guidelines to require the responsible authority to consider the objectives, standards and decision guidelines of Clause 58 before deciding on an application for an apartment development of five or more storeys (excluding a basement). Specify application requirements for an apartment development in the Residential Growth Zone and the General Residential Zone. Include transitional provisions. Amending Clause 32.09 (Neighbourhood Residential Zone) to include transitional provisions for applications lodged before the approval date of this Amendment. Amending clauses 34.01 (Commercial 1 Zone), 37.01 (Special Use Zone), 37.02 (Comprehensive Development Zone), 37.04 (Capital City Zone), 37.05 (Docklands Zone), 37.06 (Priority Development Zone) and 37.08 (Activity Centre Zone) to: <ul style="list-style-type: none"> Require an application for an apartment development to meet the requirements of Clause 58. Update the decision guidelines for an apartment development. Specify application requirements for an apartment development. Include transitional provisions for applications lodged before the approval date of this Amendment. Amending Clause 43.05 (Neighbourhood Character Overlay) to prevent Standards B35 to B49 (inclusive) of Clause 55 from being modified in a schedule to the overlay. Amending Clause 72 (General Terms) to introduce a definition for the term 'Apartment'. 	Significant impact. Introduced Clause 58, which provides detailed provisions for the assessment of apartment developments of five or more storeys (excluding a basement).

No.	Gazetted	Brief description	Implications for Maroondah
C109	11 May 2017	The amendment applies the Heritage Overlay to 29 Bedford Road, Ringwood on an interim basis until 29 December 2017.	No ongoing impact.
VC133	25 May 2017	The Amendment corrects inconsistencies and improves the structure of planning schemes to enable their migration into the Planning Scheme Information Management System (PSIMS) to improve access to, and more efficient amendment of, the planning schemes in Victoria. The changes are administrative and technical corrections and will align with a new <i>Ministerial Direction on The Form and Content of Planning Schemes</i> issued under section 7(5) of the <i>Planning and Environment Act 1987</i> (the Act).	Little/no impact.
VC137	27 Jul 2017	The amendment introduces additional classes of application into the VicSmart provisions for residential zones.	Moderate impact. Increases the number of applications which fall within the VicSmart provisions.
VC139	29 Aug 2017	The amendment: <ul style="list-style-type: none"> Introduces new planning requirements for racing dog keeping and training facilities; Introduces new guidelines for apartment developments; Removes redundant references to the <i>Guidelines for Higher Density Residential Development</i> (Department of Sustainability and Environment, 2005), <i>Design Guidelines for Higher Density Residential Development</i> (Department of Sustainability and Environment, 2004), <i>Safer Design Guidelines for Victoria</i> (Crime Prevention Victoria and Department of Sustainability and Environment, 2005) and <i>Activity Centre Design Guidelines</i> (Department of Sustainability and Environment, 2005) in the State Planning Policy Framework (SPPF) and zones and inserts references to the <i>Urban Design Guidelines for Victoria</i> (Department of Environment, Land, Water and Planning, 2017) in the SPPF; and Introduces a new State planning policy for Healthy neighbourhoods. 	Moderate impact. The inclusion of Clause 16.01-6 (Healthy neighbourhoods) has implications for current strategic work in relation to implementing the Live Local concept.
VC132	19 Sept 2017	Amendment VC132 is a general amendment that makes a number of administrative corrections and other changes to the Victoria Planning Provisions (VPP) and all planning schemes in Victoria.	Little/no impact.
GC13	3 Oct 2017	The Amendment updates the mapping and ordinance for the Bushfire Management Overlay across Victoria by: <ul style="list-style-type: none"> Inserting updated BMO maps into 64 planning schemes. Inserting schedules to Clause 44.06 in 47 planning schemes Deleting redundant references to the Wildfire Management Overlay (WMO) Deleting the BMO (maps and ordinance) in some areas where the vegetation no longer meets the criteria as set out in Advisory Note 46. Amending schedules to clause 61.03 for planning schemes to update the maps listed in the scheme. 	Limited geographic impact. The amendment applied the BMO to some properties in the north-west and south-east of the municipality. The associated Schedule was not included in the Scheme. Refer to detailed discussion in Volume 1 for additional detail and actions.
VC141	21 Nov 2017	The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by: <ul style="list-style-type: none"> Amending Clause 19.01-1 – updating policy guidelines to the revised document <i>Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria</i> (Department of Environment, Land, Water and Planning, November 2017) 	Limited impact.

No.	Gazetted	Brief description	Implications for Maroondah
		<ul style="list-style-type: none"> Amending Clause 43.01 – Heritage Overlay, to ensure that an application to subdivide land for a place which is included in the Victorian Heritage Register is referred to the Executive Director under the Heritage Act 2017. Amending Clause 52.19 – Telecommunications facility, to exempt a permit application for a telecommunications facility funded (or partly funded) under the Commonwealth Government's Mobile Black Spot Program from the notice and review requirements of the Planning and Environment Act 1987 (the P&E Act). Amending Clause 52.32 – Wind Energy Facilities, to reflect changes proclaimed through the Planning and Building Legislation Amendment (Housing Affordability and Other Matters) Act 2017 in relation to an amendment to a planning permit for a windfarm. Amending Clause 66 – Referral and Notice Provisions, to include the Executive Director specified in the Heritage Act 2017 as a determining referral authority for an application to subdivide a heritage place included in the Victorian Heritage Register. Amending the VPP to update the style and format based on the revised Ministerial Direction on the Form and Content of Planning Schemes (updated April 2017) issued under section 7(5) of the P&E Act. 	
VC138	12 Dec 2017	<p>The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes in Victoria to implement reforms relating to the Victorian Government's review of the planning provisions for native vegetation removal following the release of <i>Protecting Victoria's Environment - Biodiversity 2037</i>.</p>	<p>Moderate impact.</p> <p>Alters vegetation protection controls (including the VPO, SLO and Clause 52.17) to improve outcomes for biodiversity. The changes apply to a large area of Maroondah, however they are not so significant as to result in significant change to application numbers or decisions made.</p>
VC140	12 Dec 2017	<p>The Amendment makes the State Planning Policy Framework for Bushfire clearer and more directive to enable a resilient response to settlement planning for bushfires.</p> <p>The Amendment makes changes to the Victoria Planning Provisions and all planning schemes by:</p> <ul style="list-style-type: none"> Inserting an updated State Planning Policy Framework at <i>Clause 10 Operation of the State Planning Policy Framework</i> Inserting an updated State Planning Policy Framework at <i>Clause 13 Environmental Risks</i> 	<p>Limited geographical impact.</p> <p>Update to policy relating to bushfire. Impacts land affected by the BMO. Refer to detailed discussion earlier in this document for additional detail and actions.</p>
GC76	21 Dec 2017	<p>The Amendment introduces a maximum building height for dwellings and residential buildings consistent with heights specified in existing overlays, where these heights exceed the default height in the General Residential Zone. The Amendment also removes local variations to the Neighbourhood Residential Zone which specify a maximum number of dwellings on a lot, a maximum building height of 9 metres for dwellings and residential buildings and additional height exemptions for slope or land liable to flooding.</p>	<p>Moderate impact.</p> <p>This amendment applied the GRZ2 over land within the Croydon Major Activity Centre, effectively reinstating the four storey height set by the DDO10, which had been removed by amendment VC110.</p>

2.1.6 2018

Table 7: Amendments gazetted during 2018

No.	Gazetted	Brief description	Implications for Maroondah
VC142	16 Jan 2018	The Amendment includes a wide range of reforms across the VPP that generally remove permit triggers, expand permit exemptions for land uses and buildings and works, remove superfluous and outdated provisions, update references, improve and update definitions, clarify common points of confusion and improve the usability of the VPP.	Limited impact. The amendment includes administrative changes and minor changes to permit requirements for a range of minor development and relatively low impact uses.
C110	8 Feb 2018	The Amendment applies the Heritage Overlay to 29 Bedford Road, Ringwood on a permanent basis. Specifically the amendment will: <ul style="list-style-type: none"> Amend Map 4HO to apply Heritage Overlay 139 (HO139) to 29 Bedford Road, Ringwood; and Amend the schedule to Clause 43.01 (Heritage Overlay) to include HO139 for the site at 29 Bedford Road, Ringwood on a permanent basis. 	Limited impact. Application of permanent heritage controls on a single property. The amendment included <i>Heritage Assessment: 29 Bedford Road, Ringwood</i> (Context, March 2017) as a supporting document. This document was omitted from the Schedule to Clause 72.08 as part of amendment C144maro. See Section 8.1.6 of Volume 3.
VC144	27 Feb 2018	The Amendment changes the Victoria Planning Provisions and all planning schemes by: <ul style="list-style-type: none"> Amending Clause 52.05 (Advertising signs) to: <ul style="list-style-type: none"> specify 'electronic sign' in Section 2 of Category 3 - High amenity areas (Clause 52.05-9), with a condition that the advertisement area must not exceed three square metres increase the size of the permitted maximum advertisement area of a 'promotion sign' in Section 2 of Category 3 from two to three square metres. Amending Clauses 52.05 and 73 to replace the term 'home occupation' with 'home based business'. Correcting minor errors in Clauses 52.05 and 62. 	Limited impact.
VC145	28 Mar 2018	The amendment amends the Victorian Planning Provisions (VPP) and all planning schemes by: <ul style="list-style-type: none"> Amending Clause 11.05-2 – <i>Distinctive areas of state significance</i>, to reference the Yarra Ranges Localised Planning Statement; Amending Clause 43.01 – <i>Heritage Overlay</i>, to reinstate administrative corrections that were made in Amendment VC132 but inadvertently removed by Amendment VC141; Amending Clause 52.19 – <i>Telecommunications Facility</i>, to clarify notice and review exemptions for telecommunications facility permit applications that are funded (or partly funded) by the Victorian or Commonwealth government; and Separating clauses and subclauses into separate documents and the consequential renumbering and rationalisation of certain clauses to enable their migration into the Planning Scheme Information Management System (PSIMS). 	Limited impact.

No.	Gazetted	Brief description	Implications for Maroondah
VC143	15 May 2018	<p>The Amendment changes the Victoria Planning Provisions and all planning schemes by:</p> <ul style="list-style-type: none"> Amending Clause 32.07 (Residential Growth Zone) to remove Food and drink premises and Shop from Section 1 – Permit not required and make them Section 2 – Permit required uses subject to conditions. Amending Clause 32.08-4 (General Residential Zone) to enable an area to be exempt from the minimum garden area requirement through a schedule to the zone. Amending Clauses 32.08-3 (General Residential Zone) and 32.09-3 (Neighbourhood Residential Zone) to: <ul style="list-style-type: none"> Exclude the creation of a vacant lot of 400 square metres or greater from the minimum garden area requirement. Clarify that the minimum garden area requirement does not apply to: <ul style="list-style-type: none"> The creation of a vacant lot less than 400 square metres where there is a precinct structure plan or equivalent strategic plan. The creation of a vacant lot less than 400 square metres where there is an incorporated plan or approved development plan. The creation of a vacant lot less than 400 square metres where there is an approved residential development. Amending clauses 32.08-4 (General Residential Zone) and 32.09-4 (Neighbourhood Residential Zone) to: <ul style="list-style-type: none"> Remove the minimum garden area requirement from applying to the construction or extension of a dwelling or residential building where a planning permit is not required. Remove the reference to garden area being required to be provided at ground level. Clarify that the minimum garden area requirement does not apply to: <ul style="list-style-type: none"> A medium density housing site in an approved precinct structure plan or equivalent strategic plan. A medium density housing site in an incorporated plan or approved development plan. An existing building that did not meet the minimum garden area requirement prior to approval of Amendment VC110. Amending the Garden area definition at Clause 72 (General Terms) to provide greater clarity about garden area inclusions and exclusions. 	<p>Moderate impact.</p> <p>Changes to the definition and application of Garden Area. Also includes provision for schedules to the GRZ to specify a minimum garden area that differs from the header provision.</p>
VC146	15 May 2018	<p>Amendment VC146 implements the Infrastructure Contributions Plan (ICP) public land contributions model by introducing a new overlay, Clause 45.11 (Infrastructure Contributions Overlay), into the <i>Victoria Planning Provisions</i>. The amendment includes consequential changes to the State Planning Policy Framework to recognise the new ICP system.</p>	<p>Little/no impact.</p> <p>An ICP and Overlay can only be applied to Melbourne's Greenfield Growth areas.</p>
VC148	31 Jul 2018	<p>The amendment introduces changes to the Victoria Planning Provisions (VPP) and all planning schemes arising from the Victorian Government's Smart Planning program. The program aims to simplify and modernise Victoria's planning policy and rules to make planning more efficient, accessible and transparent.</p>	<p>Significant impact.</p> <p>Introduced the integrated Planning Policy Framework.</p> <p>Also introduced the:</p> <ul style="list-style-type: none"> Ability to incorporate heritage guidelines within the Heritage Overlay. Special Controls Overlay into the VPPs.

No.	Gazetted	Brief description	Implications for Maroondah
			<ul style="list-style-type: none"> PPTN maps, and changes to parking provisions within this area <p>Changes to Clause 52.06 exempt parking reductions of up to 10 spaces from the need for a permit, and apply the Column B rates to land within the PPTN.</p> <p>Whilst these changes have significant implications for the form of the planning scheme they do not require further action as part of this review.</p>
VC151	6 Aug 2018	The amendment corrects obvious and technical errors in the <i>Victoria Planning Provisions</i> and all planning schemes by replacing the incorporated document <i>Principal Public Transport Network Area Maps</i> (State Government of Victoria, 2018) with a corrected version of the document. The reference to the corrected document is updated in Clause 72.04 (Documents incorporated in this planning scheme).	Limited impact. Corrections to VC148
VC147	14 Sept 2018	Enables the online publishing of planning schemes through the Department of Environment, Land, Water and Planning's new Amendment Tracking System (ATS). The Amendment does not change the operation of policy or the effect of provisions in planning schemes?.	Little/no impact.
VC150	21 Sept 2018	The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by: <ul style="list-style-type: none"> Introducing clear land use definitions and risk-based planning controls for animal industries; Removing the <i>Piggeries Code of Practice 1992</i>; Referencing the 2018 amendments to the <i>Victorian Code for Broiler Farms 2009</i>; to implement actions outlined in the Victorian Government's <i>Planning for Sustainable Animal Industries</i> report. 	Little/no impact.
VC149	4 Oct 2018	The Amendment changes the Victoria Planning Provisions (VPP) by inserting a new Commercial 3 Zone at Clause 34.03. The Amendment also amends the VPP and all planning schemes to: <ul style="list-style-type: none"> Introduce new requirements for the assessment of residential solar energy facility overshadowing. Implement the wind energy facility recommendations of the Independent Inquiry into the Environment Protection Authority. 	Moderate impact. Introduced requirements to consider the impact of shading of existing residential solar panels. Also introduced the Commercial 3 Zone into the VPPs. Consideration is required on whether solar energy systems should always require a planning permit in the Heritage Overlay.
Recommendation arising			
	H01	Consider the need for identifying additional exemptions for planning permits associated with heritage places, including whether there are some sites affected by the Heritage Overlay where the installation of a solar energy system should not require a planning permit.	
VC153	4 Oct 2018	Amends Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 30 September 2019.	Little/no impact.

No.	Gazetted	Brief description	Implications for Maroondah
C96	11 Oct 2018	The Amendment amends the Local Planning Policy Framework (Clauses 21 and 22), applies a Design and Development Overlay over the existing commercial area [in the Heathmont activity centre] and corrects several mapping anomalies.	Moderate impact. Amended the Strategic Framework Map to reflect the Maroondah Housing Strategy 2016. Implemented the Heathmont Structure Plan over the commercial area only. Refer to Section 4.2.1 and Volume 1 Section 12.2 for additional discussion.
C97	11 Oct 2018	The Amendment amends the Local Planning Policy Framework (Clause 21), applies a Design and Development Overlay over the existing commercial area [in the Ringwood East activity centre], rezones three properties and corrects several mapping anomalies.	Moderate impact. Implemented the Ringwood East Structure Plan over the commercial area only. Refer to Section 4.2.1 and Volume 1 Section 12.2 for additional discussion.
C117	18 Oct 2018	The Amendment introduces the Heritage Overlay to 58 properties within the Jubilee Park area on an interim basis until 31 July 2019.	No ongoing impact.
VC152	26 Oct 2018	<p>Amendment VC152 amends the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes to:</p> <ul style="list-style-type: none"> insert new objectives and strategies for major hazard facilities in Clause 13.07 (Amenity) amend Clause 16.01-6S (Crisis accommodation and community care units) to reflect the new land use terminology and policy support for community care accommodation and rooming houses amend the table of uses in all residential zones, Clause 34.01 (Commercial 1 Zone) and Clause 35.03 (Rural Living Zone) to include permit exemptions for 'Community care accommodation' and 'Rooming house' land uses amend Clause 35.08 (Rural Activity Zone) to delete the reference to 'Backpackers' lodge' amend Clause 37.07 and Clause 52.34 (Bicycle facilities) to delete references to 'Nursing home' amend Clause 52.06 (Car parking) to specify a car parking rate for a 'Rooming house' delete Clause 52.22 (Crisis accommodation) and Clause 52.23 (Shared housing) and replace them with a new Clause 52.22 (Community care accommodation) and Clause 52.23 (Rooming house) delete Clause 52.24 (Community care unit) amend Clause 53.06 (Live music and entertainment noise) to include 'Community care accommodation' and 'Rooming house', and delete 'Boarding house' and 'Nursing home', in the definition of noise sensitive residential uses insert a new particular provision at Clause 53.17 (Residential aged care facility) amend Clause 73.03 (Land use terms) and Clause 73.04 (Nesting diagrams) to introduce 'Community care accommodation' and 'Rooming house' land uses, nest 'Residential aged care facility' under 'Accommodation', and delete 'Backpackers' lodge', 'Boarding house', 'Hostel', 'Nurses' home', 'Nursing home' and 'Residential college' land uses. 	<p>Moderate impact.</p> <p>Introduced detailed design provisions for Residential Aged Care facilities, including allowing heights of up to 16m in the NRZ and GRZ.</p> <p><i>Amendments VC120, VC152, VC183 and GC175 all relate to live music venues.</i></p> <p>There are a limited number of live music venues within the municipality, and these are often well separated from sensitive uses. The impact of the clause is anticipated to grow as development in activity centres increases. This may result in a need to maintain up-to-date information on premises to assist decision making. At present site inspections during application processing is sufficient.</p>

No.	Gazetted	Brief description	Implications for Maroondah
VC154	26 Oct 2018	<p>Amendment VC154 changes the Victoria Planning Provisions and all planning schemes by:</p> <ul style="list-style-type: none"> Deleting Clause 14.02-3S (Water conservation) and integrating these policy statements into a new Clause 19.03-3S (Integrated water management). Amending Clause 19.03-3S (Water supply, sewerage and drainage) to update and broaden water, drainage and stormwater policies to integrated water management policies. Deleting Clause 19.03-4S (Stormwater) and integrating this policy into the new Clause 19.03-3S (Integrated water management), with consequential renumbering throughout Clause 19.03. Inserting a new particular provision at Clause 53.18 for 'Stormwater management in urban development'. Amending Clause 55 (Two or more dwellings on a lot and residential buildings) to provide transitional provisions for residential development applications to be assessed against the Clause 55 provisions as they existed before the approval date of Amendment VC154. Amending Clause 55.03-4 (Permeability) to rename the standard 'Permeability and stormwater management' and amend the standard to include a new stormwater purpose, requirements and decision guidelines. Amending Clause 55.07 (Apartment developments), Clause 56.07 (Integrated water management) and Clause 58.03 (Site layout) to generally align with the new particular provision. Amending Clause 73.01 (General terms) to insert a new general term and definition for 'stormwater'. 	<p>Moderate impact</p> <p>The amended clauses apply to a large proportion of applications processed by Council each year.</p>
VC155	26 Oct 2018	<p>Amendment VC155 amends the Victoria Planning Provisions and all planning schemes by:</p> <ul style="list-style-type: none"> Amending Clause 15.03-1S (Heritage conservation) to include an additional strategy and policy guideline. Amending Clauses 54.03-5 (Energy efficiency protection), 55.03-5 (Energy efficiency) and 55.07-1 (Energy efficiency) to replace the word 'capacity' with 'performance' and specify that a rooftop solar energy facility must exist at the time an application is lodged. 	<p>Limited impact.</p>
C104	6 Dec 2018	<p>The Amendment applies the Heritage Overlay to 14 Wonga Road, Ringwood and 46-48 Dickasons Road, Heathmont.</p>	<p>Limited impact.</p> <p>Application of permanent heritage controls on two properties.</p> <p>The amendment included two supporting documents:</p> <p><i>Heritage Citation: Holmes House, 14 Wonga Rd, Ringwood</i> (Keeble, March 2016)</p> <p><i>Amended Heritage Citation: Dexter House, 46 Dickasons Rd, Ringwood</i> (Keeble, November 2017)</p> <p>These documents were omitted from the list of background documents included in the Schedule to Clause 72.08 as part of amendment C144maro. See Section 8.1.6 of Volume 3.</p>

2.1.7 2019

Table 8: Amendments gazetted during 2019

No.	Gazetted	Brief description	Implications for Maroondah
VC157	15 Mar 2019	Amendment VC157 introduces changes to the <i>Victoria Planning Provisions</i> (VPP) and all planning schemes to require planning approval for power lines to connect new large-scale electricity generation facilities to the electricity network.	Little/no impact.
VC156	11 Apr 2019	Amendment VC156 introduces changes to the <i>Victoria Planning Provisions</i> and all planning schemes to correct formatting and spelling errors and omissions and to clarify the operation of certain provisions.	Little/no impact.
GC125	29 Apr 2019	The Amendment makes administrative changes to all local policy and local schedules of each planning scheme by: <ul style="list-style-type: none"> making style, format and technical changes to improve presentation and operation correcting inconsistencies and clerical errors changing the operation of amendment date stamps located next to clause numbers. 	Little/no impact.
C127maro	16 May 2019	The Amendment applies the Heritage Overlay HO146 to 3-5 Wonga Road, Ringwood North on an interim basis until 31 March 2020.	No ongoing impact.
C126maro	4 Jul 2019	The Amendment corrects various errors and anomalies by rezoning land, amending the Schedule to Clause 43.01 (Heritage Overlay), and revising the extent of the Heritage Overlay and the Design and Development Overlay (Schedule 3).	Limited impact. Correction of errors.
C135maro	26 Jul 2019	The Amendment extends the expiry date of interim Heritage Overlay controls for places and precincts within the Jubilee Park heritage area in Ringwood (introduced through Amendment C117) until 31 March 2020.	No ongoing impact.
VC159	8 Aug 2019	The Amendment introduces changes to the <i>Victoria Planning Provisions</i> (VPP) arising from the Victorian Government's Smart Planning program. Amendment VC159 amends the VPP and all planning schemes to introduce new land use terms, revise the definition of land use terms and change where land use terms are nested.	Limited impact.
C132maro	15 Aug 2019	The Amendment rezones land within the Ruskin Park area bounded by Hull Road, Ruskin Avenue, Mount Dandenong Road and the Maroondah municipal boundary from the General Residential Zone Schedule 1 to the Neighbourhood Residential Zone Schedule 6.	Limited geographic impact. Rezoned the Ruskin Park area
VC163	16 Aug 2019	Amends the VPP and all planning schemes to correct an error in Clause 73.04 (nesting diagrams) by re-inserting nesting diagrams inadvertently removed through Amendment VC159.	Little/no impact. Correction of errors in VC159.
VC161	17 Sept 2019	Amendment VC161 amends the <i>Victoria Planning Provisions</i> and all planning schemes to introduce new requirements for renewable energy facilities and a State planning policy for the protection of declared irrigation districts, and makes an administrative correction in relation to Amendment VC157.	Limited impact.
VC164	26 Sept 2019	The Amendment changes the <i>Victoria Planning Provisions</i> and all planning schemes by amending Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 31 March 2020.	Little/no impact.
VC158	26 Nov 2019	Amendment VC158 introduces a new particular provision to exempt combustible cladding rectification on buildings subject to an emergency order, building notice or building order under Part 8 of the <i>Building Act 1993</i> .	Limited impact.

No.	Gazetted	Brief description	Implications for Maroondah
VC165	3 Dec 2019	Amendment VC165 amends the Victoria Planning Provisions and all planning schemes to introduce notice and review exemptions and to amend the responsible authority status for certain planning applications for non-government primary and secondary schools.	Moderate impact. <i>These provisions were altered by Amendment VC180.</i> Due to the number of private schools within the municipality this provision will have moderate impact.

2.1.8 2020

Table 9: Amendments gazetted during 2020

No.	Gazetted	Brief description	Implications for Maroondah
VC160	24 Jan 2020	Amendment VC160 amends the Victoria Planning Provisions and all planning schemes to correct errors and omissions, clarify the operation of certain provisions, and implement planning reforms for extractive industries.	Limited impact.
VC170	31 Jan 2020	Introduces a new particular provision to facilitate the Level Crossing Removal Project.	Moderate impact. Clause 52.03, introduced by the Amendment, effectively exempts the Level Crossing Removal Project from the planning scheme.
VC168	11 Feb 2020	The amendment updates the Planning Policy Framework and Operational Provisions to reference the Plan Melbourne 2017-2050: Addendum 2019 and introduces a new strategy and spatial framework at Clause 11.01-1R Settlement-Metropolitan Melbourne.	Moderate impact. Updates Plan Melbourne references to the 2019 Addendum.
C133maro	25 Feb 2020	The Amendment deletes an expired incorporated document specified in the Schedule to Clause 51.01 (Specific Sites and Exclusions) and Clause 72.04 (Documents incorporated in this Planning Scheme) as part of the Smart Planning Program to improve the transparency of site specific controls. The changes improve the clarity and format of the planning scheme by implementing the reforms introduced by VC148.	Limited impact.
VC177	11 Mar 2020	The Amendment changes the VPP and all planning schemes in Victoria by inserting a new particular provision at Clause 52.07 to facilitate and support recovery from bushfire.	Little/no impact.
GC152	23 Mar 2020	The Amendment facilitates delivery of the Manchester Road, Mooroolbark and Maroondah Highway, Lilydale Level Crossing Removal Projects by allowing the use and development of land for the project in accordance with the specific controls in the <i>Manchester Road, Mooroolbark Level Crossing Removal Project, Incorporated Document, February 2020</i> and <i>Maroondah Highway, Lilydale Level Crossing Removal Project, Incorporated Document, February 2020</i> .	Limited geographic impact Exempts level crossing removal works west of Mooroolbark Road from the need for a permit.
C139maro	27 Mar 2020	The Amendment extends the expiry date of the interim Heritage Overlay at 3-5 Wonga Road Ringwood North (introduced through Amendment C127) until 30 June 2020.	No ongoing impact.
C140maro	27 Mar 2020	The Amendment extends the expiry dates of interim Heritage Overlay controls for places and precincts within the Jubilee Park heritage area in Ringwood (introduced through Amendment C117) until 30 September 2020.	No ongoing impact.

No.	Gazetted	Brief description	Implications for Maroondah
VC181	6 Apr 2020	The amendment changes the Victoria Planning Provisions and all planning schemes by replacing Clause 52.18 [No content] with a new Clause 52.18 (State of emergency exemption), to facilitate the delivery of food and other essential goods during and following a state of emergency declared in relation to Novel Coronavirus 2019 (2019-nCoV).	Moderate impact. Allows variation to delivery hours, outdoor dining, parking requirements, etc. for some businesses during the COVID-19 pandemic. The controls have now been in place (with some modification) for over three years. In the event that a sunset clause is introduced to the control consideration could be given to whether there are some locations where their intent should become permanent. It is also anticipated that the temporary nature of the control and the requirement that "a building constructed or placed under an exemption" in Clause 52.18, must be removed at the end of the exemption period is likely to result in need for active enforcement of the scheme at that time.
VC178	9 Apr 2020	The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by amending Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 30 June 2020. The Amendment also changes the Victoria Planning Provisions (VPP) and all planning schemes by amending the term 'stone extraction' to 'extractive industry' and the term 'solar energy facility' to 'solar energy system' to align with the intent of VC160.	Limited impact.
VC179	6 May 2020	The amendment inserts a new provision at Clause 52.10 to facilitate rebuilding following the 2019/20 bushfires and amends the Schedule to Clause 72.01 in all planning schemes to designate the Chief Executive Officer as the responsible authority for Clause 52.10.	Little/no impact.
VC175	26 May 2020	Improves the way the planning system addresses buffers for amenity, human health and safety impacts by updating the Planning Policy Framework (PPF) and Clause 53.10.	Moderate impact. Primary impact along the boundary between Industrial and Residential zones. <i>Clause 53.10 was further amended by VC199.</i>
VC176	5 Aug 2020	The Amendment changes the VPP and all planning schemes in Victoria by amending Clause 52.12 (Bushfire Protection: Exemptions) to align the 10/30 and fence line vegetation exemptions with the Bushfire Prone Area map across all Victorian councils, making administrative updates and further clarifying the exemptions for dwellings and defensible space under the Bushfire Management Overlay.	Limited geographic impact.
C128maro	20 Aug 2020	The Amendment replaces the interim heritage controls with permanent heritage controls and applicable statement of significance for the land at 3-5 Wonga Road, Ringwood North (HO146) by amending Planning Scheme Map No. 1HO, the Schedule to Clause 43.01 (Heritage Overlay) and the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme).	Limited geographic impact. Application of the Heritage Overlay to a single property.

No.	Gazetted	Brief description	Implications for Maroondah
C138maro	03 Sept 2020	The Amendment deletes redundant Heritage Overlay HO17 from land at 4-16 Devon Street, Croydon.	Limited geographic impact. Removal of the HO from a single property.
VC183	28 Sept 2020	The amendment introduces a new state planning policy Clause 13.07-3S (Live Music) and makes changes to Clause 53.06 (Live Music Entertainment Venues) of the Victoria Planning Provisions (VPP) and all planning schemes to encourage, create and protect opportunities for the enjoyment of live music.	Limited impact. <i>Amendments VC120, VC152, VC183 and GC175 all relate to live music venues.</i> There are a limited number of live music venues within the municipality, and these are often well separated from sensitive uses. The impact of the clause is anticipated to grow as development in activity centres increases. This may result in a need to maintain up-to-date information on premises to assist decision making. At present site inspections during application processing is sufficient.
C143maro	01 Oct 2020	The amendment extends the expiry dates of interim Heritage Overlay controls for places and precincts within the Jubilee Park heritage area in Ringwood (introduced through Amendment C117) until 31 March 2021.	No ongoing impact.
VC169	9 Oct 2020	The Amendment changes the VPP and all planning schemes in Victoria by: changing the Planning Policy Framework to help direct balanced outcomes for housing growth and built form, while also clarifying and consolidating housing policy.	Limited impact.
C141maro	15 Oct 2020	The Amendment applies the Heritage Overlay (HO147) to 35 Alto Avenue, Croydon on an interim basis until 30 July 2021.	No ongoing impact.
VC193	21 Oct 2020	The amendment amends clause 52.18 (State of emergency exemption) to support Victoria's social and economic recovery from the coronavirus (COVID-19) pandemic through temporary planning scheme and permit condition exemptions that enable outdoor dining and facilitate the reopening and safe operation of restaurants and other food and drink businesses.	Moderate impact. It is noted that this amendment removed the clear reference to a sunset clause for the provision. <i>Clause 52.18 was further amended by VC214 and VC209.</i>
VC191	5 Nov 2020	Amendment VC191 clarifies the application of the existing permit, notice and third-party review exemptions for cladding rectification in Clause 52.01 ('Combustible cladding rectification exemptions') so that they explicitly apply to government-owned buildings. The permit exemption applies to all permit requirements in the planning scheme, including the Heritage Overlay and other overlays, and seeks to remove any doubt about whether a permit is required for rectification works on government buildings.	Limited impact.
VC192	16 Nov 2020	Amendment VC192 amends clause 72.01-1 to the Victoria Planning Provisions and all schemes to make the Minister for Planning the responsible authority for all large energy generation facilities and electrical utility installations, including large renewable energy facilities and large scale battery facilities that store electricity from any source. This will increase clarity, provide for consistent and faster decision making and better oversight of Victoria's electricity generation, distribution and storage.	Limited impact.

No.	Gazetted	Brief description	Implications for Maroondah
C116maro	20 Nov 2020	The Amendment implements the Jubilee Park Heritage and Neighbourhood Character Study by applying the Heritage Overlay, introducing and applying Schedule 3 to the Neighbourhood Character Overlay, rezoning land to the Neighbourhood Residential Zone and making other consequential changes to the Maroondah Planning Scheme.	Moderate impact. Rezoning and application of the Heritage and Neighbourhood Character Overlays to the Jubilee Park area. The form of the amendment would appear to have unintended consequences that are discussed in Volume 1.
VC187	1 Dec 2020	Introduces a new particular provision, Housing by or on behalf of the Director of Housing at Clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to construct or extend a front fence if the application is made by or on behalf of the Director of Housing. It amends Clause 72.01 to specify the Minister for Energy, Environment, and Climate Change to be the responsible authority for the development of 10 or more dwellings and any apartment development.	Limited impact.
VC190	1 Dec 2020	Introduces a new particular provision, Victoria's Big Housing Build at Clause 52.20. Clause 52.20 removes the need for a planning permit to develop a housing project if funded under Victoria's Big Housing Build and supported by the Director of Housing. Clause 72.01 is amended to specify the Minister for Energy, Environment, and Climate Change to be the responsible authority.	Limited impact. As at 14 November 2023 no applications within the City of Maroondah had been approved under this Clause.
VC180	4 Dec 2020	Facilitates the development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.	Moderate impact. Exempts private school upgrades and expansions from third party review rights, but does not exempt them from Notice. Due to the number of private schools within the municipality this provision will have moderate impact.
VC188	14 Dec 2020	Removes Clause 52.13 2009 Bushfire: Recovery Exemptions and references to it from all planning schemes following its expiry.	Little/no impact.

2.1.9 2021

Table 10: Amendments gazetted during 2021

No.	Gazetted	Brief description	Implications for Maroondah
GC175	18 Feb 2021	The amendment updates the Schedules to Clause 53.06 to change the heading to <i>Schedule to Clause 53.06 Live music entertainment venues</i> and include an additional schedule section to Clause 53.06 enabling areas to be specified where Clause 53.06 applies to make the existing schedules consistent with the <i>Ministerial Direction on the Form and Content of Planning Schemes</i> .	Limited impact. <i>Amendments VC120, VC152, VC183 and GC175 all relate to live music venues.</i> There are a limited number of live music venues within the municipality, and these are often well separated from sensitive uses. The impact of the clause is anticipated to grow as development in activity centres increases. This

No.	Gazetted	Brief description	Implications for Maroondah
			may result in a need to maintain up-to-date information on premises to assist decision making. At present site inspections during application processing is sufficient.
VC195	11 Mar 2021	The amendment changes the Victoria Planning Provisions and all planning schemes by modifying the particular provision at clause 52.32 (Wind energy facilities) to streamline the application process for minor changes to approved wind energy facilities, clarify consent requirements and simplify review and panel exemptions.	Limited impact.
VC194	25 Mar 2021	The amendment inserts two new particular provisions at clauses 52.30 and 52.31 to facilitate state projects and local government projects.	Limited impact.
VC197	20 Apr 2021	The amendment removes expiry dates and updates existing Design and Development Overlay (DDO) and Significant Landscape Overlay (SLO) schedules to introduce permanent protections within the Yarra River corridor. Amendment VC197 also makes policy neutral updates and consequential changes.	Limited impact.
VC185	30 Apr 2021	The Amendment modifies Clause 72.01-1 to make transitional provisions for an energy generation facility or utility installation to be determined by the council instead of the Minister for Planning if made prior to the approval date of Amendment VC192.	Limited impact.
VC198	14 May 2021	The amendment introduces new particular provisions at clauses 52.35 (Major Road Projects) and 52.36 (Rail Projects) and makes other changes related to delivery of projects carried out by or on behalf of Major Road Projects Victoria and Rail Projects Victoria.	Moderate impact. The provisions introduced have the impact of exempting works such as level crossing removal projects and future construction of the Healesville and northern Arterials from the need for a planning permit.
VC189	3 Jun 2021	Amends Clause 12.04-1S Sustainable development in alpine areas, to reference the <i>Alpine Resorts Strategic Plan 2020-2025</i> (Victorian Government, Alpine Resorts Co-ordinating Council, 2019). The amendment changes the Alpine Resorts Planning Scheme by replacing the Local Planning Policy Framework with a new Municipal Planning Strategy at Clause 02 and local policies within the Planning Policy Framework at Clauses 11-19, making administrative changes to the Schedules to Clause 44.06 Bushfire Management Overlay and Clause 72.08 Background Documents, and inserting a new Schedule to Clause 74.02 Further Strategic Work.	Little/no impact.
VC203	1 Jul 2021	Amendment VC203 implements a new environment protection framework in the Victoria Planning Provisions and all planning schemes through: <ul style="list-style-type: none"> updates to the Planning Policy Framework to align with new requirements for contaminated and potentially contaminated land amendments to clause 45.03 (Environmental Audit Overlay) the replacement of references to State Environment Protection Policies with new content references to new and amended guidelines and requirements under the <i>Environment Protection Act 2017</i>. 	Moderate impact. Clause 13.04-1S provides clear direction on the need to consider contamination and potential contamination of land when assessing applications for use and development. Council has no register of potentially contaminated land and the EAO is applied to three properties only. To assist in applying the policy in the first instance, future strategic

No.	Gazetted	Brief description	Implications for Maroondah
			work is to include development of a register of potentially contaminated land.
		Recommendation arising	
		E02 Develop a mapped register of known potentially contaminated land in commercial and residential zones, including uses with high potential for contamination in Planning Practice Note 30.	
C145maro	30 Jul 2021	The Amendment extends the expiry date of the interim Heritage Overlay (HO147) controls that apply to 35 Alto Avenue, Croydon, until 30 Jan 2022.	No ongoing impact.
VC206	3 Aug 2021	The Amendment changes the VPP and all planning schemes in Victoria by aligning planning provisions for a wind energy facility with the requirements of the <i>Environment Protection Act 2017</i> for the regulation of wind turbine noise. The Amendment also updates the licencing references in the Port Zone.	Limited impact.
VC196	19 Aug 2021	The Amendment changes the VPP and all planning schemes in Victoria by: providing stronger recognition and protection of existing extractive industries, and to designate land with State-significant earth resources, where extractive industries may be established in the future, as strategic extractive resource areas.	Limited impact. There are no Strategic Extractive Resource areas or Extractive Industry Interest Areas within Maroondah.
VC171	6 Sept 2021	The Amendment changes the VPP and all planning schemes in Victoria to implement the Marine and Coastal Policy (Department of Environment, Land, Water and Planning, 2020), support coastal hazard planning and sea level rise adaptation, and update policy references.	Little/no impact.
C131maro	10 Sept 2021	The Amendment makes administrative, formatting and technical changes to local provisions of the Maroondah Planning Scheme to reflect reforms introduced by Amendment VC142 and VC148 and to ensure consistency with the <i>Ministerial Direction on the Form and Content of Planning Scheme</i> , as part of the Smart Planning Program.	Limited impact. Administrative changes.
VC211	14 Sept 2021	The Amendment renames and modifies clause 67.02 to enable the application of exemptions set out in clause 52.31. The amendment updates clauses 66.05 and 67, consolidates clauses 67.02, 67.03 and 67.04 under clause 67.02, and deletes clauses 67.03 and 67.04.	Limited impact.
C142maro	30 Sept 2021	The Amendment applies Heritage Overlay (HO) to the property at 35 Alto Avenue, Croydon on a permanent basis. The Heritage Overlay was placed in the interim by Amendment C141maro.	Limited geographic impact. Application of the Heritage Overlay to a single property.
VC208	5 Oct 2021	Amends Clause 52.10 to apply the use, notice and review exemptions to other types of emergencies.	Limited impact.
VC202	12 Oct 2021	The amendment introduces a land use term and definition for Rural worker accommodation in clauses 73.03 (Land use terms) and 73.04 (Nesting diagrams). The amendment also modifies clause 35.07 (Farming Zone) to introduce a planning permit exemption for use of land for Rural worker accommodation that accommodates no more than 10 persons; and to introduce a permit requirement for use of land for Rural worker accommodation that accommodates more than 10 persons.	Limited impact. There is limited rural zoned land in the City of Maroondah.
VC212	13 Oct 2021	The amendment makes changes to Clause 35.06 (Farming Zone) and to Clause 66.05 (Notice of permit applications under State standard provisions) to minimise the potential for land use conflict from as-of-right accommodation uses in the Farming Zone, in the vicinity of proposed and approved wind energy facilities.	Limited impact. Only one property in Maroondah is within the Farming Zone, and it is unlikely to be proximate to a wind energy facility.

No.	Gazetted	Brief description	Implications for Maroondah
VC173	26 Oct 2021	Updates the land affected by the Melbourne Airport Environs Overlay in the Brimbank, Hume, Melton, Moreland, Moonee Valley and Whittlesea municipalities consistent with the Melbourne Airport Master Plan 2018, which was approved by the Federal Government in 2019. The Amendment includes limited transition provisions and consequential updates to the VPP and affected planning schemes.	Little/no impact.
VC214	19 Nov 2021	Amendment VC214 amends the exemptions at clause 52.18 (State of Emergency and Recovery Exemptions) to apply to a broader range of uses.	Limited impact. <i>Clause 52.18 was further amended by VC209.</i>
VC204	9 Dec 2021	The Amendment changes the VPP and all planning schemes in Victoria by: modifying Clause 18 of the Victoria Planning Provisions to implement changes to State planning policy for transport and makes associated changes.	Moderate impact. Significant policy changes associated with implementation of the Transport Integration Act 2010.
C130maro	10 Dec 2021	The Amendment updates the Municipal Strategic Statement (MSS) at Clauses 21.01, 21.02, 21.03, 21.06, 21.07, 21.08 and 21.10 to give effect to the <i>Ringwood Metropolitan Activity Centre Masterplan</i> (Maroondah City Council, 2018). It rezones land within the Ringwood Metropolitan Activity Centre to the Activity Centre Zone Schedule 1 (ACZ1), including rezoning land to the Public Park and Recreation Zone (PPRZ). It amends Schedule 1 to the Development Contributions Plan Overlay (DCPO1) and applies the DCPO1 across the activity centre area, amends Clause 72.08 to include the Masterplan as a Background Document, amends Clause 72.04 to include the <i>Ringwood Metropolitan Activity Centre Development Contributions Plan, March 2019</i> as an incorporated document and deletes the <i>Ringwood District Centre Development Contributions Plan, July 1997</i> .	Significant Impact. Implements the Ringwood Metropolitan Activity Centre Masterplan, including application of an Activity Centre Zone and Development Contributions Plan Overlay.
VC174	20 Dec 2021	The Amendment changes the VPP and all planning schemes in Victoria by: implementing the recently announced revised Better Apartment Design Standards, which delivers improved external amenity and design outcomes for all apartment developments. The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by updating and amending clauses and introducing transitional provisions.	Moderate impact.
VC207	20 Dec 2021	The Amendment changes the VPP and all planning schemes in Victoria by: implementing the revised Better Apartment Design Standards into clauses 52.20 (Victoria's Big Housing Build) and 53.20 (Housing by or on behalf of the Director of Housing).	Limited impact.

2.1.10 2022

Table 11: Amendments gazetted during 2022

No.	Gazetted	Brief description	Implications for Maroondah
VC205	20 Jan 2022	The amendment introduces a new Transport Zone to replace the Road Zone and Public Use Zone Schedule 4. The amendment also makes consequential changes.	Significant impact. The introduction of the Transport Zone, with guidance contained in the former PPN94, has particular impact for land set aside for the future Healesville Arterial. Refer to Volume 1 for a detailed response to this issue.

No.	Gazetted	Brief description	Implications for Maroondah
VC199	3 Feb 2022	The Amendment changes the VPP and all planning schemes in Victoria by: aligning existing provisions with current policy, guidelines and legislation, deleting redundant content and correcting clerical errors.	Limited impact. The changes include provision for promotional signage on sports grounds within Category 4 to Clause 52.05.
VC200	17 Feb 2022	The Amendment changes the VPP and all planning schemes in Victoria by: introducing planning permit exemptions for specified types of transport projects. The amendment also specifies the Minister for Planning as the responsible authority for transport projects where a planning permit is required.	Moderate impact. The most significant aspect of this amendment to Maroondah is the introduction of an exemption from the need for a permit for vegetation removal to facilitate roadworks under the ESO, VPO, SLO and Clause 52.17.
VC209	8 Mar 2022	The Amendment changes the VPP and all planning schemes in Victoria by removing clause 51.06 (Secondary dwelling) from the VPP and the Greater Bendigo, Kingston, Moreland and Murrindindi planning schemes, and updating clause 52.18 (State of emergency and recovery exemptions) to reflect the new pandemic declaration powers under the <i>Public Health and Wellbeing Act 2008</i> .	Limited impact.
VC219	22 Mar 2022	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.	Limited impact.
GC192	31 Mar 2022	The Amendment amends the Casey, Manningham, Maribyrnong, Maroondah, Melbourne, Monash, Moreland, Murrindindi, Stonnington, Whitehorse and Yarra planning schemes to transfer the responsible authority status of 16 sites from the Minister for Planning to the relevant municipal council, amends the Wyndham Planning Scheme to remove the Victorian Planning Authority as the collecting agency and referral authority for the East Werribee Employment Precinct, and amends the Monash Planning Scheme to replace the M-City: Cambro Road Loading Bay Facility incorporated document with an updated version to remove the Minister for Planning as the responsible authority.	Limited geographic impact. Transfers responsible authority status for the area known as the Nelson Street Project Area from the Minister for Planning to Council.
C137maro	7 Apr 2022	The amendment introduces a new Environmentally Sustainable Development (ESD) local policy and makes other associated changes to the Maroondah Planning Scheme.	Moderate impact. Application of the policy is anticipated to improve the environmental sustainability of new development in Maroondah.
VC210	4 May 2022	Amendment VC210 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to ensure they are current and correct obvious or technical errors.	Limited impact. Administrative changes only.
VC218	18 May 2022	The Amendment changes the VPP and all planning schemes in Victoria by updating the Planning Policy Framework to further implement the National Airports Safeguarding Framework in Victoria.	Little/no impact.

No.	Gazetted	Brief description	Implications for Maroondah
VC220	30 May 2022	The Amendment changes the VPP and all planning schemes in Victoria by supporting the efficient delivery of neighbourhood batteries into the electricity distribution network by amending clause 73.03 Land use terms.	Limited impact.
VC216	10 Jun 2022	The Amendment changes the VPP and all planning schemes in Victoria by making changes to the Planning Policy Framework in the Victoria Planning Provisions and all planning schemes to support Environmentally Sustainable Development.	Limited impact.
VC213	14 Jul 2022	Amendment VC213 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to ensure consistency with existing requirements under the Melbourne Strategic Assessment (MSA) Program to achieve specific biodiversity outcomes within Melbourne's growth corridors.	Little/no impact.
VC230	14 Jul 2022	The Amendment updates clauses 52.20 (Victoria's Big Housing Build) and 72.01 (Responsible authority for this planning scheme) to replace the Minister for Energy, Environment and Climate Change with the Minister for Planning as the responsible authority for relevant applications under clauses 52.20 (Victoria's Big Housing Build) and 53.20 (Housing by or on behalf of the Director of Housing).	Limited impact.
VC221	4 Aug 2022	The Amendment facilitates all-electric developments to support implementation of Victoria's Climate Change Strategy 2021 and Gas Substitution Roadmap 2022. The amendment changes the VPP and all planning schemes by amending clauses that require developments to be connected to reticulated gas and amending the referral requirements.	Moderate impact. The revised wording of Clause 66.01 will be employed when relocating referral provisions from the body of Overlay Schedules to the Schedule to Clause 66.04 [Action P27] .
C147maro	11 Aug 2022	The Amendment amends the Activity Centre Zone Schedule 1 (ACZ1), the Development Contributions Plan Overlay Schedule 1 (DCPO1) and Clause 66.06 to correct technical errors that occurred as a result of a processing error carried on from the gazettal of Amendment C130maro.	Limited impact. Corrections to C131maro.
VC223	12 Aug 2022	Amends Clause 73.01 (General terms) to define Minister for Planning to mean a Minister for the time being administering the Planning and Environment Act 1987.	Limited impact.
VC225	15 Sept 2022	Amendment VC225 makes changes to the Victoria Planning Provisions and all planning schemes to correct obvious or technical errors and ensure they are current.	Limited impact.
VC222	29 Sept 2022	The Amendment makes changes to the Victoria Planning Provisions and all planning schemes to support the co-location of new government primary schools with kindergartens and facilitate projects that support the 2026 Commonwealth Games.	Limited impact.
C149maro	20 Oct 2022	The amendment corrects two technical errors contained in Schedule 1 to the Activity Centre Zone (Clause 37.08) and Schedule 1 to the Development Contributions Plan Overlay (Clause 45.06) in the Maroondah Planning Scheme.	Limited impact.
VC224	28 Oct 2022	The amendment makes changes to the Victoria Planning Provisions and all planning schemes that relate to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart.	Moderate impact. The most significant aspect of the amendment for Maroondah is the stipulation that use of VicSmart provisions for tree removal apply once

No.	Gazetted	Brief description	Implications for Maroondah
			annually. It is anticipated that this will help support the objectives of Council's VPO and SLO controls.
VC226	4 Nov 2022	The amendment makes changes to the Victoria Planning Provisions and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation.	Moderate impact. Changes to the Heritage Overlay mean that it is now possible for Council to indicate that the installation of solar energy systems that are not visible from a street (other than a lane) or public park do not require a planning permit. Further strategic work is required in order to determine whether or where this may be appropriate.
		Recommendation arising	
		H01 Consider the need for identifying additional exemptions for planning permits associated with heritage places, including whether there are some sites affected by the Heritage Overlay where the installation of a solar energy system should not require a planning permit.	
VC227	14 Nov 2022	The amendment makes changes to the Victoria Planning Provisions and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the Victorian Government's Recycling Victoria: a new economy policy.	Limited impact.
C134maro	18 Nov 2022	The Amendment facilitates the development of the Ringwood Greyfield Renewal Precinct by rezoning the precinct from Neighbourhood Residential Zone Schedule 3 to the new General Residential Zone Schedule 3 and applying the new Development Plan Overlay Schedule 7 and Development Contribution Plan Overlay Schedule 2 to the affected land. The amendment also proposes changes to Clauses 21.02, 21.06, 21.07 and 21.10 in the existing Municipal Strategic Statement and to Clause 22.02 (Residential Neighbourhood Character policy) and implements a Development Contributions Plan for the precinct.	Limited geographic impact. Implements the Ringwood Greening the Greyfields project.
VC228	22 Nov 2022	Amendment VC228 makes changes to the Victoria Planning Provisions and all planning schemes to facilitate Victoria's recovery from emergencies by allowing an exemption from operation hours for extractive industries.	Limited impact.
C136maro	25 Nov 2022	The amendment facilitates the development of the Croydon South Greyfield Renewal Precinct, by rezoning the precinct from the General Residential Zone Schedule 1 to the General Residential Zone Schedule 3 and applying the new Development Plan Overlay Schedule 8 and Development Contribution Plan Overlay Schedule 3 to the affected land. The amendment also proposes a number of changes to Clauses 21.02, 21.06, 21.07 and 21.10 in the existing Municipal Strategic Statement and to Clause 22.02 (Residential Neighbourhood Character policy), updates the list of maps forming part of the Maroondah Planning Scheme and implements a Development Contributions Plan for the precinct.	Limited geographic impact. Implements the Croydon South Greening the Greyfields project.

2.1.11 2023

Table 12: Amendments gazetted during 2023

No.	Gazetted	Brief description	Implications for Maroondah
VC229	20 Mar 2023	Amendment VC229 makes changes to the Victoria Planning Provisions and all planning schemes to correct obvious or technical errors and ensure they are current.	Limited impact.
VC231	6 Apr 2023	Amendment VC231 amends existing planning permit exemption thresholds for dwelling extensions, out-buildings and buildings used for agriculture in clauses 35.03 (Rural Living Zone), 35.07 (Farming Zone) and 35.08 (Rural Activity Zone).	Limited impact. Implications for 1/82-112 Colchester Road Kilsyth only, as the sole property in Maroondah located in the Farming Zone.
C151maro	20 Apr 2023	The amendment applies the Heritage Overlay to 61 Wicklow Avenue, Croydon on an interim basis until 12 April 2024.	No ongoing impact.
C152maro	2 Jun 2023	The amendment corrects technical errors contained in Clause 21.02, Clause 21.07, Clause 22.02 and Schedule to Clause 72.04 within the Maroondah Planning Scheme and inserts content that was incorrectly omitted as part of the gazettal of amendments C134maro and C136maro.	Limited impact. Correction of anomalies caused by Amendments C134maro and C136maro.
VC234	4 Jul 2023	The amendment clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters.	Limited impact.
VC238	3 Aug 2023	Amendment VC238 changes the Victoria Planning Provisions and all planning schemes by amending clause 52.13, Victorias container deposit scheme. The amendment changes the permit exemption threshold in clause 52.13 to enable an automated collection point to occupy 5 car spaces instead of 4 if the land contains 50 or more car spaces.	Limited impact.
VC236	3 Aug 2023	The amendment supports renewable hydrogen gas production and distribution and makes the Minister for Planning the responsible authority for large-scale production of hydrogen gas.	Limited impact.
VC242	20 Sept 2023	Amendment VC242 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes by introducing two new particular provisions to facilitate significant residential development and significant economic development.	Moderate impact. Historically developers within Maroondah have not elected to seek Ministerial involvement in planning applications in the City. Therefore, whilst the introduction of Clauses 53.22 and 53.23 are potentially significant changes to planning schemes generally, they are unlikely to have a significant impact on planning within Maroondah.

No.	Gazetted	Brief description	Implications for Maroondah
VC243	22 Sept 2023	Amendment VC243 makes changes the Victoria Planning Provisions (VPP) and all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres. These changes support the delivery of housing in Victoria.	<p>Significant impact.</p> <p>The changes to ResCode and introduction of the Future Homes provisions will have a potentially significant impact on the form of development proposed, and approved, within Maroondah. The former will impact on any changes proposed to the Scheme as a result of the neighbourhood character strategy work which has been identified as required future strategic work. It is anticipated that VCAT decisions in the coming months will begin to provide guidance on how neighbourhood character is to be assessed in instances where the 'deemed to satisfy' Standards are met. For example, can height still be considered as part of the neighbourhood character assessment in Clause 55.02-1, particularly on sloping sites where existing development is well below the maximum height outlined in the Zone.</p> <p>The amendment results in removal of the previous section 3.0 (permit requirements for dwellings and fencing) from a number of Schedule templates.</p>
	Recommendation arising		
	P45	Amend all Schedules to the General Residential and Neighbourhood Residential Zones to reflect changes to the Schedule template arising from Amendments VC243 and VC253.	
VC246	26 Sept 2023	Amendment VC246 introduces new land use controls in the Victoria Planning Provisions and all planning schemes to improve facilitation of Victoria's Container Deposit Scheme. The amendment introduces a new land use term, Container deposit scheme centre, nested under Transfer station. The amendment also makes corrections to ordinance.	Limited impact.
VC247	6 Oct 2023	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.	Limited impact.
VC241	17 Oct 2023	The amendment removes prohibitions for specified sign types for a Freeway service centre, Service station and Open sports ground in a zone where Category 4 - Sensitive areas sign controls apply.	Limited impact.

No.	Gazetted	Brief description	Implications for Maroondah
C144maro	14 Nov 2023	Replaces the Local Planning Policy Framework of the Maroondah Planning Scheme with a new Municipal Planning Strategy at Clause 02, local policies within the Planning Policy Framework at Clauses 11 to 19 and selected local schedules consistent with changes to the Victoria Planning Provisions introduced by Amendment VC148 and The Ministerial Direction on the Form and Content of Planning Schemes.	Significant impact. Whilst the amendment incorporates significant format changes to the Maroondah Planning Scheme it is neutral in intent.
VC253	14 Dec 2023	The amendment introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions and all planning schemes to implement Victoria's Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.	The implications of this amendment should be monitored to determine the impact on the diversity of housing stock within the municipality. Consideration should also be given to whether the current wording of ResCode standards in relation to open space are appropriate in light of the amendment. The amendment results in changes to the Schedule templates to include reference to small second dwellings.
Recommendation arising			
P45		Amend all Schedules to the General Residential and Neighbourhood Residential Zones to reflect changes to the Schedule template arising from Amendments VC243 and VC253.	
R24		Consider whether changes should be made to existing local variations to Standard A17 in light of changes made to Clause 54.05-2 by Amendment VC253.	

2.1.12 January 2024

Table 13: Amendments gazetted between 1 and 15 January 2024

No.	Gazetted	Brief description	Implications for Maroondah
VC250	1 Jan 2024	The amendment supports Victoria's Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.	Limited impact. The requirement to ensure that new dwellings are not connected to gas is consistent with Council objectives in relation to environmentally sustainable design and are unlikely to impact on built form in the municipality.
C146maro	11 Jan 2024	The amendment rezones the surplus Croydon South Primary School site from the Public Use Zone 2 Education to Neighbourhood Residential Zone Schedule 3, applies the Environmental Audit Overlay and amends the Schedule to Clause 53.01 to confirm a 0 per cent public open space contribution for the site. The amendment also rezones the southern portion (council-owned land) to Public Use Zone 6 Local Government.	Limited geographic impact.

No.	Gazetted	Brief description	Implications for Maroondah
VC249	15 Jan 2024	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by exempting development for a small second dwelling from Development Contributions Plan requirements and correcting typographical errors related to small second dwellings.	Limited impact. The amendment changes each of the Development Contributions Plan that are incorporated into the Maroondah Planning Scheme. It is not anticipated that this will result in a significant loss of revenue under any of the Plans, however this will be monitored and the exemption considered as part of the development of future similar plans.

3. Applying the Planning Practice Notes

Since the last review of the Maroondah Planning Scheme was conducted in 2013 the majority of Planning Practice Notes now in use have been published or updated. The purpose of this document is to consider the implications of these Practice Notes on the Maroondah Scheme.

Actions arising are as follows:

Planning for heritage

- H02 Review Council's records to determine whether any place has been referred to Council by the Heritage Council for consideration for an amendment to the planning scheme.
- H03 Review the National Trust Heritage Register of the National Trust of Australia (Victoria) to determine whether all properties on the Register that are within Maroondah are now within the Heritage Overlay.
- H04 Consider the historical significance of the property at 1 Wonga Road, Ringwood and any properties listed on the National Trust Heritage Register to determine whether their inclusion in the Heritage Overlay is appropriate.

Planning for the environment and environmental risks

- E02 Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.
- E03 Develop a mapped register of known potentially contaminated land in commercial and residential zones, including uses with high potential for contamination in Planning Practice Note 30.
- E04 Prepare a Green Wedge Management Plan for the sections of Maroondah which are located outside of the Urban Growth Boundary.
- E05 Prepare an amendment to the Planning Scheme to implement current flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.

Process and administrative improvements

- P05 Identify the most appropriate way of making the operational version of any plans supported by the Development Plan Overlay available to the public.
- P06 Review Council practices in documenting changes to approved documents under the Development Plan Overlay to ensure that clarity is maintained.

3.1 Planning Practice Notes with no implications for this Review

For ease of reference, updated Planning Practice notes which do not require a response in terms of future strategic work or changes to the planning scheme as part of this review are listed in Table 14.

Table 14: Planning Practice Notes with no implications for this Review

Title	Date	Comment
PPN03: Applying the Special Use Zone	May 2022	The practice note will be used when considering the appropriate zone or combination of zones within identified 20 minute neighbourhoods.
PPN11: Applying for a planning permit under the flood provisions	August 2015	This practice note provides guidance about making an application for a planning permit where flooding is a consideration and explains how an application will be assessed.
PPN15: Assessing an application for One or More Dwellings in a Residential Zone	January 2018	The purpose of this practice note is to give guidance to responsible authorities assessing a planning application for one or more dwellings on a lot and for residential buildings.
PPN16: Applying a Planning Application for One or More Dwellings in a Residential Zone	January 2018	The purpose of this practice note is to help applicants make a planning permit application for one or more dwellings or a residential building.
PPN18: Planning Considerations for Horticultural Structures	May 2023	This practice note provides guidance about planning for horticultural structures, including advice about responsive siting, design and land management. It is anticipated that may also be useful for dealing with other large rural structures, such as sheds.
PPN22: Using the Car Parking Provisions	August 2023	This practice note provides guidance about the use of the car parking provisions in Clause 52.06 and the Parking Overlay. It explains how the car parking requirements are calculated and what information is required to be submitted with an application with car parking.
PPN24: Shipping container storage	March 2022	Commentary included below.
PPN27: Understanding the Residential Development Provisions	June 2015	The purpose of this practice note is to ensure a common interpretation and consistent application of the 13 residential development standards in Clauses 54 and 55 in all planning schemes in Victoria.
PPN36: Implementing a Coastal Settlement Boundary	November 2016	Not relevant to Maroondah
PPN39: Using the Integrated Water Management Provisions of Clause 56 - Residential Subdivision	December 2022	This practice note provides guidance on meeting the integrated water management provisions in Clause 56.07.
PPN40: Using the Residential Subdivision Provisions of Clause 56 - Residential Subdivision	December 2022	This practice note provides guidance about the use of the residential subdivision provisions in Clause 56.08. It explains how the clause operates, objectives to be met, and gives details on site context and design response requirements.

Title	Date	Comment
PPN41: Using the Site Management Provisions of Clause 56 - Residential Subdivision	December 2022	This practice note provides guidance how to meet the site management provisions of Clause 56.
PPN43: Understanding Neighbourhood Character	January 2018	This practice note provides guidance on preparing or assessing a permit application for residential development with an emphasis on understanding and responding to neighbourhood character.
PPN45: Aboriginal Heritage Act 2006 and the Planning Permit Process	May 2023	The Practice Note describes the key provisions of the Aboriginal Heritage Act 2006, and how it interacts with the planning permit process.
PPN47: Urban Growth Zone	December 2022	Not relevant to Maroondah
PPN53: Managing Coastal Hazards and the Coastal Impacts of Climate Change	February 2023	Not relevant to Maroondah
PPN55: Planning in open drinking water catchments	August 2023	Not relevant to Maroondah
PPN56: Activity Centre Zone	June 2015	The Practice Note informed the preparation of the Activity Centre Zone Schedule 1 over Ringwood. It will also be relevant in consideration of appropriate zones for other activity centres in the municipality.
PPN57: Parking Overlay	August 2023	This practice note provides guidance to councils about the preparation and application of the Parking Overlay.
PPN59: The Role of Mandatory Provisions in Planning Schemes	August 2023	<p>This Practice Note, along with PPN58 and PPN60, will be used when preparing new or updated structure plans for activity centres.</p> <p>It is noted that whilst the Practice Note identifies that mandatory height provisions are the exception, they currently apply within the Croydon Major Activities Area (DDO10). In revising the Structure Plan for this centre consideration will be given to whether the retention of mandatory height controls is appropriate or not.</p>
PPN60: Height and Setback Controls for Activity Centres	September 2018	This Practice Note, along with PPN58 and PPN59, will be used when preparing new or updated structure plans for activity centres.
PPN61: Licensed premises: Assessing cumulative impact	May 2022	<p>The Practice Note outlines that its purpose is to:</p> <p>Explain cumulative impact in relation to licensed premises in the planning system.</p> <p>Provide guidance on preparing and assessing an application under Clause 52.27 of the planning scheme.</p>
PPN63: Applying for a Planning Permit to Farm Broiler Chickens	December 2022	No implications for the planning scheme review.
PPN74: Making planning documents available to the public	January 2022	No planning scheme implications.

Title	Date	Comment
PPN75: Planning requirements for heliports and helicopter landing sites	June 2015	Outlines the planning requirements for heliports and helicopter landing sites.
PPN81: Live music and entertainment noise	November 2022	The Practice Note provides guidance on applying the provisions of Clause 53.06.
PPN82: Applying the Metropolitan Planning Levy	May 2022	No implications for the planning scheme review.
PPN83: Assessing external noise impacts for apartments	August 2017	This practice note gives guidance about the operation of Clause 55.07-6 (Noise impacts) and Clause 58.04-3 (Noise impacts) for apartment developments.
PPN84: Applying the minimum garden area requirement	May 2022	This practice note gives guidance about the operation of the minimum garden area requirement in the Neighbourhood Residential Zone and General Residential Zone. The guidance will inform an understanding of the impact of modified ResCode standards on the space available for planting when preparing the Neighbourhood Character Strategy.
PPN85: Applying the Commercial 3 zone	December 2022	No implications for the planning scheme review.
PPN86: Applying for a planning permit for a pig farm	December 2022	No implications for the planning scheme review.
PPN87: Preparing a planning permit application for animal production	December 2022	No implications for the planning scheme review.
PPN88: Planning considerations for existing residential rooftop solar energy facilities	May 2022	This practice note provides advice about planning permit applications for development that may overshadow an existing domestic rooftop solar energy system.
PPN89: Extractive energy and resources	September 2022	No implications for the planning scheme review.
PPN93: Wind impacts in apartment developments	December 2021	This Practice Note provides guidance on the requirements of Clause 58.04-4 which relate to wind impacts for an apartment development of five or more storeys.
PPN95: Local heritage protection provisions	May 2022	This Practice Note provides guidance on the local heritage protection provisions in the Planning and Environment Act 1987, and in particular measures to protect heritage buildings from unlawful demolition or being allowed to fall into disrepair. It will be used by Council in the event that it becomes aware of a building which may be in this category. It has no implications for the current scheme review however.
PPN96: Glare and reflectivity	December 2022	This Practice Note provides guidance on understanding glare and addressing it in planning applications. It has no implications for the scheme review.

3.2 PPN01: Applying the Heritage Overlay

Current version published: August 2018

The Practice Note identifies that the following properties should be included in the Heritage Overlay:

- *Any place that has been listed on the Australian Heritage Council's now closed Register of the National Estate.*
- *Any place that has been referred by the Heritage Council for consideration for an amendment to the planning scheme.*
- *Places listed on the National Trust Heritage Register of the National Trust of Australia (Victoria), provided the significance of the place can be shown to justify the application of the overlay.*
- *Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.*

Council is actively pursuing protection of heritage assets in the planning scheme. This includes seeking inclusion of properties identified in the City of Maroondah Heritage Study Review of 16 August 2022 within the Overlay. To date it has not sought inclusion of those assets in the Victorian Heritage Register or the National Heritage List.

It is noted however that whilst no heritage assets in Maroondah are located on the National Heritage List, three were listed on the Register of the National Estate:

- The dwelling at 343 Maroondah Highway Croydon, although the dwelling referred to would appear to have fallen into disrepair and to have been removed in its entirety by 2013.
- The Slab Hut at 4 Reilly Court Croydon South is listed as an indicative place as no nomination was made for its inclusion on the Register. The property is within the Heritage Overlay, and a nomination for inclusion in the National Heritage List should be considered.
- The Walter Burley Griffin Estate in Ringwood East is also listed as an indicative place. No further information is available online and it may be that reference should instead be to the Croydon Hills Estate in Croydon. The Estate is located in the Neighbourhood Character Overlay Schedule 2, where demolition controls apply, but is not currently located within the Heritage Overlay.

Recommendations arising

- | | |
|------------|--|
| H02 | Review Council's records to determine whether any place has been referred to Council by the Heritage Council for consideration for an amendment to the planning scheme. |
| H03 | Review the National Trust Heritage Register of the National Trust of Australia (Victoria) to determine whether all properties on the Register that are within Maroondah are now within the Heritage Overlay. |
| H04 | Consider the historical significance of the property at 1 Wonga Road, Ringwood and any properties listed on the National Trust Heritage Register to determine whether their inclusion in the Heritage Overlay is appropriate. |
| H05 | Investigate inclusion of properties in Alto Avenue Croydon and the Wicklow Hills Estate (currently affected by the Neighbourhood Character Overlay) in the Heritage Overlay. |

3.3 PPN12: Applying the flood provisions in planning schemes

Current version published: June 2015

The Maroondah Planning Scheme currently includes land within both the Urban Floodway Zone (UFZ) and the Special Building Overlay (SBO). Neither the Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO) are used in the Scheme. Council is currently developing flood mapping for the municipality. In addition, a review of zoning across the municipality would appear to indicate some anomalies with the application of the UFZ. For example, zoning around Tarralla Creek appears to be aligned with land ownership rather than flood risk, with no flooding overlay applied to abutting land:

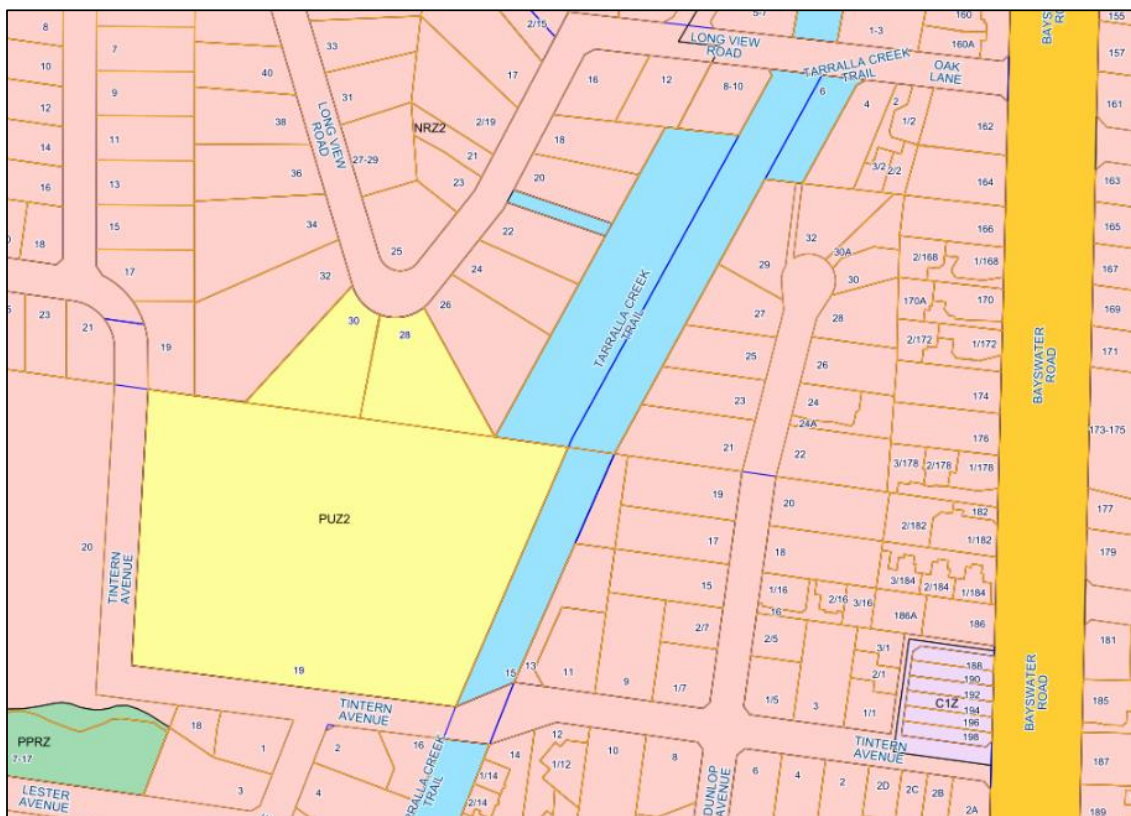


Figure 1: Example of the alignment of the Urban Floodway Zone

The Practice Note will be utilised to develop the planning scheme amendment which will implement the updated mapping. Discussion with Melbourne Water will also be required to address any necessary changes to the UFZ and flooding overlays.

Recommendations arising

- E05** Prepare an amendment to the Planning Scheme to implement current flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.

3.4 PPN17: Urban Design Frameworks

Current version published: July 2015

Council has identified the need for an Urban Design Policy as future strategic work. The Practice Note will be used in its preparation as well as in the Urban Design components of activity centre Structure Plans.

3.5 PPN23: Applying the Incorporated Plan and Development Plan Overlays

Current version published: September 2022

The Maroondah Planning Scheme currently includes eight schedules to the Development Plan Overlay (DPO). The Incorporated Plan Overlay is not used. As detailed in Volume 3, it is considered that Schedules 2, 3, 4 and 5 to the DPO are now redundant and may be removed from the Scheme. These changes are noted as Actions L07 and R16-R18 and are also included in the marked-up copy of the ordinance and the mapping contained in Volume 4.

The Practice Note:

- Identifies that the public must have access to the operational version of any plans supported by the DPO.
- States that to “avoid uncertainty and conflict about the content and application of DPO plans, the responsible authority should keep a full copy of the current ‘endorsed’ plan available online or for inspection in person”.
- Outlines that it is good practice to:
 - Ensure reports recommending changes to the plan should the existing endorsed plan and the proposed changes.
 - For the plan to contain a ‘record sheet’ to track and summarise changes to the plan by document number, version number and adoption / approval date. If the plan consists of more than one document, each should include a copy of the record sheet.
 - Have a version number and an adoption / approval date displayed on each sheet.
- Outlines that the plan may include a ‘sunset clause’ that would trigger a review of the plan by providing that it ceases to have effect on a given date.

The Practice Note does not have any implications for the content of the Maroondah Planning Scheme, however it identifies the need for some of Council’s practices to be updated.

Recommendations arising	
P05	Identify the most appropriate way of making the operational version of any plans supported by the Development Plan Overlay available to the public.
P06	Review Council practices in documenting changes to approved documents under the Development Plan Overlay to ensure that clarity is maintained.

3.6 PPN24: Shipping container storage

Current version published: March 2022

Council has identified the need for employment and industrial land strategy/ies to support increased employment growth in the municipality. Once this has been prepared consideration should be given, as detailed in the Practice Note, to the inclusion of reference to Shipping Container Storage within the MPS and local policies if appropriate.

No implications for current planning scheme review.

3.7 PPN30: Potentially Contaminated Land

Current version published: July 2021

The Practice Note outlines measures to ensure that potential contamination of land is addressed when considering applications for planning permit or to amend the planning scheme. It is noted that the Environmental Audit Overlay (EAO) has not been used in the Maroondah Planning Scheme to date.

A high-level review of the Scheme and land use across the municipality indicates that there are a number of potentially contaminating uses (e.g. service stations) that are currently located within and abutting residential zones. These zones allow the commencement of sensitive uses without a planning permit. Introducing the EAO over the land would not alter this fact and does not introduce any obligation on the relevant building surveyor to address potential contamination as part of any construction. Altering residential zones as is proposed through the Neighbourhood Character review would also not ordinarily trigger the need for a PRSA Statement or Environmental Audit Statement as the Practice Note states:

For planning scheme amendments that propose to allow, whether or not by permit, a sensitive use, children's playground or secondary school on land that is potentially contaminated, Ministerial Direction No. 1 requires a planning authority to satisfy itself that the land is suitable for the use...

The Practice Note will therefore be applied by consideration of contamination issues in the planning permit process and in preparation of amendments seeking to rezone land.

To assist full consideration of the issue during assessment of planning applications future work is to include mapping of known sites with a high potential for contamination.

Recommendations arising	
E03	Develop a mapped register of known potentially contaminated land in commercial and residential zones, including uses with high potential for contamination in Planning Practice Note 30.
E20	Consider applying the Environmental Audit Overlay over potentially contaminated sites that are located in zones where sensitive uses are either permissible or may be commenced without a planning permit.

3.8 PPN31: Preparing a Green Wedge Management Plan

Current version published: 23 June 2023

The Practice Note identifies that action taken to protect green wedges includes the development of individual action plans for each green wedge. It sets the expectation that Maroondah prepare a Green Wedge Management Plan for the areas of the municipality which are located outside of the Urban Growth Boundary. These areas are shown in Figures 2, 3 and 4. Some properties in Figure 3 are partly located within Maroondah and partly within the City of Manningham.



Figure 2: Green Wedge land in Warranwood (approx. 9.3 ha)



Figure 3: Green Wedge land in Warranwood and Croydon Hills (approx. 14.6 ha)



Figure 4: Green Wedge land in Kilsyth South (approx. 177.6 ha)

The areas in Warranwood and Croydon Hills are located in the Manningham Green Wedge, whilst that in Kilsyth South is located in the Yarra Valley and Yarra and Dandenong Ranges Green Wedge. Both the City of Manningham and the Shire of Yarra Ranges have prepared Green Wedge Management Plans for the substantive area of the Green Wedge. No Plan has been prepared for the Maroondah component of either Green Wedge.

Recommendations arising

- E04** Prepare a Green Wedge Management Plan for the sections of Maroondah which are located outside of the Urban Growth Boundary.

3.9 PPN32: Review of Planning Schemes

Current version published: June 2015

Outlines how the Scheme review is to be conducted.

3.10 PPN37: Rural Residential Development

Current version published: May 2023

The Maroondah Planning Scheme includes Green Wedge land located in the Green Wedge A Zone (GWAZ) and a single property in the Farm Zone. The Practice Note is relevant to applications for residential development or subdivision in the GWAZ and any proposal to rezone the Farm Zone property. It outlines that farm dwellings often accompany agricultural land uses, and that a rezoning to provide for rural residential development “must be supported with evidence that the proposed use and development responds to the housing needs of the municipality as identified in the MPS and PPF”. As detailed in Volumes 1 and 3, this has limited application to the proposed rezoning of 1/82-112 Colchester Road Kilsyth given its location within the Urban Growth Boundary and low-intensity agricultural use at present.

3.11 PPN42: Applying the Rural Zones

Current version published: December 2022

The Practice Note outlines that its purpose is:

to provide guidance to planning authorities about:

- *the strategic work required to apply the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone, Green Wedge A Zone and Rural Living Zone*
- *the purposes and features of each zone and where they may be applied.*

It is relevant to Maroondah insofar as much of the land located outside of the Urban Growth Boundary is located in the Green Wedge A Zone. One property in the municipality is currently located in the Farming Zone.

A review of both the Practice Note and the purposes of the Farming Zone raise questions in relation to whether it is appropriate that the land at 1/82/112 Colchester Road Kilsyth be included in this zone. The land forms part of the group of properties owned by Transport for Victoria and is anticipated to be used for an arterial road in the future. It is currently divided into paddocks, which are used for Horse Husbandry (i.e. grazing of horses).

The location of the site within the Urban Growth Boundary with abutments to both General Residential and Industrial 1 Zoned land would indicate that this is not an appropriate use for the land in the long term. Informal consultation has been conducted with VicRoads in relation to the future of the land owned by Transport for Victoria. As detailed in Volume 1, a rezoning of this land and application of the Specific Controls Overlay is considered to be appropriate **[Actions L15 and T01]**.

3.12 PPN46: Strategic Assessment Guidelines

Current version published: September 2022

The Practice Note will be used to evaluate the planning scheme amendment arising from the Planning Scheme Review.

3.13 PPN54: Managing Referrals and Notice Requirements

Current version published: August 2023

The purpose of this practice note is to provide guidance to responsible and referral authorities about the use of permit application referral and notice provisions in planning schemes, and reviewing existing, or proposing new, permit application referral and notice provisions.

The Maroondah Planning Scheme retains some referral provisions within the body of schedules to the Development Plan Overlay. In considering whether the current referral requirements under Clause 66.04 are appropriate Council has also considered whether these requirements should be relocated to Clause 66.04, be converted to local notice provisions in Clause 66.06 or omitted. Details are contained in Volume 3 and **Action P27**.

3.14 PPN58: Structure Planning for Activity Centres

Current version published: September 2018

This Practice Note, along with PPN59 and PPN60, will be used when preparing new or updated structure plans for activity centres. Council has commenced preparation of a revised Croydon Structure Plan and identified that the Heathmont and Ringwood East Structure Plans be reviewed prior to the next planning scheme review in 2026.

In addition, the structure planning process should inform planning for smaller centres and the implementation of 20-minute neighbourhoods within the Maroondah Planning Scheme.

Related future work includes actions **L01, L02 and L04**.

3.15 PPN62: Green Wedge planning provisions

Current version published: May 2023

The Practice Note outlines the procedures required to amend the Urban Growth Boundary (UGB). These are noted as they relate to the apparent error in the UGB in relation to the following properties:

- 281-283 Colchester Road, Kilsyth South
- 342 Wonga Road, Warranwood
- 15 Delaneys Road, Warranwood

This is discussed in detail in Sections 10.3.5 and 10.3.14 of Volume 3.

3.16 PPN64: Local planning for bushfire protection

Current version published: September 2015

The Practice Note provides guidance on planning for bushfire protection, including drafting local policy and schedules to the Bushfire Management Overlay (BMO). Details of its implications for this review are contained in Volume 1.

Recommendations arising

E02 Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.

3.17 PPN84: Applying the minimum garden area requirement

Current version published: May 2022

This practice note gives guidance about the operation of the minimum garden area requirement in the Neighbourhood Residential Zone and General Residential Zone. The guidance will inform an understanding of the impact of modified ResCode standards on the space available for planting when preparing the Neighbourhood Character Strategy.

3.18 PPN90: Planning for housing

Current version published: July 2023

The Practice Note informed the development of the Maroondah Housing Strategy: 2022 Refresh and will also be relevant to future work arising from the Strategy. The Strategy outcomes remain consistent with the PPN as updated in July 2023. It includes a Residential Development Framework Plan that is a neutral translation of the existing planning scheme content. The Practice Note outlines that this should be included in the Scheme. It is appropriate that the map be included in Clause 02.04, and that planning policy in relation to Settlement and Housing be updated to support it. More detail is contained in response to the Maroondah Housing Strategy: 2022 Refresh.

In addition, consideration should be given to inserting additional policies into Clause 16.01 to provide guidance on housing within the incremental change areas, as these constitute a large part of the municipality and suitable development will vary across them. In particular, the policy should include support for relatively more housing close to neighbourhood activity centres and priority local activity centres than in more remote locations.

Recommendations arising

V12 Include the Residential Development Framework Map on page 20 of the Maroondah Housing Strategy: 2022 Refresh in Clause 02.04 of the Maroondah Planning Scheme. Note that the Framework should first be:

- Corrected to indicate the full extent of the Croydon South Greyfield Renewal Area.
- Include reference to The Mall/Eastfield Shops as an Activity Centre.
- Updated to include colours consistent with the style guide generated for the Scheme.

V08	Insert a strategic direction into Clause 02.03-6 that details that the most significant levels of housing change are to occur within the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and Ringwood East and Heathmont Neighbourhood Activity Centres.
V13	Insert a strategic direction into Clause 02.03-6 that details that housing change is to be limited in areas identified as being suitable for minimal change in the Residential Development Framework Map.
L03	Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.

3.19 PPN91: Using the residential zones

Current version published: July 2023

The changes to the residential zones made by Amendment VC110, and the guidance provided in this Practice Note represented a significant shift in guidance on height and development expectations within the residential zones. The impact on built form and neighbourhood character of Maroondah's residential areas will be reviewed as part of development of the Neighbourhood Character Strategy.

3.20 PPN92: Managing buffers or land use compatibility

Current version published: March 2021

The Practice Note primarily addresses the use of Clause 53.10 and the Buffer Area Overlay to deal with the interface between sensitive uses and those with the potential to create adverse off-site impacts. Maroondah has not experienced significant changes to the boundary between industrial zones and those allowing sensitive uses in recent years. This reduces the potential for interface-related amenity issues.

The Practice Note will be utilised in the future strategic work to map known potentially contaminated land **[Action E03]** as well as any planning scheme amendments which alter the extent of either Industrial Zones or Zones which allow sensitive uses.

3.21 Retired Planning Practice Notes

It is noted that the former Planning Practice Notes 70 and 94, whilst current when this Scheme Review commenced, are no longer so.

3.21.1 PPN70: Open space strategies

The former Practice Note provides guidance on the preparation of open space strategies. It remains on the Department of Energy, Environment and Climate Action's website ([Open space for everyone \(environment.vic.gov.au\)](https://open.space.for.everyone.environment.vic.gov.au)). The Maroondah Open Space Strategy 2016 does not adopt the guidance included in the document. As a result, whilst the Strategy is of assistance to Council departments responsible for the development and maintenance of open space it does not contain the detail required to include it within the planning scheme. Rather, future work is to include preparation of a new Strategy.

V01 Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.

3.21.2 PPN94: Land use and transport integration

Current version published: December 2021

The practice note previously provided guidance on preparing and implementing local policies that relate to the transport system. The text of this document is retained as a guide on the Department of Transport and Planning website ([Land use and transport integration \(planning.vic.gov.au\)](https://www.planning.vic.gov.au/land-use-and-transport-integration)). A number of aspects of the former Practice Note remain relevant to the current Scheme Review. They are discussed in Volume 1.

4. Third party reviews

The review has considered a cross-section of decisions from the Victorian Civil and Administrative Tribunal (VCAT) as well as independent panel reports received on local planning scheme amendments. These result in the following recommendations:

Planning for local places

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

Planning for heritage

- H04 Consider the historical significance of the property at 1 Wonga Road, Ringwood and any properties listed on the National Trust Heritage Register to determine whether their inclusion in the Heritage Overlay is appropriate.

Planning for the environment and environmental risks

- E06 Conduct a review of the effectiveness and application of the Significant Landscape Overlay and Design and Development Overlay Schedules 1, 2 and 7.
- E07 Conduct an audit of the built form and landscape outcomes resulting from vacant land subdivisions.

Planning for the residential framework

- R01 Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.
- R02 Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.

Process and administrative improvements

- P07 Ensure that standard reporting templates include a prompt to outline the number of parking spaces required and those provided, even where no permit is required pursuant to Clause 52.06.
- P08 Ensure that standard reporting templates, including those which relate to subdivision, include a prompt to outline which specific vegetation removal and/or lopping requires approval.
- P09 Conduct proactive enforcement of selected sites, including those where permit applications have been refused, seeking both replacement vegetation and space set aside for its growth as remedies for unlawful vegetation removal.

4.1 VCAT decisions

As detailed in Volume 1, the majority of appeals lodged against planning decisions in Maroondah relate to either multi dwelling development or vacant land subdivision of residentially zoned land. A review of a sample of decisions received follows. A number highlight the need to prepare a Neighbourhood Character Strategy, including:

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

4.1.1 Decision summaries

36 Humber Road, Croydon North	
Council Ref:	M/2018/1285
Date of VCAT Order:	8 November 2019
VCAT Citation:	Harpel Holdings Pty Ltd v Maroondah CC [2019] VCAT 1734
Description of proposal:	The construction of two double storey dwellings and a single storey dwelling to the rear of an existing dwelling on a 1,510m ² lot.
Nature of proceeding:	Application under section 77 of the <i>Planning and Environment Act 1987</i> – to review the refusal to grant a permit.
VCAT Decision:	Permit to issue
Zone and overlays applying under the planning scheme:	Neighbourhood Residential Zone – Clause 32.09 and Schedule 3 – Canopy Cover and Ridgeline Protection. Significant Landscape Overlay – Clause 42.03 and Schedule 3 – Wicklow Hills Ridge and Loughnan Warranwood Ridge Landscape Protection Area.
Planning permissions required under the planning scheme:	Construction of two or more dwellings on a lot in a Neighbourhood Residential Zone (clause 32.09-6).
Relevant planning scheme policies and provisions:	Clauses 11, 15, 16, 18, 19, 21.06, 21.07, 22.02 of the Planning Policy Framework. Clause 52.06 (Car parking), clause 55 (Two or more dwellings on a lot), clause 65.01 (Decision guidelines – approval of an application or plan).
Key Issues for scheme review:	<p>The Tribunal identified that there is no statement of preferred future character for precincts within the Neighbourhood Character Policy, which was then included in the Scheme at Clause 22.02. This is summarised in Paragraph 39, which states:</p> <p><i>The subject site is in the Warrion neighbourhood character area. One of the curious observations I would make about the planning scheme is that notwithstanding the Council's submission that the preferred future character for the Warrien Area is clearly articulated, there is in fact no express statement of the preferred future character contained within the planning scheme itself. What clause 22.02-2 sets out is design outcomes for specified residential neighbourhoods.</i></p> <p>(tribunal's emphasis)</p> <p>This criticism remains applicable to Clause 15.01-5L of the scheme following gazettal of amendment C144maro.</p>

36 Humber Road, Croydon North	
	It is noted that other Tribunal decisions include references to, and quotes from, <i>Maroondah Neighbourhood Character Study, Planisphere, 2004</i> , which was previously a reference document to Clause 22.02. The Study is now included as a background document in the Schedule to Clause 72.08. Examples include <i>Yvonne Estate Pty Ltd v Maroondah CC & Ors [2020] VCAT 620</i> [sic].
Changes to ordinance required:	Provision of clarity in relation to the preferred future character of individual precincts.
Further strategic work required:	Consider the need to include clear statements of preferred future neighbourhood character within the Maroondah Planning Scheme as part of the Character Policy and associated amendment preparation.

42-44 Marlborough Road, Heathmont	
Council Ref:	M/2018/910
Date of VCAT Order:	11 September 2019
VCAT Citation:	HC Marlborough Management Pty Ltd v Maroondah CC [2019] VCAT 1348
Description of proposal:	Construction of 17 two storey dwellings and associated vegetation removal.
Nature of proceeding:	Application under section 77 of the <i>Planning and Environment Act 1987</i> – to review the refusal to grant a permit.
VCAT Decision:	Permit to issue.
Zone and overlays applying under the planning scheme:	Neighbourhood Residential Zone Schedule 3 (NRZ3). Significant Landscape Overlay Schedule 3 – Wicklow Hills Ridge and Loughnan Warranwood Ridge Landscape Protection Area (SLO3). Significant Landscape Overlay Schedule 4 (SLO4). Special Building Overlay (SBO).
Planning permissions required under the planning scheme:	Clause 32.09-6. A permit is required to construct two or more dwellings on a lot. Clause 42.03-2. A permit is required to construct a building or construct or carry out works. A permit is required for the removal of vegetation under SLO3 and SLO4. Clause 44.05-2. A permit is required to construct a building or carry out works.
Relevant planning scheme policies and provisions:	Clauses 15, 16, 18, 21.01, 21.06, 21.07, 22.02, 52.06, 55 and 65.
Key Issues for scheme review:	During the hearing the site was identified as being located within the PPTN, as it is within 400m of a smart bus service. The PPTN was introduced into the Scheme by Amendment VC148 on 31 July 2018, approximately 6 months prior to refusal of the application. A review of the delegate report and background assessment table indicates that no specific assessment of the proposal against the provisions of Clause 52.06 was included. The description of the proposal does not indicate how many parking spaces were proposed.

42-44 Marlborough Road, Heathmont	
	<p>The Tribunal considered that a nearby development, which was approved prior to application of the Neighbourhood Residential Zone 3 to the land, contributed to the character of the neighbourhood. Council had submitted that caution should be used in using it to judge character as it was approved prior to the zone change. Both agreed that the proposal did not 'nestle' into the landscaping.</p> <p>This differing approach highlights the need to clearly articulate the desired future character of an area.</p>
Changes to ordinance required:	Clarity in relation to the preferred future character of precincts.
Further strategic work required:	Development of a neighbourhood character policy, including clear statements of preferred future character for each precinct as part of the Character Policy and associated amendment preparation.
Process improvement:	Ensure that standard reporting templates include a prompt to outline the number of parking spaces required and those provided, even where no permit is required pursuant to Clause 52.06.

58 Diane Crescent, Croydon	
Council Ref:	M/2018/1026
Date of VCAT Order:	7 October 2019
VCAT Citation:	Wolf International Pty Ltd v Maroondah CC [2019] VCAT 1556
Description of proposal:	Three two-storey dwellings
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	Permit to issue.
Zone and overlays applying under the planning scheme:	General Residential Zone Significant Landscape Overlay Schedule 4
Planning permissions required under the planning scheme:	Clause 32.08-6: to construct two or more dwellings on a lot; and Clause 42.03: to remove, destroy or lop prescribed vegetation.
Relevant planning scheme policies and provisions:	Clauses 9, 11, 15, 16, 21.07, 22.02, 32.08, 42.03, 55, 65 & 72.01.
Key Issues for scheme review:	<p>Key issues outlined were planning policy and the SLO4.</p> <p>The Tribunal outlines in paragraph 20 that the "applicant can reasonably assume that exceeding the varied ResCode standard for private open space allows for trees and usable open space". Advising further in Paragraph 26 that they "also do not accept the council's submission that insufficient space is provided for suitable landscaping".</p> <p>These comments highlight the difficulty in seeking additional landscaping though a requirement to provide additional private open space, rather than to provide specific landscaping as a variation to the ResCode standards.</p>

58 Diane Crescent, Croydon	
	<p>The Tribunal points out in paragraph 28 that</p> <p><i>local neighbourhood character policy is not the only relevant policy. State and local policies that seek to increase housing densities in established areas are also relevant. A balance between these policies must be sought, even on sites like this which are in residential hinterland areas.</i></p> <p>Provision of greater clarity around the areas where development is to be encouraged, including through a Residential Development Framework that identifies areas of minimal, incremental and significant change, will assist decision makers to strike the right balance between policies.</p>
Changes to ordinance required:	Inclusion of the Residential Development Framework and associated policy content within the Municipal Planning Statement and local policies.
Further strategic work required:	Consider whether vegetation-related objectives are best met through modifications to Standards A10, A17, B17 and B28 (as is currently the case) or other means when preparing and implementing a Neighbourhood Character Policy.

2 Panfield Avenue, Ringwood	
Council Ref:	M/2021/706
Date of VCAT Order:	15 August 2022
VCAT Citation:	Land Development Consulting Pty Ltd v Maroondah CC [2022] VCAT 936
Description of proposal:	Subdivision of a corner allotment into two lots
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	No permit to issue
Zone and overlays applying under the planning scheme:	Neighbourhood Residential Zone 3 Significant Landscape Overlay 3
Planning permissions required under the planning scheme:	Clause 32.09-3 to subdivide land within the Neighbourhood Residential Zone
Relevant planning scheme policies and provisions:	Clauses 11, 15, 16, 21, 22.02, 32.09, 42.03, 52.06, 55, 65 and 71.02.
Context:	The decision was quoted in the editorial to Victorian Planning Reports VCAT Volume 10 No. 1 (29 September 2022). The decision also refers to a number of other decisions of the Tribunal. Three of these were for sites within Maroondah. Each of these, despite being several years old, has also been considered as part of this review as a result.

2 Panfield Avenue, Ringwood	
Key Issues for scheme review:	<p>The Tribunal identifies the key issues at paragraph 4, as:</p> <ul style="list-style-type: none"> <i>a. Is the proposed subdivision an appropriate response to the surrounding neighbourhood character?</i> <i>b. Will the proposed subdivision and likely form of future development cause any unreasonable off-site amenity impacts?</i> <i>c. Does the proposed subdivision comply with the other requirements of Clause 56 that are relevant to a 2 lot subdivision?</i> <p>A permit was not required pursuant to the significant landscape overlay which applied to the land, however the Tribunal utilised the statement of nature and key elements of landscape and the landscape character objectives to be achieved to assist their understanding of the landscape outcomes that are sought in the neighbourhood. It is informative that they did not turn to Clause 22.02 for this insight.</p> <p>A key aspect of the decision is this affirmation that the potential future development of lots is relevant to consideration of a vacant land subdivision.</p> <p>The Tribunal was critical of the permit applicant's decision to rely on previously refused plans for a dual occupancy development in support of their application for subdivision.</p> <p>A review of the Decision raises the following issues:</p> <p>Whether the Significant Landscape Overlay is the correct overlay to apply in the Maroondah Planning Scheme, given that it does not include a requirement for a permit to subdivide land.</p> <p>Whether the lack of a clear description of the desired future character of the area, or a clear distinction that its application to 'development' includes subdivision, may have led to the Tribunal not referencing Clause 22.02.</p> <p>Whether there is sufficient concern in relation to the landscape or character implications of development following vacant land subdivisions to warrant introduction of a requirement for a planning permit to construct a dwelling on a lot of between 300sqm and 500sqm.</p>
Changes to ordinance required:	<p>Introduction of neighbourhood character objectives into Schedule 3 of the NRZ, as required by the Ministerial Direction on the Form and Content of Planning Schemes. Additional detail and wording is contained in Volume 3.</p>
Further strategic work required:	<p>Development of a neighbourhood character policy, including clear statements of preferred future character for each precinct as part of the Character Policy and associated amendment preparation.</p> <p>A review of the significant landscape overlay.</p> <p>Investigation of the built form and landscape outcomes associated with vacant residential land subdivision.</p>

40-42 Humber Road, Croydon North	
Council Ref:	M/2015/670
Date of VCAT Order:	25 July 2016
VCAT Citation:	Butler v Maroondah CC [2016] VCAT 1212
Description of proposal:	<p>Six lot subdivision. Lots 1 and 6 would each contain an existing dwelling and would have areas of 543sq.m and 469sq.m respectively. A new carport and tandem car space is proposed at the rear of the dwelling at No. 40 Humber Road on proposed Lot 6. The proposed four lots behind the dwellings would have areas ranging from 409sq.m to 420sq.m and are each provided with building exclusion zones. A centrally located driveway within common property is proposed between the existing dwellings providing vehicle access to Lots 2 to 6. Lot 1 (presently No. 42 Humber Road) would retain separate vehicle access to the street.</p> <p>The removal of vegetation is also proposed.</p>
Nature of proceeding:	Application under Section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	No permit to issue.
Zone and overlays applying under the planning scheme:	<p>Neighbourhood Residential Zone – Schedule 3 (NRZ3).</p> <p>Significant Landscape Overlay – Schedule 3 (SLO3).</p>
Planning permissions required under the planning scheme:	<p>Clause 32.09-2 - Subdivision (NRZ3).</p> <p>Clause 42.03-2 – Vegetation removal (SLO3).</p>
Relevant planning scheme policies and provisions:	Clauses 9, 10, 11, 15, 16, 18, 19, 21, 22.02, 52.06, 56 and 65.
Context:	Decision referred to in Land Development Consulting Pty Ltd v Maroondah CC [2022] VCAT 936
Key Issues for scheme review:	<p>The tribunal advises at Paragraph 7 that:</p> <p><i>I consider that the determinative issues in this case are whether:</i></p> <ul style="list-style-type: none"> <i>the size of the lots and subdivision layout would achieve the character and landscape outcomes envisaged by the planning scheme; and</i> <i>whether the proposal responds in an acceptable way to the features of the site and surrounding context.</i> <p>Unlike the Land Development Consulting decision, the Tribunal refers to Clause 22.02. Similarly, unlike the HC Marlborough Management Pty Ltd decision, the Tribunal draws a distinction between multi dwelling developments approved before and after the introduction of the Neighbourhood Residential Zone, given the greater emphasis this zone places on neighbourhood character in comparison to its predecessor. This, however, was in the context of the NRZ at that time allowing no more than two dwellings per lot.</p>
Changes to ordinance required:	
Further strategic work required:	

25 Wonga Road, Ringwood	
Council Ref:	M/2013/908
Date of VCAT Order:	13 February 2015
VCAT Citation:	Zarella Pty Ltd v Maroondah CC [2015] VCAT 131
Description of proposal:	To develop the land with four dwellings, subdivide it into four lots, and remove the majority of the trees.
Nature of proceeding:	Application under Section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	No permit to issue.
Zone and overlays applying under the planning scheme:	General Residential Zone Schedule 1 (GRZ1) Significant Landscape Overlay Schedule 4 (SLO4)
Planning permissions required under the planning scheme:	Clause 32.08-4 To construct two or more dwellings on a lot in GRZ1 Clause 32.08-2 To subdivide land in GRZ1 Clause 42.03-2 To remove, destroy or lop vegetation in SLO4
Relevant planning scheme policies and provisions:	Clauses 21.07 and 22.02 are referenced.
Context:	Decision referred to in Land Development Consulting Pty Ltd v Maroondah CC [2022] VCAT 936
Key Issues for scheme review:	<p>The Tribunal notes that whilst the area is in a location with good access to transport and services, and is not shown as being of landscape significance in planning policy, the SLO4 has been applied. They noted that they were not taken to the reference document by any of the parties.</p> <p>Tribunal expressed surprise that neither the applicant nor Council could advise which of the trees proposed for removal required a planning permit on the first day of the hearing.</p> <p><i>It is noted that whilst this application was refused by VCAT, subsequent development of the land has included removal of vegetation (some without the requisite planning permit) construction of a dwelling with significant similarities to Dwelling 1 of the proposal, the construction of two driveways, and significantly less landscaping within the street frontage than had been proposed as part of the multi dwelling development. High solid front fencing and gated driveways are provided. A two lot subdivision has occurred, and the rear lot appears as essentially devoid of vegetation on an aerial photograph taken in February 2022. Plans approved by engineering show construction on Lot 2 close to the dripline of the tree, and permeable paving beneath the tree but no other construction details.</i></p> <p><i>M/2017/254 approved the construction of an additional dwelling plus a two lot subdivision, but did not approve any landscaping for Lot 1. This is a missed opportunity, displayed by the fact that less landscaping is provided than was criticised by the Tribunal. High solid front fence also provided.</i></p>
Changes to ordinance required:	

25 Wonga Road, Ringwood	
Further strategic work required:	
Process improvement:	<p>Ensure that standard reporting templates, including those which relate to subdivision, include a prompt to outline which specific vegetation removal and/or lopping requires approval.</p> <p>Conduct proactive enforcement of selected sites, including those where permit applications have been refused, seeking both replacement vegetation and space set aside for its growth as remedies for unlawful vegetation removal.</p>
34 Wonga Road, Ringwood	
Council Ref:	M/2014/513
Date of VCAT Order:	22 June 2015
VCAT Citation:	Lateral Building Design Pty Ltd v Maroondah CC [2015] VCAT 912
Description of proposal:	Construction of three dwellings and removal of vegetation.
Nature of proceeding:	Application under Section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	No permit to issue.
Zone and overlays applying under the planning scheme:	<p>Neighbourhood Residential Zone, Schedule 3.</p> <p>Significant Landscape Overlay, Schedule 3.</p>
Planning permissions required under the planning scheme:	<p>Clause 32.09-5 a permit is required to construct more than one dwelling on a lot.</p> <p>Clause 42.03-2 a permit is required to remove, destroy or lop vegetation in SLO3.</p>
Relevant planning scheme policies and provisions:	Clauses 9, 11, 12, 15, 16, 21.07, 21.10, 22.02, 52.06, 55 and 65.
Context:	Decision referred to in Land Development Consulting Pty Ltd v Maroondah CC [2022] VCAT 936
Key Issues for scheme review:	<p>Need for site-responsive design, including the extent of space provided for landscaping. The importance of providing trees (and space for them to grow) in the ridgeline setting.</p> <p><i>The Coral tree referred to in the decision has since been lopped rather severely (pollarded). It is noted however that Google Streetview images and Council aerial photographs combined indicate that this had also previously been conducted at some point between 2013 and 2014.</i></p>
Changes to ordinance required:	
Further strategic work required:	
Process improvement:	Conduct proactive enforcement of selected sites, including those where permit applications have been refused.

60 Diane Crescent, Croydon	
Council Ref:	M/2017/231
Date of VCAT Order:	3 December 2018
VCAT Citation:	Yaacoub v Maroondah CC [2018] VCAT 1877
Description of proposal:	Construction of three two storey dwellings and associated tree removal.
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	Permit to issue.
Zone and overlays applying under the planning scheme:	General Residential Zone Schedule 1 (GRZ1). Significant Landscape Overlay Schedule 4 (SLO4).
Planning permissions required under the planning scheme:	Clause 32.08-6. A permit is required to construct two or more dwellings on a lot. Clause 42.03-2. A permit is required to remove, destroy or lop any vegetation. A planning permit is required to move tree 2, a Norfolk Island Pine in the north west corner of the site.
Relevant planning scheme policies and provisions:	Clauses 11, 12, 15, 16, 21.06, 21.07, 21.10, 22.02, 32.08, 42.03, 55 and 65.
Key Issues for scheme review:	The Tribunal member gives greater regard to the emerging character of the neighbourhood than Council had done. The distinction highlights the need to conduct regular reviews of Neighbourhood Character policies, particularly where redevelopment is occurring. The current planning policy is based on a study conducted in 2004, and its review is now appropriate.
Changes to ordinance required:	
Further strategic work required:	Conduct a review of the Neighbourhood Character Policy.

21 Baker Road, Bayswater North	
Council Ref:	M/2018/1359
Date of VCAT Order:	20 August 2020
VCAT Citation:	Sandhu v Maroondah CC [2020] VCAT 895
Description of proposal:	Construction of three, double storey dwellings. Two are joined as a pair, the third sits on its own.
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	Permit to issue.

21 Baker Road, Bayswater North	
Zone and overlays applying under the planning scheme:	Neighbourhood Residential Zone – Schedule 3 (NRZ3) Significant Landscape Overlay – Schedule 3 (SLO3)
Planning permissions required under the planning scheme:	Construction of two or more dwellings in NRZ3 Removal of vegetation in SLO3
Relevant planning scheme policies and provisions:	Clauses 11, 15.01, 16, 21.02, 21.06, 21.07, 22.02, 32.09, 52.06, 55 and 65.
Key Issues for scheme review:	The proposal's response to the character of the area and compliance with Clause 55 requirements. In assessing the proposal's compliance with Standard xx as varied in the zone, the Tribunal observed (at paragraph 23) that the "NRZ3 schedule does not have any specific objectives or decision guidelines to direct assessment of the varied standard". It is a requirement of the Ministerial Direction for the Form and Content of Planning Schemes that the Schedule now be provided with objectives. Consideration should also be given as to whether the Schedule (and other Schedules to the zones) should include decision guidelines to assist consideration of proposed variations to any of the modified standards outlined.
Changes to ordinance required:	Insert objectives into Schedule 3 to the Neighbourhood Residential Zone.
Further strategic work required:	Consider whether, as part of implementation of the neighbourhood character strategy, decision guidelines should be included into schedules for residential zones which include variations to the ResCode Standards.

46 Vinter Avenue, Croydon	
Council Ref:	M/2018/642
Date of VCAT Order:	30 July 2019
VCAT Citation:	TZ Development Pty Ltd v Maroondah CC [2019] VCAT 1139
Description of proposal:	Construction of four double storey dwellings and the removal of eight trees.
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
VCAT Decision:	Permit to issue.
Zone and overlays applying under the planning scheme:	Clause 32.08: General Residential Zone (GRZ1) Clause 42.03: Significant Landscape Overlay (SLO4)
Planning permissions required under the planning scheme:	Clause 32.08-6: A permit is required to construct two or more dwellings on a lot. A development must meet the requirements of Clause 55. Clause 42.03-2: A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay (exemptions apply)

46 Vinter Avenue, Croydon	
Relevant planning scheme policies and provisions:	<i>Not quoted in decision</i>
Key Issues for scheme review:	<p>The Tribunal highlights that in considering compliance with the objectives of ResCode with respect to the Side and Rear Setback Objective (i.e. a variation to Standard B17), the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings. Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. Whether the wall abuts a side or rear lane. <p>The first dot point is the most relevant to the Scheme review. Changes to the Planning Scheme as a result of gazettal of Amendment C144maro mean that it now includes:</p> <ul style="list-style-type: none"> References to Maroondah's urban character, and the role that dwelling design, building setbacks and (particularly) landscaping play in defining that character within Clause 02.03. At Clause 15.05-1L: <ul style="list-style-type: none"> Two neighbourhood character objectives. These apply to the whole of the municipality. A range of both general and locationally-specific strategies designed to outline how the objectives are to be achieved. <p>While these are intended to form Council's policy on preferred neighbourhood character, the lack of clear statements of preferred future character and a clear policy statement is considered to be a deficiency of the Scheme at present and following translation to the PPF format.</p>
Changes to ordinance required:	
Further strategic work required:	Development of a neighbourhood character policy, including clear statements of preferred future character for each precinct as part of the Character Policy and associated amendment preparation.

4.1.2 Recommendations

Recommendations arising from this review are as follows:

- E06** Conduct a review of the effectiveness and application of the Significant Landscape Overlay and Design and Development Overlay Schedules 1, 2 and 7.
- E07** Conduct an audit of the built form and landscape outcomes resulting from vacant land subdivisions.
- P07** Ensure that standard reporting templates include a prompt to outline the number of parking spaces required and those provided, even where no permit is required pursuant to Clause 52.06
- P08** Ensure that standard reporting templates, including those which relate to subdivision, include a prompt to outline which specific vegetation removal and/or lopping requires approval.

- P09 Conduct proactive enforcement of selected sites, including those where permit applications have been refused, seeking both replacement vegetation and space set aside for its growth as remedies for unlawful vegetation removal.
- R01 Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.
- R02 Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.

4.2 Planning Panels Victoria reports

Since the last Planning Scheme Review was completed on 26 August 2013 there have been 43 local amendments to the Maroondah Planning Scheme. Council has received nine reports from Planning Panels Victoria on eleven amendments during this time. Details are as follows:

Table 15: Panel reports received

Amendment number	Date of Panel Report	Brief description of the amendment
C85	18 Mar 2014	Combined Amendment and Permit to rezone land at 1 5-15 and 17-19 Kent Avenue Croydon known as Croydon Central from Mixed Use (MUZ) and Residential 1 to Business 1 and apply a Development Plan Overlay and redevelop the site for a shopping complex incorporating retail commercial and residential uses. <i>The panel's report does not identify any policy matters which need to be considered as part of the Scheme Review. The Croydon Structure Plan is currently undergoing review however and any planning scheme amendment prepared to implement the updated strategy will need to consider whether retention of a separate control for the Croydon Central site remains appropriate, or if a single control for the whole Activity Centre is to be preferred.</i>
C96	6 Jun 2017	Amend Clauses 21 and 22, apply a Design and Development Overlay over the commercial area of the Ringwood East Neighbourhood Activity Centre and correct several mapping anomalies.
C97		Amend Clause 21, apply a Design and Development Overlay over the existing commercial area of the Heathmont Activity Centre, rezone three properties and correct several mapping anomalies.
C107	28 Feb 2019	Rezone the Ruskin Park, Croydon precinct from General Residential Zone – Schedule 1 to Neighbourhood Residential Zone - Schedule 3. <i>The Panel's report notes Council's advice that it intends to prepare and apply a new neighbourhood character strategy with associated zone schedules. It includes some guidance on how this should be conducted but does not raise additional further strategic work that requires attention. Additional commentary is not provided below.</i>
C110	14 Sept 2017	Apply the Heritage Overlay to 29 Bedford Road, Ringwood on a permanent basis. <i>This amendment relates to the application of the Heritage Overlay to a single property and the Panel's report raises no policy matters, further strategic work or concerns with the operation of the Maroondah Planning Scheme. Commentary is not included below as a result.</i>
C116maro	24 Sept 2019	Implementation of the Jubilee Park Heritage and Neighbourhood Character Study. Includes application of the Heritage Overlay, Neighbourhood Character Overlay Schedule 3 and Neighbourhood Residential Zone.
C128maro	10 Jan 2020	Applies the Heritage Overlay to 3-5 Wonga Road, Ringwood North on a permanent basis.
C130maro	5 Oct 2020	Zone, Overlay and Policy changes to implement the Ringwood Metropolitan Activity Centre Masterplan (Maroondah City Council, 2018). It includes

Amendment number	Date of Panel Report	Brief description of the amendment
		application of the Activity Centre Zone Schedule 1 to the majority of the Centre. <i>The Panel's report raises no policy matters, further strategic work or concerns with the operation of the Maroondah Planning Scheme. Commentary is not included below as a result.</i>
C134maro	9 Aug 2021	Zone, Overlay and Policy changes to facilitate development of the Ringwood and Croydon South Greyfield Renewal Precincts respectively.
C136maro		Zone, Overlay and Policy changes to facilitate development of the Croydon South Greyfield Renewal Precinct.
C142maro	26 April 2021	Applies the Heritage Overlay to 35 Alto Avenue, Croydon on a permanent basis. <i>This amendment relates to the application of the Heritage Overlay to a single property and the Panel's report raises no policy matters, further strategic work or concerns with the operation of the Maroondah Planning Scheme. Commentary is not included below as a result.</i>

4.2.1 Amendment C96: Ringwood East Structure Plan Implementation and Amendment C97: Heathmont Structure Plan Implementation

Date of Panel Report: 6 June 2017

Status of amendments: Gazetted (with changes) on 11 October 2018

Brief description of the amendments

The Ringwood East and Heathmont Activity Centres are the third and fourth largest activity centres in the municipality. They are the only centres identified as Neighbourhood Activity Centres in the Maroondah Planning Scheme. Both centres include a train station. Council commenced preparation of Structure Plans for the Centres, including the residential area extending approximately 400 m from each station in 2012. The Structure Plans were adopted in December 2013. Amendments C96 and C97 were progressed concurrently and sought to apply the Structure Plans. The timing of the Structure Plans and processing of the amendments was such that:

- The development and adoption of the Structure Plans predated:
 - The implementation of Plan Melbourne and the Plan Melbourne Refresh.
 - The introduction of the reformed Residential Zones into the Maroondah Planning Scheme.
 - Adoption of the Maroondah Housing Strategy 2016.
- Preparation of the amendments, their exhibition and the panel hearing (but not finalisation of the panel report) predated gazettal of Amendment VC110, which amongst other things:
 - Altered the purposes of the Neighbourhood Residential Zone, and in particular removed the purpose to “limit opportunities for increased residential development”.
 - Introduced the Garden Area requirement into the General Residential and Neighbourhood Residential Zones.
 - Introduced mandatory maximum heights for dwellings and residential buildings in the General Residential and Neighbourhood Residential Zones.

Policy matters raised by the Panel that require further consideration or action by Council

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

The Panel is very concerned that insufficient weight has been given to State planning objectives and strategies regarding:

- *the encouragement of a diversity of housing types at higher densities in and around activity centres and public transport*
- *increasing housing supply near services and transport*
- *the creation of 20 minute neighbourhoods*
- *the consolidation of urban development and integration of land use and transport*
- *increasing housing choice to serve a broad range of needs and to assist in providing more affordable housing*
- *greater use of public transport by increasing densities, maximising use of existing infrastructure and improving the viability of public transport operation.¹*

and

With respect to any future Amendment seeking to implement either Structure Plan, the Panel finds the Design and Development Overlay appropriate for applying additional built form provisions. However, since Amendment VC110, the General Residential Zone and the Neighbourhood Residential Zone are no longer appropriate for either of the activity centres. Council should consider a planning scheme zone for the activity centres that aligns with relevant State and local planning policy and help implement the Structure Plan outcomes.²

The Panel specifically noted:

- The need for a local policy or statutory guidance to deliver increased housing and activity within the Neighbourhood Activity Centres to advance the 20-minute neighbourhood concept and support local communities.
- That the General Residential and Neighbourhood Residential Zones are not appropriate choices within 400m of the Ringwood East and Heathmont Railway Stations. Alternative zones which allow more flexibility in height and Garden Area requirements should be considered.
- To implement the State policy outlined and Maroondah's Housing Strategy 2016 Council should consider alternative zones for the centres.
- The need to provide for more growth than either Structure Plan envisioned, advising that it "is unrealistic to expect that these activity centres will retain a largely low scale built form"³.
- The Structure Plans should provide for further opportunities for retail floor space, including on the Australian Department of Defence land in Ringwood East, in order to ensure the long term growth and success of the centres.
- "Future planning of the activity centres should consider the role that these centres can play in providing a more compact urban form that facilitates a greater number of people living in close proximity to a railway station and the variety of direct and indirect environmental benefits that this could deliver."⁴

¹ Maroondah Planning Scheme Amendments C96 and C97 Panel Report, page 22

² Maroondah Planning Scheme Amendments C96 and C97 Panel Report, Executive Summary

³ Maroondah Planning Scheme Amendments C96 and C97 Panel Report, page 23

⁴ Maroondah Planning Scheme Amendments C96 and C97 Panel Report, page 43

It is noted that whilst the panel explicitly states that the Neighbourhood Residential Zone should not be used, part of the stated concern with this zone is that it [then sought] to restrict density. In fact, Amendment VC110 removed the objective to limit opportunities for increased residential development from the Zone.

Notwithstanding the Panel's advice Council at its meeting on 17 July 2017 resolved to submit an altered version of the Amendments to the Minister for Planning for approval. The Minister further altered the amendments prior to their gazettal.

Current Planning Scheme provisions and Housing Policy

The Design and Development Overlay Schedules 6 and 8 gazetted apply to the commercial core of each centre, and include maximum heights of 14m. The surrounding residential zones have remained unchanged, with:

- The NRZ2, NRZ3 and GRZ1 allowing development of up to 9m (two storeys) to the south-east of the Heathmont Neighbourhood Activity Centre and up to 11m (three storeys) to its north-west.
- The GRZ1 allowing construction up to 11m (three storeys) in height around the Ringwood East Neighbourhood Activity Centre.

More than five years have passed since the amendments were gazetted. During this time an interim review of the Maroondah Housing Strategy has been conducted.

Council adopted the Maroondah Housing Strategy: 2022 Refresh in December 2022. The Refresh continues to emphasise the importance of activity centres in contributing to housing growth. In recognition of the age of the Structure Plans, the Maroondah Housing Strategy: 2022 Refresh contains an action to "Update the Croydon, Heathmont and Ringwood East Structure Plans and prepare planning scheme amendments to apply them".

Council has also commissioned a review of its Neighbourhood Character Study. The recommendations of the Maroondah Neighbourhood Character Study Review Recommendations Report were adopted in principle by Council on 31 August 2020. The findings of the review will form the basis of a Neighbourhood Character Strategy, to be developed during 2023. It is noted that the Recommendations Report includes use of the Residential Growth Zone in sections of each Centre.

Implications for this review

Changes required to ordinance as part of Planning Scheme Review

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

Further Strategic work required

- | | |
|------------|---|
| R01 | Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh. |
| R02 | Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy. |
| L01 | Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it. |
| L02 | Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it. |

This will include:

- Consideration of the policy issues outlined in the Panel Report to Amendments C96 and C97 to the Maroondah Planning Scheme.
- A capacity analysis for both commercial floor area and dwellings within each Centre.
- An urban design analysis, including consideration of views or three-dimensional modelling, to demonstrate a rationale for proposed built form provisions.
- Traffic and parking issues as an integral component of revised structure plans, including consideration of the impact of commuter parking on each Centre. This will include a reduction in the need for residents to travel by car as an objective.
- Clear demonstration that any proposed mandatory height controls are justified.

4.2.2 Amendment C116: Jubilee Park, Ringwood

Date of Panel Report: 24 September 2019

Status of amendment: 20 November 2020

Brief description of the amendment

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

Policy matters raised by the Panel that require further consideration or action by Council

Nil

Council resolution

In adopting the amendment with the changes recommended by the Panel on 18 November 2019, Council resolved that:

Should council resolve to adopt amendment C116 and following an approval of amendment C116 by the Minister, proceed to undertake the following

- Revise the Jubilee Park Study Report to ensure consistency with the Panel's recommendations*
- Upon completion of the revised Jubilee Park Study Report include the Jubilee Park Study Report as a background document to the Maroondah Planning Scheme*

The Jubilee Park Study has been updated to address the concerns raised by the C116 Panel, however it has not been included as a background document in the Maroondah Planning Scheme to date. It is proposed that the status of the document be considered as part of development and implementation of a neighbourhood character strategy. This will allow consideration of whether the document meets current requirements for a background document, whether it should be included, or whether the information it contains should be incorporated into a municipal-wide background document.

Implications for this review

Changes required to ordinance as part of Planning Scheme Review

Changes made to the amendment at approval, rather than recommendations of the Panel, require attention as part of the Planning Scheme Review. Refer to Volume 1 for a detailed discussion.

Further Strategic work required

The Panel's report notes Council's advice that it intends to prepare and apply a new neighbourhood character strategy with associated zone schedules. It includes some guidance on how this should be conducted but does not raise additional further strategic work that requires attention.

In order to action Council's resolution of 18 November 2019 the

4.2.3 Amendment C128: 1 and 3-5 Wonga Road, Ringwood North Heritage Overlay

Date of Panel report: 10 January 2020

Status of amendment: Gazetted 20 August 2020

Brief description of the amendment

The amendment initially sought to apply the Heritage Overlay to land at 3-5 Wonga Road, Ringwood North and part of the property at 1 Wonga Road, Ringwood North. Through the panel process it was amended to only relate to the land at 3-5 Wonga Road.

Policy matters raised by the Panel that require further consideration or action by Council

Nil

Implications for this review

The Panel identifies⁵ the need to consider the historical significance of the property at 1 Wonga Road, Ringwood as part of a future municipal Heritage Study.

Changes required to ordinance as part of Planning Scheme Review

Nil

Further Strategic work required

H04 Consider the historical significance of the property at 1 Wonga Road, Ringwood and any properties listed on the National Trust Heritage Register to determine whether their inclusion in the Heritage Overlay is appropriate.

4.2.4 Amendment C134: Ringwood Greyfield Precinct and Amendment C136: Croydon South Greyfield Precinct

Date of Panel report: 9 August 2021

Status of amendment: C134 gazetted 18 November 2022, C136 gazetted 25 November 2022

Brief description of the amendments

The amendments implement the 'Greening the Greyfields' (GtG) planning framework to the Ringwood and Croydon South Greyfield precincts. The amendments make policy changes, apply Schedule 3 to the General Residential Zone, the Development Plan Overlay Schedules 7 and 8 and Development Contributions Plan Overlay Schedule 2 to the precincts. The amendments are the first time that the GtG concept has been implemented and are considered to be pilots of the framework.

⁵ Maroondah Planning Scheme Amendment C128maro Panel Report, page iv

Policy matters raised by the Panel that require further consideration or action by Council

Nil

Implications for this review**Changes required to ordinance as part of Planning Scheme Review**

Nil

Further Strategic work required

The Panel identifies that it was not "its role to attempt to identify the types of learnings which might arise from the pilot projects and how these might be translated into wider implementation of GtG either elsewhere in Maroondah or indeed in other municipalities. Such work is most appropriately undertaken as part of an evaluation of the projects at some stage in the future"⁶.

The amendments were gazetted relatively recently, and to date no planning permit applications have been submitted for redevelopment of affected properties. Monitoring should involve both consideration of permits issued and permits acted upon, and as such should be included within the 2026 Planning Scheme Review. This will allow sufficient time for applications to be processed and construction to be commenced.

The Panel found that flooding and drainage issues affecting the GtG precincts would not materially impact on implementation of the amendments. It however advised that Council is encouraged "to progress the work to apply the SBO in a timely fashion to provide a clearer indication of development constraints and potential across the two precincts to facilitate a more efficient and transparent planning process"⁷. Whilst the Panel noted that this was particularly important given that those areas which were potentially subject to inundation were also those where the amendments allow the highest built form, it is noted that completion and implementation of flood modelling through the planning scheme is best conducted on a catchment- or municipality-wide basis. Discussion on flood modelling and its implementation is contained in Volume 1.

⁶ Maroondah Planning Scheme Amendments C134maro and C136maro Panel Report, page 15

⁷ Maroondah Planning Scheme Amendments C134maro and C136maro Panel Report, page 40

5. Review of Regional Policies

The following regional documents have been reviewed:

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

It is understood that a Country Plan is currently being prepared by the Wurundjeri Woi-Wurrung Cultural Heritage Aboriginal Corporation. This document is not publicly available at this time. It is anticipated that it will be relevant to the next Planning Scheme Review.

5.1 Melbourne Industrial Commercial Land Use Plan

Author: The State of Victoria Department of Environment, Land, Water and Planning

Date: 2020

Policy summary

The Plan provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne. It identifies four principles which should guide future planning for industrial and commercial land:

Principle 1: *Adequate long-term commercial and industrial land supply will be identified and set aside to support future industry and business growth.*

Principle 2: *Industrial and commercial areas that provide an ongoing economic, urban servicing or employment contribution to local communities, regions and the state will be recognised and retained as a critical economic resource.*

Principle 3: *Planning for industrial and commercial land will provide clarity and certainty about how and where industry and business can grow over time to support and guide long term investment and locational decisions.*

Principle 4: *Planning will support industry and business to innovate and grow in areas identified for these purposes.⁸*

Planning scheme implications and future work

Refer to Volume 1 for discussion on the Plan and its implications for this review.

⁸ Melbourne Industrial Commercial Land Use Plan, Executive Summary, page vi

5.2 Melbourne East Regional Plan 2020

Author: Regional Development Australia

Date: 2020

Adoption:

The Plan applies to the Cities of Boroondara, Knox, Manningham, Maroondah, Monash and Whitehorse and the Shire of Yarra Ranges.

Policy summary

It outlines “what we need to do to sustain and grow the exceptional liveability of our region as our population grows, infrastructure ages, and future workforce needs evolve into the more high tech and high skilled employment opportunities.”⁹

Planning scheme implications and future work

No planning scheme implications at present. Regional strategies outlined in the Plan may inform further strategic work in future planning scheme reviews.

Recommended inclusion in scheme review amendment

Nil

Future Work

Nil

5.3 Port Phillip and Westernport Regional Catchment Strategy 2021-2027

Author: Melbourne Water

Date: October 2021

Policy summary:

The Strategy’s vision is for a “healthy and resilient environment in the Port Phillip and Western Port region”, that

*In 2050, people and organisations across the Port Phillip & Western Port region will be collaborating to protect and improve the extent, quality and diversity of its environmental assets. There will be shared leadership in planning, decision making, action, monitoring and reporting that ensures targets for all environmental assets are set and pursued to contribute to the natural ecosystems being healthy and resilient.*¹⁰

⁹ Melbourne East Regional Plan 2020, page 3

¹⁰ <https://portphillipwesternport.rcs.vic.gov.au/our-region/vision-for-the-future/>, retrieved 27 November 2023

Planning scheme implications and future work

The Strategy is a regional document and it is implemented through a range of State and Regional policies in the scheme. A review of the document indicates gaps within the Maroondah Planning Scheme in relation to:

- Improving the quality of local waterways
- Habitat corridors/biolinks
- Reducing pollution associated with septic tanks
- Urban greening and cooling

There are overlaps between these findings and those detailed in relation to local policies, including the Maroondah Vegetation Strategy 2020-2030 and the Climate Change Risk and Adaptation Strategy, 2018/19 - 2021/22.

Recommended inclusion in scheme review amendment

Inclusion of strategic directions in relation to Landscape and Environmental Values and Environment and Environmental Risks that outline the importance of waterways, habitat corridors and climate change within Maroondah, and strategic directions to be utilized to support retention of values and manage risks. [\[Actions V05-V07\]](#)

Future Work

Nil

6. Review of Council policies

The following Council policies and strategies have been reviewed:

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

This assessment reveals a number of areas where updates in planning policy are required.

6.1 Maroondah 2040 Refresh - Our Future Together community vision

Adopted: 22 June 2020. Re-adopted without change on 28 June 2021

Policy summary:

In 2040, Maroondah will be a vibrant and diverse city with a healthy and active community, living in green leafy neighbourhoods which are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment.¹¹

Planning scheme implications and future work

The vision has been appropriately linked in the planning scheme, being restated in Clause 02.02. The Schedule to Clause 72.08 (Background Documents) includes *Maroondah 2040: Our future together* (Maroondah City Council, June 2020).

Recommended inclusion in scheme review amendment

Whilst the vision is included within the Scheme it is considered that additional text is required to detail how it relates to the Planning Scheme. Inserting text based on the more detailed vision statements detailed in pages 20-54 of Maroondah 2040 would assist in providing that link.

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

¹¹ Maroondah 2040 Refresh - Our Future Together, page 5

Future Work

Nil

6.2 Council Plan 2021-2025

*Adopted: 28 June 2021***Policy summary:**

Medium-term strategic document that sets key directions and actions to assist Council in achieving the Community Vision detailed in Maroondah 2040 Refresh: Our Future Together Community Vision.

Planning scheme implications and future work

Modifications to the Scheme are required to update the demographic information detailed in the Council Plan and to address the outlined key directions, as follows:

Recommended inclusion in scheme review amendment	
Key direction/s	Response
2.6, 2.7 and 6.4	<p>Provide background information and strategic directions for settlement that include an emphasis on the enhancement and revitalisation of the network of industrial and commercial precincts across Maroondah. This should replace current text which focuses on the Ringwood, Croydon, Ringwood East and Heathmont Activity Centres and provides little policy in relation to smaller centres.</p> <p>V03 Amend Clause 02.03-1 to include background information and strategic directions for Settlement that include an emphasis on the enhancement and revitalisation of the network of industrial and commercial precincts across Maroondah.</p> <p>V04 Ensure that the Strategic Framework Maps in Clause 02.04 include mapping of industrial and commercial precincts with a regional, municipal and local catchment.</p>
4.3, 4.5, 4.6 and 4.7	<p>Provide more nuanced background information and strategic directions for environmental and landscape values that captures the role of vegetation for both habitat and contributing to Maroondah's 'green community'.</p> <p>V05 Amend Clause 02.03-2 to include more nuanced background information and strategic directions for environmental and landscape values that captures the role of vegetation for habitat, contributing to human health and wellbeing, and Maroondah's 'green community'. This will include context and strategic directions for waterways.</p>

Recommended inclusion in scheme review amendment	
Key direction/s	Response
4.8	<p>Provide background text and strategic directions in relation to environmental risks and amenity that relate to climate change.</p> <p>V06 Amend Clause 02.03-3 to include background information and strategic directions for environmental risks that identify risks associated with climate change and bushfire.</p> <p>V07 Relocate that text of Clause 02.3-3 that relates to waterways to Clause 02.03-2 (Environmental and Landscape Values).</p>
6.6	<p>Ensure that background text and strategic directions in relation to housing identify that high density development is to be encouraged in activity centres with access to high quality facilities, services and amenities.</p> <p>V08 Amend Clause 02.03-6 to clearly indicate that the most significant housing change is to occur in the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and the Ringwood East and Heathmont Neighbourhood Activity Centres.</p>
1.7 and 1.11	<p>Ensure that background text and strategic directions in relation to infrastructure identify include reference to:</p> <ul style="list-style-type: none"> Working in partnership to develop integrated health, leisure and community service hubs that support the needs of the community Advocating the establishment and growth of an integrated regional health precinct, with increased provision of primary, allied and specialist treatment services and facilities. <p>V09 Amend Clause 02.03-9 to outline that Community Infrastructure includes redevelopment of the former Croydon civic offices and nearby facilities to the Croydon Community Wellbeing Precinct, and looks to support the growth of services associated with the Maroondah Hospital.</p>

Future Work	
Key direction/s	Response
1.13 and 4.5	V01 Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.
2.6 and 2.7	<p>L01 Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it.</p> <p>L02 Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it.</p> <p>L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.</p> <p>L07 Prepare and implement an activity centre strategy to guide future development of commercial land in Council's local activity centres.</p>
Priority Actions 2021-2025	<p>L04 Finalise the Croydon Structure Plan 2023 following completion of public consultation.</p> <p>L05 Prepare a planning scheme amendment to implement the Croydon Structure Plan 2023.</p>

Future Work		
Key direction/s	Response	
4.3, 4.5 and 4.6	E01	Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of identified biological significance.
4.7 and 4.8	V10	Ensure that Clause 02.03 includes Strategic Directions for increased vegetation and green spaces within Maroondah to link the built environment with the natural landscape, connect people to nature, and mitigate the impacts of climate change.
6.1, 6.2 and 6.3	E08	Review and update existing Urban Design policy and design guidance within the Maroondah Planning Scheme to include an emphasis on high quality urban design, environmental sustainability, water sensitivity, and community wellbeing.
6.5	R01	Develop a Neighbourhood Character Strategy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.
	R02	Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.
6.11	E05	Prepare an amendment to the Planning Scheme to implement current flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.
7.3 and 7.4	R04	Investigate planning provisions that provide incentives for supplying social or affordable housing, particularly on strategic redevelopment sites and areas with convenient access to services and facilities.
	R05	Investigate the potential to encourage greater community benefit, such as community infrastructure, the provision of social or affordable housing or best practice environmentally sustainable design, through the planning scheme.
7.12	H06	Conduct a review of places of natural or cultural heritage value within the municipality.

6.3 Maroondah Liveability Wellbeing and Resilience Strategy 2021-2031

Adopted: 18 October 2021

Policy summary:

The Strategy identifies that it “is Council’s key social environment strategic plan that describes how Council and partners will work towards achieving enhanced community wellbeing, liveability and resilience over the next 10 years.”¹²

Planning scheme implications and future work

The broad principles of the Maroondah Liveability Wellbeing and Resilience Strategy 2021-2031, as far as they relate to land use and development, are appropriately addressed in the Planning Policy Framework¹³. The Strategy emphasises the importance of 20-minute neighbourhoods to health and wellbeing.

The Health and Wellbeing Action Plan 2021-2023 indicates that, as part of implementing the Strategy, in 2021-2023 Council will:

- *Complete a Maroondah shopping centre strategic review to plan and implement infrastructure and amenity improvements that align with Council’s Neighbourhood Activity Centre Development and 20-Minute Neighbourhood principles for thriving and sustainable centres.*
- *Identify new localities for 20-Minute Neighbourhood planning and activations and develop a methodology for neighbourhood planning and enhancements across the municipality.*
- *Work in partnership with a broad range of service providers and agencies, to develop and deliver services and cultural experiences in the Croydon Community Wellbeing Precinct.*

Whilst the concept is encouraged by a number of clauses within the Planning Policy Framework, modification to local policy, zone and overlay provisions are required to implement the policy in practice. Council is conducting ongoing work in relation to supporting connected communities, as detailed in Volume 1.

Other issues raised within the Strategy include the need to:

- improve affordable housing provision in the municipality
- preserve, improve and expand green and open spaces, and
- ensure that service delivery is financially sustainable.

These have implications for planning scheme provisions for affordable housing, the provision of land for public open space, and funding of both open space provision/upgrades and other infrastructure.

¹² Maroondah Liveability Wellbeing and Resilience Strategy 2021-2031, page 4

¹³ Maroondah Planning Scheme, Clause 15.01-4R, 16.01-1R, 18.01-2S, 18.01-3R, 18.02-2R

Recommended inclusion in scheme review amendment	
Key direction/s	Response
Action Plan item 4.5.1	<p>V11 Amend Clause 02.03-9 to include:</p> <ul style="list-style-type: none"> Reference to community infrastructure, including redevelopment of the former Croydon civic offices and nearby facilities to form the Croydon Community Wellbeing Precinct, noting that this will include private as well as Council and community uses. A strategic direction for community facilities that refers to the Croydon Community Wellbeing Precinct.

Future Work	
L03	Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.
L10	Prepare developer contribution plans for Activity Centres where required to facilitate infrastructure and public realm improvements.
V01	Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.

6.4 Maroondah Housing Strategy: 2022 Refresh

Adopted: 12 December 2022

Policy summary:

The vision of the Maroondah Housing Strategy: 2022 Refresh is that

In 2040 Maroondah will have high quality housing environments in appropriate locations that meet the community's diverse and changing needs. There will be a wider range of living options. Housing will increasingly be revitalised in affordable, sustainable and well-designed ways. Maroondah's activity centres will be more accessible and provide a broader range of services that meet community needs. Council will plan for housing growth in partnership with the community.¹⁴

Planning scheme implications and future work

The Strategy includes a range of actions which relate to the provision of housing within the municipality, and the need to balance development with neighbourhood character and vegetation considerations. The Refresh also replaces the Maroondah Housing Strategy 2016, which is a background document in the Schedule to Clause 72.08.

¹⁴ Maroondah Housing Strategy: 2022 Refresh, page 4

Recommended inclusion in scheme review amendment		
Action/s	Response	
	P31	Amend the Maroondah Planning Scheme to replace references to the Maroondah Housing Strategy 2016 with Maroondah Housing Strategy: 2022 Refresh.
Pages 18-20, 23	V12	<p>Include the Residential Development Framework Map on page 20 of the Maroondah Housing Strategy: 2022 Refresh in Clause 02.04 of the Maroondah Planning Scheme. Note that the Framework should first be:</p> <ul style="list-style-type: none"> Corrected to indicate the full extent of the Croydon South Greyfield Renewal Area. Include reference to The Mall/Eastfield Shops as an Activity Centre. Updated to include colours consistent with the style guide generated for the Scheme.
Pages 18-20	V08	Insert a strategic direction into Clause 02.03-6 that details that the most significant levels of housing change are to occur within the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and Ringwood East and Heathmont Neighbourhood Activity Centres.
Pages 18-20	V13	Insert a strategic direction into Clause 02.03-6 that details that housing change is to be limited in areas identified as being suitable for minimal change in the Residential Development Framework Map.
Action 4.4	V14	Insert a strategic direction into Clause 02.03-6 that supports a greater diversity of housing, including small and adaptable dwellings.

Future Work		
Action/s	Response	
2.1	L01	Update the Heathmont Structure Plan and prepare a planning scheme amendment to implement it.
	L02	Update the Ringwood East Structure Plan and prepare a planning scheme amendment to implement it.
	L04	Finalise the Croydon Structure Plan 2023 following completion of public consultation.
	L05	Prepare a planning scheme amendment to implement the Croydon Structure Plan 2023.
2.2	L03	Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.
2.4	R06	Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.
3.1	R01	Develop a Neighbourhood Character Policy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.
	R02	Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.

Future Work		
Action/s	Response	
3.3	E01	Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of identified biological significance.
3.6 and 4.3	E09	Develop a suite of planning controls that provide incentives for best practice environmentally sustainable design.
4.4	R07	Investigate planning provisions that encourage the construction of small and adaptable dwellings.

6.5 Maroondah Open Space Strategy 2016

Adopted: 22 August 2016

Policy summary:

The Maroondah Open Space Strategy 2016 recognises the broad responsibility Council has in relation to engagement, planning, development and promotion of open space. It identifies a range of actions relating to these responsibilities. The Strategy also identifies that there is likely to be limited additional public open space in Maroondah in the future due to the extent of development that has already occurred, but that the municipality's population is growing and living in more dense environments.

Planning scheme implications and future work

The Strategy is not in a form that provides sufficient basis for an amendment to the Maroondah Planning Scheme to address the issues that it identifies. Instead, the planning scheme includes the 2005 Open Space Strategy as a background document in the Schedule to Clause 72.08.

The 2016 Strategy is due for review, and it is appropriate that future work includes a reference to the need to develop a revised Strategy in a form that can be implemented through the planning scheme.

Recommended inclusion in scheme review amendment
Nil

Future Work	
V01	Prepare an updated Open Space Strategy for implementation through the Maroondah Planning Scheme.

6.6 Heritage Action Plan

Adopted: 18 October 2021

Policy summary:

The Plan guides Council's role and contribution to the identification, conservation and celebration of cultural heritage through to October 2025.

Planning scheme implications and future work

Section 5 of the Plan outlines the actions required for its implementation. Amendment C148maro, which seeks to include additional areas within the Heritage Overlay, is a direct result of the Plan. A number of other actions are also directly relevant to the Maroondah Planning Scheme and this review.

Action 6, and background information on Page 13 seek that the planning scheme review consider best practice in heritage policy and "further investigate mechanisms to guide development on properties adjoining heritage places". This action remains as future strategic work.

Recommended inclusion in scheme review amendment

Nil

Future Work

Action/s	Response
6	H07 Continue work with the heritage advisor to review and prepared updated planning scheme heritage policies.
6	H08 Investigate mechanisms to guide development on properties adjoining heritage places.
7	H09 Work with Council's Heritage Advisor to audit the correctness and quality of existing heritage overlay citations and statements of significance.
8	H10 Make minor corrections to the Heritage Overlay Schedule and HERMES database as issues become known.
11	H01 Consider the need for identifying additional exemptions for planning permits associated with heritage places, including whether there are some sites affected by the Heritage Overlay where the installation of a solar energy system should not require a planning permit.
13	H11 Develop heritage design guidelines for heritage places for inclusion in Clause 43.01-6 of the Maroondah Planning Scheme.

6.7 Maroondah Urban Design Framework, November 2006

Adopted: November 2006

Policy summary:

The Maroondah Urban Design Framework aims to “establish a clear and concise vision for the future of the municipality”. It includes recommendations, guidelines and strategies for urban design in the municipality¹⁵. The document outlines that it is to be implemented through a range of statutory (planning scheme) and non-statutory means.

Planning scheme implications and future work

Implementation of the Framework was proposed by Amendment C61 to the Maroondah Planning Scheme. The amendment was exhibited in 2011 and three submissions were received. Changes in staff priorities resulted in the amendment not being reported to Council within the following two years. The amendment lapsed on 22 August 2013.

Some aspects of the Framework have been implemented, some are no longer appropriate, and others can be implemented as part of the Scheme Review amendment, or remain as future strategic work. Details of the latter are as follows:

- **Development of a signage policy.** A policy was developed, however it is not in a format that can be directly inserted into the Planning Policy Framework. Council has identified that it has an ongoing need for a signage policy within the Scheme, and that the policy developed for C61 remains largely applicable. Modifications are required however to update the form of the document to meet current standards and to include reference to electronic signage, which was not addressed previously. This may be able to be developed between completion of the current planning scheme review and finalisation of an amendment to implement the review.
- **Review zoning of the restricted retail areas along the Maroondah Highway and Canterbury Road** (particularly current industrial zoning along Canterbury Road) with regard to consolidation opportunities. Council has commenced a review of the Maroondah Highway industrial precinct, and it is anticipated that the Canterbury Road area would be considered as part of any strategic plan for the Bayswater Business Precinct.

Recommended inclusion in scheme review amendment

Nil

Future Work

Reference	Response
Page 105-109	L11 Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.
Page 74-77	L09 Work with the City of Knox and Shire of Yarra Ranges to prepare and implement a framework for the development of the Bayswater Business Precinct.

¹⁵Maroondah Urban Design Framework, November 2006, pages 1, 5

6.8 Flood Management Plan for Maroondah City Council and Melbourne Water, May 2016

Not formally adopted - Plan noted by Councillors at their briefing on 16 May 2016

Policy summary:

The Flood Management Plan describes key flood management activities to be conducted by Council and Melbourne Water as well as outlining the roles and responsibilities of each organisation. It identifies specific actions to be taken to improve flood management in the municipality between 2016 and 2021.¹⁶ The document was due for review in May 2021, but to date remains in its May 2016 form.

Planning scheme implications and future work

Action No. 1 is to “Amend Planning Scheme to reflect completed flood mapping”¹⁷. This has not been conducted to date.

Action No. 5 is for “Councils [sic] flood modelling to be kept up to date”¹⁸. Council has updated its flood mapping, including conducting public engagement on a Ward-by-Ward basis. Further updates may be required to ensure that mapping accounts for climate change and is aligned with Melbourne Water mapping where applicable. This should be completed before work is commenced on Action 1.

Recommended inclusion in scheme review amendment

Nil

Future Work

Action	Response
1, 5	E05 Prepare an amendment to the Planning Scheme to implement current flood mapping, including an allowance for climate change, in conjunction with Melbourne Water.

6.9 Maroondah Vegetation Strategy 2020-2030

Adopted: 16 March 2020

Policy summary:

The Strategy's preface outlines that

*The Maroondah Vegetation Strategy establishes Council and the community's vision for protecting, enhancing, restoring, and creating vegetation in Maroondah's natural and urbanised areas. The Strategy contains actions in areas including: vegetation management and conservation, policy and planning controls, advocacy, education, and support to community.*¹⁹

¹⁶ Flood Management Plan for Maroondah City Council and Melbourne Water, May 2016, pages 3-5

¹⁷ Flood Management Plan for Maroondah City Council and Melbourne Water, May 2016, page 6

¹⁸ Flood Management Plan for Maroondah City Council and Melbourne Water, May 2016, page 6

¹⁹ Maroondah Vegetation Strategy 2020-2030, page 4

Planning scheme implications and future work

There are a number of priority actions outlined in the Strategy which have direct planning scheme implications. Council has begun implementing a number of these:

Work has commenced on a project to apply the Environmental Significance Overlay (ESO) in place of the Vegetation Protection Overlay (VPO), with the outcome sought being to strengthen planning controls that protect canopy trees and other beneficial vegetation on private land.

Recommended inclusion in scheme review amendment	
Action/s	Response
3.3	<p>Provide background information and strategic directions for within Clause 02.03 that outline the importance of, and strategic directions for, vegetation and biodiversity from health, habitat and neighbourhood character perspectives.</p> <p>Provide background information and strategic directions on the importance of streams, wetlands, permeability and water sensitive urban design for vegetation.</p> <p>V05 Amend Clause 02.03-2 to include more nuanced background information and strategic directions for environmental and landscape values that captures the role of vegetation for habitat, contributing to human health and wellbeing, and Maroondah's 'green community'. This will include context and strategic directions for waterways.</p>

Future Work	
Action/s	Response
1.1(a), 1.2(a), 1.3(a), 2.1(a)	<p>Work has commenced on a project to apply the Environmental Significance Overlay (ESO) in place of the Vegetation Protection Overlay (VPO). Both this and updates to Council's Neighbourhood Character Policy will consider permeability and tree planting requirements to facilitate maintenance and growth of vegetation.</p> <p>Future work is to:</p> <p>E01 Implement the Maroondah Vegetation Strategy 2020-2030, including application of the Environmental Significance Overlay to areas of identified biological significance.</p> <p>R01 Develop a Neighbourhood Character Policy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.</p> <p>R02 Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.</p>
2.1(c)	<p>A review of the mapping of the BMO within Maroondah and risk mapping conducted by the CFA in January 2023 indicates that some locations considered to be of low fire risk may be currently designated as bushfire prone under the building regulations and included in the BMO. There would also appear to be some areas where the reverse is true, and consideration of these sites should form part of the review.</p> <p>E02 Work with Forest Fire Management Victoria, Fire Rescue Victoria and public land managers to review the extent of the Bushfire Management Overlay in light of up-to-date information on the risk of bushfire to properties within Maroondah.</p>
2.2(g)	<p>This action forms part of enforcement of the planning scheme. Operational matters have not been a focus of the current planning scheme review.</p>

Future Work	
Action/s	Response
2.3(c)	This action is expected to be conducted in two stages. The first is the current transition of the VPO control to an ESO control in some locations. A second stage would be to consider the application of the ESO on additional sites.
2.3(h)	The strategic sites register could be expanded to include strategic biodiversity sites to address this action. L08 Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate.
3.2	This action will be implemented through updates to the Croydon, Ringwood East and Heathmont Structure Plans in the first instance.

6.10 Maroondah Minimum Standards for Canopy Tree Provision

Adopted: 20 March 2023

Policy summary:

The Minimum Standards seek to ensure that trees are provided with the airspace and underground space that they require to grow to reach adult dimensions. Trees are categorized by type and size and guidance is given on species selection as well as calculating the deep soil volume required for growth.

Planning scheme implications and future work

The Standards reference canopy assessment across Melbourne and identify that:

Notably, Maroondah had one of the highest canopy tree cover percentages of the urbanised municipalities included in the study (fourth highest of thirty-one), but also one of the highest canopy tree cover percentage losses (second highest of thirty-one).²⁰

In this context the Standards represent a useful reference for consideration of the suitability of proposed landscaping. To date work has not been conducted to assess the impact of the Standards on the housing capacity of the municipality. This future strategic work should be conducted and implementation through the planning scheme considered, particularly if future work on neighbourhood character includes a recommendation to shift from requirements for specific setbacks to specific landscape outcomes in Clause 55 standards.

Recommended inclusion in scheme review amendment
Nil

Future Work	
E10	Consider the benefits and housing capacity implications of applying the Maroondah Minimum Standards for Canopy Tree Provision through the planning scheme.

²⁰ Hurley et al (2019) Urban Vegetation Cover Change in Melbourne 2014 — 2018, quoted in Maroondah Minimum Standards for Canopy Tree Provision, page 4.

6.11 Climate Change Risk and Adaptation Strategy, 2018/19 - 2021/22

Adopted: 25 June 2018

Policy summary:

The Climate Change Risk and Adaptation Strategy outlines how Maroondah City Council and partners will work towards a more climate adapted Maroondah. Its objectives include:

- Use the natural environment to build our adaptive capacity - while a risk itself, the natural environment can also be used to help in climate change adaptation.
- Encourage future proofing design - foster places capable of adapting to change and responding to current and future risks.²¹

Planning scheme implications and future work

Outcome Area 2 of the Strategy relates to Places. A number of the key directions identified have direct relevance to Planning. A number have been actioned, however those which require further (or ongoing) action are as follows:

1. *Use the natural environment to build adaptive capacity by incorporating green infrastructure involving an integrated approach to land use that maximises economic, social and environmental benefits. Examples include; wetlands, rain gardens, tree pits and green facades.*
4. *Pursue resilience from droughts and waterway flooding impacts by addressing water quality and improving the flood mitigation and permeability of urban areas. Adopt Integrated Water Management (IWM) and water sensitive urban design practices in buildings, open space water bodies and street design.*
7. *Support work with partners to address fire and flood prone areas including community education initiatives.*
8. *Work with regional partners to accommodate changes in storm and rainfall patterns, for better water security and to ensure resilient and connected landscapes in consideration of Council's Water Sensitive City Strategy and Council's Open Space Strategy.*
11. *Manage the urban heat island effect through material selection, energy efficient design and landscaping.*
12. *Design and plan for increased tree and vegetation coverage, ensure the municipality's weed management activities support thriving ecosystems, seek opportunities to enhance monitoring of climate impacts on biodiversity, and build community understanding.*²²

²¹ Climate Change Risk and Adaptation Strategy, 2018/19 - 2021/22, page 5

²² Climate Change Risk and Adaptation Strategy, 2018/19 - 2021/22, page 32

Recommended inclusion in scheme review amendment	
Actions	Response
1, 4, 7 and 11	V06 Amend Clause 02.03-3 to include background information and strategic directions for environmental risks that identify risks associated with climate change and bushfire.

Future Work
Nil



Maroondah Planning Scheme Review 2024

Volume 3

Detailed analysis of local provisions

Prepared by the Integrated Planning Unit
City of Maroondah

Document Control

Contact for Enquiries

Please address any questions regarding this document to:

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

Document History

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

Contributors and Reviewers

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

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

Approval

Adopted by Council

[Insert date]

Contents

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

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

1. Preamble

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

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

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

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

2. Municipal Planning Strategy (MPS)

2.1 Clause 02.01 Context

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

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

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

2.2 Clause 02.02 Vision

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

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

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

2.3 Clause 02.03 Strategic directions

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

2.3.1 Clause 02.03-1 Settlement

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

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

V16 Amend Clause 02.03-1 (Settlement) to provide policy on Managing Growth and Planning for Places that reflects the requirements of the Planning and Environment Act 1987, the Metropolitan Industrial and Commercial Land Use Plan, Maroondah 2040 and the Council's housing strategy.

2.3.2 Clause 02.03-2 Environmental and landscape values

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

¹ Maroondah 2040, page 27

² Maroondah 2040, page 27

³ Maroondah 2040, page 43

⁴ Maroondah 2040, page 43

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

V05 Amend Clause 02.03-2 to include more nuanced background information and strategic directions for environmental and landscape values that captures the role of vegetation for habitat, contributing to human health and wellbeing, and Maroondah's 'green community'. This will include context and strategic directions for waterways.

⁵ Maroondah 2040, page 34

⁶ Maroondah 2040, page 34

⁷ Maroondah 2040, page 43

⁸ Maroondah 2040, page 43

2.3.3 Clause 02.03-3 Environmental risks and amenity

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

⁹ Maroondah 2040, page 34

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

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

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

2.3.4 Clause 02.03-4 Natural resource management

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

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

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

2.3.5 Clause 02.03-5 Built environment and heritage

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

¹¹ Maroondah 2040, page 43

¹² Maroondah 2040, page 43

¹³ Maroondah 2040, page 43

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

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

V17 Amend Clause 02.03-5 (Built environment and heritage) to improve readability, reword the historic context and delete text on environmentally sustainable development relocated to Clause 02.03-3.

2.3.6 Clause 02.03-6 Housing

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

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

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

V18 Amend Clause 02.03-6 (Housing) to include context in relation to the range of housing available in Maroondah and how housing change is to be directed, as well as Strategic Directions that implement the Residential Development Framework and the Housing Strategy: 2022 Refresh.

¹⁵ Maroondah 2040, page 27

¹⁶ Maroondah 2040, page 43

¹⁷ Maroondah 2040, page 43

2.3.7 Clause 02.03-7 Economic development

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

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

¹⁹ Maroondah 2040, page 27

²⁰ Maroondah 2040, page 27

²¹ Maroondah 2040, page 43

²² Maroondah 2040, page 43

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

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

V19 Amend Clause 02.03-7 (Economic development) to include strategic directions that relate to industrial land and text relating to health care and social assistance.

2.3.8 Clause 02.03-8 Transport

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

²⁴ Maroondah 2040, page 39

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

V20 Amend Clause 02.03-8 (Transport) to improve readability and include strategic directions to protect land set aside for future arterial roads from encroachment and provide shared trails, walking paths and bike lanes.

2.3.9 Clause 02.03-9 Infrastructure

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

V09 Amend Clause 02.03-9 (Infrastructure) to outline that Community Infrastructure includes redevelopment of the former Croydon civic offices and nearby facilities to the Croydon Community Wellbeing Precinct and supports the growth of services associated with the Maroondah Hospital.

²⁵ Maroondah 2040, page 52

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

2.3.10 Clause 02.03-10 Open Space

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

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

2.4 Clause 02.04 Strategic Framework Plans

Clause 02.04 currently includes the following Framework Plans:

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

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

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

Proposed plan provision:

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

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

3. Planning Policy Framework

3.1 Settlement

3.1.1 Clause 11.01-1L Non urban areas

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

3.1.2 Clause 11.01-3L Croydon Major Activity Centre

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

3.2 Environmental and landscape values

3.2.1 Clause 12.05-2L Ridgelines

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

3.3 Environmental risks and amenity

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

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

3.4 Built environment and heritage

3.4.1 Clause 15.01-1L-01 Signs

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

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

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

3.4.3 Clause 15.01-2L-01 Environmentally sustainable development

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

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

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

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

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

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

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

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

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

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

3.4.4 Clause 15.01-2L-02 Industrial design

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

3.4.5 Clause 15.01-5L Preferred neighbourhood character

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for development in the General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone in the areas identified on the Neighbourhood Character Precincts Map forming part of this clause.	<p>The proposed form of Clause 15.01-5L is intended to be a policy neutral translation of the existing policy content of the Scheme. It addresses current ambiguity in the Scheme in relation to the extent of the Croydon Major Activity Centre and application of the Neighbourhood Character Policy.</p> <p>It will not address issues outlined previously in relation to the need to prepare a Neighbourhood Character Strategy and implement it. No changes are proposed as part of the current review amendment, however further strategic work is required as a Council priority.</p>	<p>Nil as part of current review.</p> <p>It is recommended that Council conduct the following strategic work:</p> <p>R01 Develop a Neighbourhood Character Policy which builds on the Neighbourhood Character Study Review, State policy with respect to housing, and the provisions of the Housing Strategy: 2022 Refresh.</p> <p>R02 Prepare a planning scheme amendment to implement the Neighbourhood Character Strategy.</p>

3.5 Housing

3.5.1 Clause 16.01-1L-01 Housing supply

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

3.5.2 Clause 16.01-1L-02 Residential accommodation

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

3.6 Economic development

3.6.1 Clause 17.02-1L Retail and Office Development

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for retail and office development	<p>There is some difficulty in a policy that applies to development seeking to restrict as-of-right uses. Office is a Section 1 use in the Commercial 2 Zone. This zone applies to sections of Croydon, but also areas of Ringwood (outside the Metropolitan Activity Centre), Bayswater North and Kilsyth South. It is not currently proposed to alter the zoning of this land to control office use. The Clause should be amended to instead specifically encourage office development in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.</p> <p>In order to be effective this clause should also relate to both land use and development.</p>	<p>L12 Amend Clause 17.02-1L to refer to both use and development and to encourage (rather than direct) office to the Ringwood and Croydon Activity Centres.</p> <p>L06 Prepare and implement strategies to optimise land use, increase employment intensity, and guide development for industrial land in the municipality.</p>

3.6.2 Clause 17.03-1L Industrial land

Policy application (if relevant)	Observations / comments	Recommended changes
Land in the Industrial 1 Zone, Industrial 3 Zone and Commercial 2 Zone	<p>It is noted that this policy applies to land in a Commercial zone, not just land in the industrial zones. The Metropolitan Industrial and Commercial Land Use Plan (MICLUP) also includes the Commercial 2 Zone in its considerations of industrial land. In light of the findings of the MICLUP and the lack of spare industrial capacity within Maroondah it is appropriate to discourage office development from locating in the Industrial 1 and Industrial 3 Zones, where this land use requires a planning permit. It may be appropriate to consider limiting the amount of office floorspace in these zones, however this would require additional strategic work, indicating the importance of future work previously identified for industrial precincts.</p>	<p>L13 Amend Clause 17.03-1L to limit specifically discourage office use and development (other than office ancillary to an industry on the land) in the Industrial 1 Zone and Industrial 3 Zone.</p>

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

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

3.7 Transport

3.7.1 Clause 18.01-1L EastLink environs

Policy application (if relevant)	Observations / comments	Recommended changes
Applications for development (excluding subdivision) on land identified in the policy document Corridor Plans – City of Maroondah (Connect East, August 2022) to this clause	<p>Council sought some modification to this clause as drafted in Amendment C144maro. Specifically, it was requested that a map showing the application of the policy be included in the Scheme rather than as a policy document. This was proposed to ensure that the Scheme is readily accessible to all users. In approving the amendment the Department of Transport and Planning advised that:</p> <p><i>Other requested changes, being the inclusion of a second strategic direction in Clause 02.03-8 of the MPS and changes to the Clause 18.01-1L (Eastlink environs) have not been incorporated into the final version. If council wishes to pursue these changes, these should be done as part of a separate amendment.</i></p> <p>It is considered that the inclusion of the map within the clause remains appropriate, and should be pursued as part of the planning scheme review amendment.</p> <p>This matter has been discussed with Connect East, who have (verbally) indicated no objection to the proposal.</p>	P11 Include a map within Clause 18.01-1L (Eastlink Environs) to indicate where the policy applies, rather than relying on a separate document for this information.

3.8 Infrastructure

3.8.1 Clause 19.02-1L Maroondah Hospital Medical Precinct

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

4. Zone analysis

4.1 Residential Zones

4.1.1 Clause 32.03 Low Density Residential Zone

Zone purposes:

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

Provision	Adherence with MD	Additional improvements
Preliminary	The Schedule is not numbered, and maps are marked LDRZ rather than LDRZ1. P12 In the Schedule to Clause 32.03 (Low Density Residential Zone) replace “Schedule” with “Schedule 1”, and alter reference on Zoning maps ZN1, ZN2 and ZN4 to refer to land as “LDRZ1” rather than “LDRZ”.²⁷	
1.0 Subdivision requirements	Complies.	
2.0 Outbuilding permit requirements	Complies.	

4.1.2 Clause 32.04 Mixed Use Zone

Zone purposes:

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

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

To provide for housing at higher densities.

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

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

Schedule 1: Croydon Town Centre

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

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

Schedule 2: 17 Faraday Road, Croydon South

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



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



Figure 4: Google Street View, June 2022

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

Relevant objectives of the two zones are:

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

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

R08 Consider rezoning 17 Faraday Road Croydon South from Mixed Use Zone Schedule 2 to a zone which corresponds with surrounding land as part of implementation of an adopted Neighbourhood Character Strategy.

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

4.1.3 Clause 32.07 Residential Growth Zone

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

P13 Remove Clause 32.07 from the Maroondah Planning Scheme.

4.1.4 Clause 32.08 General Residential Zone

Zone purposes:

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

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

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

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

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

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

P45 Amend all Schedules to the General Residential and Neighbourhood Residential Zones to reflect changes to the Schedule template arising from Amendments VC243 and VC253.

R24 Consider whether changes should be made to existing local variations to Standard A17 in light of changes to Clause 54.05-2 made by Amendment VC253.

Schedule 1: General Residential Areas

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

Schedule 2: Croydon Major Activity Centre

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

Schedule 3: Greyfield Renewal Precincts

Purpose and requirements	Adherence with MD	Additional improvements
Preliminary	The format of the Schedule heading is not in accordance with the MD. P14 Alter the format of the heading to Schedule 3 of Clause 32.08 (General Residential Zone) to accord with the Ministerial Direction.	
1.0 Neighbourhood character objectives	Complies	
2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement	Update to refer to small second dwellings.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	The bottom three dot points of the fourth application requirement (landscape plan) should align with those above them rather than having an additional indent. P15 Alter the format of the fourth application requirement in Schedule 3 to Clause 32.08 (General Residential Zone) to include all sub-points within a single list.	
7.0 Decision guidelines	Complies	

4.1.5 Clause 32.09 Neighbourhood Residential Zone

Zone purposes:

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

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

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

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

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

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

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

P45 Amend all Schedules to the General Residential and Neighbourhood Residential Zones to reflect changes to the Schedule template arising from Amendments VC243 and VC253.

R24 Consider whether changes should be made to existing local variations to Standard A17 in light of changes to Clause 54.05-2 made by Amendment VC253.

Schedule 1: Ridgeline Protection Area A

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

Schedule 2: Ridgeline Protection Area B

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

Schedule 3: Canopy Cover Ridgeline Protection

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

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

Schedule 4: Sites of Biological Significance

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

Schedule 5: Jubilee Park

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Neighbourhood character objectives	Complies	<p>Refer to Volume 1 for a detailed assessment of the provisions of this zone in combination with the Neighbourhood Character and Heritage Overlays.</p> <p>The action rising is to:</p> <p>R03 Amend Schedule 5 to the Neighbourhood Residential Zone to include variations to ResCode Standards relating to Side and Rear Setbacks (A10, B17), Private Open Space (A17, B28) and Front Fence Height (A20, B32) that correspond with those in Schedule 1 to the General Residential Zone.</p>
2.0 Minimum subdivision area	Complies.	
3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot	Delete	
4.0 Requirements of Clause 54 and Clause 55	Complies	
5.0 Maximum building height requirement for a dwelling or residential building	Update to refer to small second dwellings.	
6.0 Application requirements	Complies.	
7.0 Decision guidelines	Complies.	

Schedule 6: Ruskin Park

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

4.2 Industrial Zones

4.2.1 Clause 33.01 Industrial 1 Zone

Zone purposes:

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

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

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

4.2.2 Clause 33.03 Industrial 3 Zone

Zone purposes:

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

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

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

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

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

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

4.3 Commercial Zones

4.3.1 Clause 34.01 Commercial 1 Zone

Zone purposes:

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

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

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

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

4.3.2 Clause 34.03 Commercial 2 Zone

Zone purposes:

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

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

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

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

4.4 Rural Zones

4.4.1 Clause 35.05 Green Wedge A Zone

Zone purposes:

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

To provide for the use of land for agriculture.

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

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

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

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

Purpose and requirements	Adherence with MD	Additional improvements
Preliminary	<p>The Schedule is not numbered, and maps are marked GWAZ rather than GWAZ1.</p> <p>P17 In the Schedule to Clause 35.05 (Green Wedge A Zone) replace “Schedule” with “Schedule 1”, and alter reference on Zoning maps ZN1, ZN2 and ZN6 to</p>	

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

4.4.2 Clause 35.07 Farming Zone

Zone purposes:

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

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

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

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

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

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

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

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

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

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

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

²⁹ Shown on Volume 4, Appendix 2, Map 28

4.5 Public Land Zones

4.5.1 Clause 36.01 Public Use Zone

Zone purposes:

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

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

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

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

4.5.2 Clause 36.02 Public Park and Recreation Zone

Zone purposes:

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

To recognise areas for public recreation and open space.

To protect and conserve areas of significance where appropriate.

To provide for commercial uses where appropriate.

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

Purpose and requirements	Adherence with MD	Additional improvements
	<p>zones, where less restrictive controls apply, and the variation of controls causes confusion for sporting clubs.</p> <p>Additional details and are contained in Volume 1.</p> <p>P18 Amend the Schedule to Clause 36.02 (Public Park and Recreation Zone) to include all land within the Zone in Category 3 of the signage controls in Clause 52.05.</p>	

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

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

4.5.3 Clause 36.02 Public Conservation and Resource Zone

Zone purposes:

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

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

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

To provide for appropriate resource based uses.

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

4.5.4 Clause 36.04 Transport Zone

Zone purposes:

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

To provide for an integrated and sustainable transport system.

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

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

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

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

4.6 Special Purpose Zones

4.6.1 Clause 37.03 Urban Floodway Zone

Zone purposes:

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

To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989.

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

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

4.6.2 Clause 37.08 Activity Centre Zone

Zone purposes:

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

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

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

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

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

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

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

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

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

Purpose and requirements	Adherence with MD	Additional improvements
5.6 Precinct 6 – Ringwood Station Precinct	This precinct map purports to show controls over land that is within the Transport Zone 1 rather than the ACZ. As application of the ACZ is not likely to be considered appropriate for railway land, an appropriate complementary built form control for this land could be considered as part of current work being prepared by the Department of Transport and Planning and the Victorian Planning Authority.	L34 Advocate for the provision of a built form control that is complementary to the Activity Centre Zone Schedule 1 over land in the Transport Zone surrounding the Ringwood Railway Station.
5.7 Precinct 7 – Heatherdale Station Precinct	Interface Types 1 and 3 are shown differently on this map to other precinct maps. The Precinct requirements height table does not provide clarity in relation to preferred heights, as Precinct 7A and 7B are contained in a single row in the table. The different requirements for height based on lot size are also confusing and could be laid out differently to improve clarity.	
6.0 Application requirements	Complies.	
7.0 Notice and review	Complies.	
8.0 Decision guidelines	Replace the heading 'Design and Development' with 'Design and development'.	
9.0 Signs	Complies.	
10.0 Other provisions of the scheme	Complies.	
11.0 Reference documents	Complies.	

P19 Amend Schedule 1 to Clause 37.08 (Activity Centre Zone) to utilise a consistent and accessible colour scheme across maps, address formatting and typographical errors, improve grammar and to delete reference to 'Railway' as a use which does not require a planning permit.

5. Overlay analysis

5.1 Environmental and Landscape Overlays

5.1.1 Clause 42.02 Vegetation Protection Overlay (VPO)

Overlay purposes:

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

To protect areas of significant vegetation.

To ensure that development minimises loss of vegetation.

To preserve existing trees and other vegetation.

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

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

To encourage the regeneration of native vegetation.

Schedule 1: Sites of Biological Significance

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and significance of vegetation to be protected	It is appropriate that reference to the background document be deleted from the Schedule. The document is already listed within the Schedule to Clause 72.08	P20 Amend Schedule 1 to Clause 42.02 (Vegetation Protection Overlay) and Schedules 1, 2, 3 and 4 to Clause 42.03 (Significant Landscape Overlay) to delete reference to the background documents.
2.0 Vegetation protection objectives to be achieved	Complies.	
3.0 Permit requirement		The second permit requirement lacks clarity and requires specialist knowledge. This results in difficulty in its application. Wording which accords with the exemptions contained in Clause 52.17-7 is proposed as being more readily applied. This will have limited impact on application numbers. E13 Amend the permit requirements of Clause 42.02 (Vegetation Protection Overlay) to remove ambiguity and align exemptions for dead vegetation with Clause 52.17-7.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies.	

5.1.2 Clause 42.03 Significant Landscape Overlay (SLO)

Overlay purposes:

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

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

Schedule 1: Ridgeline Protection Area

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

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

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>P20 Amend Schedule 1 to Clause 42.02 (Vegetation Protection Overlay) and Schedules 1, 2, 3 and 4 to Clause 42.03 (Significant Landscape Overlay) to delete reference to the background documents.</p>	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	<p>The permit requirements should be adjusted to be clear and unambiguous.</p> <p>Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant reduction in the number of trees the control applies to.</p> <p>Reference to a 'suitably qualified person' to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a 'suitably qualified arborist' would provide clarity.</p>	E15 Amend Schedule 1 to Clause 42.03 (Significant Landscape Overlay) to ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.

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

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

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

Schedule 2: Maroondah Canopy Tree Protection Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause. P20 Amend Schedule 1 to Clause 42.02 (Vegetation Protection Overlay) and Schedules 1, 2, 3 and 4 to Clause 42.03 (Significant Landscape Overlay) to delete reference to the background documents.	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	Adjust the permit requirements to be clear and unambiguous. Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant reduction in the number of trees the control applies to. Reference to a 'suitably qualified person' to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a 'suitably qualified arborist' would provide clarity.	E17 Amend Schedule 2 to Clause 42.03 (Significant Landscape Overlay) to ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies.	

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

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>P20 Amend Schedule 1 to Clause 42.02 (Vegetation Protection Overlay) and Schedules 1, 2, 3 and 4 to Clause 42.03 (Significant Landscape Overlay) to delete reference to the background documents.</p>	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	<p>The permit requirements should be adjusted to be clear and unambiguous.</p> <p>Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant reduction in the number of trees the control applies to.</p> <p>Reference to a 'suitably qualified person' to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a 'suitably qualified arborist' would provide clarity.</p> <p>The means of outlining where different controls apply is cumbersome and should be outlined more simply.</p>	E18 Amend Schedule 3 to Clause 42.03 (Significant Landscape Overlay) to remove a spelling error and ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies	

Schedule 4: Landscape Canopy Protection

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Statement of nature and key elements of landscape	<p>The background document is listed in the Schedule to Clause 72.08 and can be deleted from the Schedule to this clause.</p> <p>P20 Amend Schedule 1 to Clause 42.02 (Vegetation Protection Overlay) and Schedules 1, 2, 3 and 4 to Clause 42.03 (Significant Landscape Overlay) to delete reference to the background documents.</p>	
2.0 Landscape character objectives to be achieved	Complies.	
3.0 Permit requirement	<p>The permit requirements should be adjusted to correct grammar and be clear and unambiguous.</p> <p>Reference to trunk circumference is preferred to diameter, as it is more readily assessed. Reference to a height of 1.4m above ground rather than 1.0m is consistent with the Australian Standard and is appropriate. The change is not considered likely to result in a significant likely to result in a significant reduction in the number of trees the control applies to.</p> <p>Reference to a 'suitably qualified person' to determine if a tree is dangerous leads to dispute as to what qualification is appropriate. Referring instead to a 'suitably qualified arborist' would provide clarity.</p>	E19 Amend Schedule 4 to Clause 42.03 (Significant Landscape Overlay) to ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard.
4.0 Application requirements	Complies.	
5.0 Decision guidelines	Complies.	

5.2 Heritage and Built Form Overlays

5.2.1 Clause 43.01 Heritage Overlay (HO)

Overlay purposes:

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

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

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

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

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

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

H12 Amend the Schedule to the Heritage Overlay to correct typographical errors and consistently use a format of "Statement of Significance: <<Place name, where applicable>>, <<Address>> for Statements of Significance.

5.2.2 Clause 43.02 Design and Development Overlay (DDO)

Overlay purposes:

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

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

Schedule 1: Ridgeline Protection Area - A

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

Schedule 2: Ridgeline Protection Area - B

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

Schedule 4: North Croydon Shopping Centre

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

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

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

Schedule 5: Canterbury Road and Dorset Road Strategic Industrial Area

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

L18 Alter wording of Sections 2.0, 3.0 and 4.0 of Schedule 5 of Clause 43.02 (Design and Development Overlay) to improve clarity.

Schedule 6: Ringwood East Neighbourhood Activity Centre Commercial Precinct

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

L19 Alter wording of Section 2.0 of Schedule 6 to Clause 43.02 (Design and Development Overlay) to avoid duplication of Clause 62.02-2, provide clarity and delete reference to existing canopy vegetation and new landscaping within the application requirements.

L20 Insert a decision guideline into Section 6.0 of Schedule 6 to Clause 43.02 (Design and Development Overlay) to require consideration of the proposed landscaping, including retention of any existing vegetation.

Schedule 7: Northern Gateway Area

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

Purpose and requirements	Adherence with MD	Additional improvements
2.0 Buildings and works	The text requires some modification for both clarity and to adhere to the Ministerial Direction. R15 Alter the wording of Section 2.0 of Schedule 7 to Clause 43.02 (Design and Development Overlay) to improve clarity, consistency with the Ministerial Direction and avoid duplication of defined terms.	
3.0 Subdivision		This wording and layout is similar to that used in the DDO1 and DDO2, both of which currently cause some confusion. Modification of the layout to accord with that proposed for those Schedules is therefore considered appropriate. R13 Alter the subdivision requirements in Schedules 1, 2 and 7 to Clause 43.02 (Design and Development Overlay) to provide clarity.
4.0 Signs	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Complies.	

Schedule 8: Heathmont Neighbourhood Activity Centre Commercial Precinct

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	
2.0 Buildings and works	As for Schedule 6, adjust text to avoid duplication with Clause 62.02-2 and clarify that a permit is required where more than one DPU is proposed. A number of application requirements are not worded as such and should either be adjusted or included as a decision guideline. L21 Alter wording of Section 2.0 of Schedule 8 to Clause 43.02 (Design and Development Overlay) to avoid duplication of Clause 62.02-2, provide clarity and delete reference to a number of application requirements.	

Purpose and requirements	Adherence with MD	Additional improvements
3.0 Subdivision	Complies.	
4.0 Signs	Complies.	
5.0 Application requirements.	Complies.	
6.0 Decision guidelines	<p>A number of the 'buildings and works requirements' are not sufficiently definitive to be requirements, and are more appropriately located here:</p> <ul style="list-style-type: none"> 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. <p>L22 Insert decision guidelines into Section 6.0 of Schedule 8 to Clause 43.02 (Design and Development Overlay) to require consideration specific matters, relocated from the application requirements.</p>	

Schedule 9: Maroondah Hospital Medical Precinct

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

Purpose and requirements	Adherence with MD	Additional improvements
2.0 Buildings and works	<p>The clause does not include the lead-in text required by the Ministerial Direction. Given the relatively simple requirements the headings are not needed for clarity.</p> <p>The application requirement that "development should minimise negative amenity impacts on residential neighbours" is inappropriately vague, and best addressed through the existing decision guidelines.</p> <p>L24 Amend Section 2.0 of Schedule 9 to Clause 43.02 (Design and Development Overlay) to align with the Ministerial Direction, simplify the layout and remove duplication with the decision guidelines within Section 6.0.</p>	
3.0 Subdivision	Complies.	
4.0 Signs None specified.	Complies.	
5.0 Application requirements	Complies.	
6.0 Decision guidelines	Complies.	

Schedule 10: Croydon Major Activities Area

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Design objectives	Complies.	Minimal change is proposed to this Schedule as Council's current strategic work includes preparation of an updated Structure Plan for the Croydon Major Activity Centre. It is anticipated that implementation of the Structure Plan would result in significant revisions to the Design and Development Overlay applying to the Centre.
2.0 Buildings and works	<p>'Building height' is measured to the roof or parapet at any point, meaning that the explanatory text is not required. Consolidation of the building height requirements into a single location is appropriate.</p> <p>Minor wording changes are also required to be consistent with the Ministerial Direction and to correct a typographical error.</p> <p>L25 Amend Section 2.0 of Schedule 10 to Clause 43.02 (Design and Development Overlay) to align with the Ministerial Direction, locate all height requirements in a single location, avoid duplication with Clause 73.01, and correct a typographical error.</p>	

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

5.2.3 Clause 43.04 Development Plan Overlay (DPO)

Overlay purposes:

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

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

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

Schedule 1: Canterbury Road and Dorset Road Strategic Industrial Area

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

Schedule 2: Ringwood Town Centre

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

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



Figure 5: Ringwood Town Centre and DPO2 in 2007



Figure 6: Ringwood Town Centre and DPO2 in February 2022

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

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

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

³⁰ Shown on Volume 4, Appendix 2, Map 21

Schedule 3: Bayswater Road Residential Development Area

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

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

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



Figure 7: DPO3 application and extent of current development

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

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

Schedule 4: Oban Road, Ringwood North

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

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

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

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



Figure 8: DPO4 application and extent of current development

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

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

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

³² Shown on Volume 4, Appendix 2, Map 8

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

Schedule 5: Former Heathmont College Residential Development

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

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

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

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

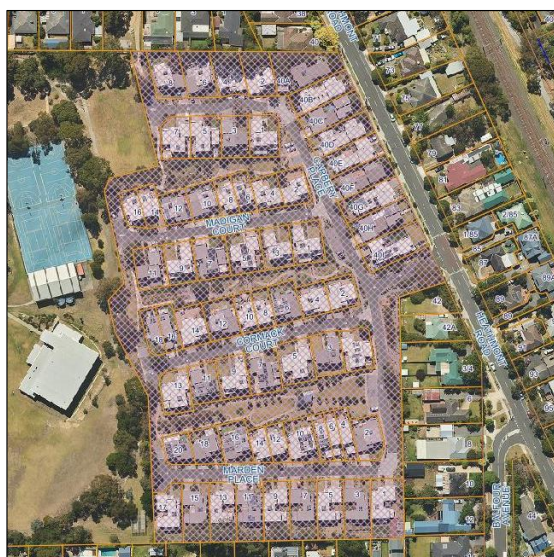


Figure 9: DPO5 application and extent of current development

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

³³ Shown on Volume 4, Appendix 2, Map 30

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

Schedule 6: Croydon Central Shopping Centre

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

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

Schedule 7: Ringwood Greyfield Renewal Precinct

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

Schedule 8: Croydon South Greyfield Renewal Precinct

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

5.2.4 Clause 43.05 Neighbourhood Character Overlay (NCO)

Overlay purposes:

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

To identify areas of existing or preferred neighbourhood character.

To ensure that development respects the neighbourhood character.

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

Schedule 1: Alto Avenue and Wicklow Hills Neighbourhood Character Area

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

R19 Alter Schedule 1 to Clause 43.05 (Neighbourhood Character Overlay) to simplify the format and improve the clarity of the permit requirements, and to delete reference to the background document.

Schedule 2: Croydon Hills Neighbourhood Character Area

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

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

Schedule 3: Jubilee Park

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

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

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

5.3 Land Management Overlays

5.3.1 Clause 44.05 Special Building (SBO)

Overlay purposes:

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

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

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

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

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

P21 Amend the Schedule to Clause 44.05 (Special Building Overlay) to indicate it as Schedule 1, and to include the title 'Melbourne Water Main Drains'.

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

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

5.3.2 Clause 44.06 Bushfire Management Overlay (BMO)

Overlay purposes:

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

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

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

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

Purpose and requirements	Adherence with MD	Additional improvements
The required schedule is not included in the Maroondah Planning Scheme. Refer to Volume 1 for detailed discussion and recommendation.	<p>P02 Insert Schedule 1 to Clause 44.06 (Bushfire Management Overlay) in a form that is generally consistent with Bushfire Management Overlay Schedules which were initially introduced by Amendment GC13.</p> <p>P03 Amend maps 1BMO, 2BMO, 4BMO and 6BMO to refer to BMO1 rather than BMO.</p>	

5.4 Other Overlays

5.4.1 Clause 45.01 Public Acquisition Overlay (PAO)

Overlay purposes:

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

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

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

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

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

5.4.2 Clause 45.03 Environmental Audit Overlay (EAO)

Overlay purposes:

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

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

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

Application of the Overlay

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

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

5.4.3 Clause 45.06 Development Contributions Plan Overlay (DCPO)

Overlay purposes:

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

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

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

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

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

Schedule 2: Ringwood Greyfield Precinct Development Contributions Plan

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

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

L31 Amend Schedule 2 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting and reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity.

Schedule 3: Croydon South Precinct Development Contributions Plan

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

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

L32 Amend Schedule 3 to Clause 45.06 (Development Contributions Plan Overlay) to adjust the heading to reflect the Ministerial Direction, correct punctuation, table formatting, reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity, and insert the standard note contained in the Ministerial Direction.

6. Particular provisions analysis

6.1 Provisions that apply only to a specified area

6.1.1 Clause 51.01 Specific sites and exclusions

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

6.1.2 Clause 51.02 Metropolitan Green Wedge Land: Core Planning Provisions

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

6.2 Provisions that require, enable or exempt a permit

6.2.1 Clause 52.02 Easements, Restrictions and Reserves

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

6.2.2 Clause 52.05 Signs

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

6.2.3 Clause 52.12 Bushfire Protection Exemptions

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

6.2.4 Clause 52.16 Native Vegetation Precinct Plan

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

6.2.5 Clause 52.17 Native Vegetation

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

6.2.6 Clause 52.27 Licensed Premises

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

6.2.7 Clause 52.28 Gaming

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Objectives	Complies.	
2.0 Prohibition of a gaming machine in a shopping complex	Table 1 needs to be updated to reflect the current name and (expanded) address of some shopping complexes and to consistently include the full names of roads, rather than abbreviations. P24 Amend the Schedule to Clause 52.28 (Gaming) to update the current name and complete address of the shopping complexes identified and correct formatting errors in Section 6.0.	
3.0 Prohibition of a gaming machine in a strip shopping centre	Complies.	
4.0 Locations for gaming machines	Complies.	
5.0 Venues for gaming machines	Complies.	
6.0 Application requirements	The sub-points of the second dot point do not begin with capital	

Purpose and requirements	Adherence with MD	Additional improvements
	<p>letters and should be updated accordingly.</p> <p>P24 Amend the Schedule to Clause 52.28 (Gaming) to update the current name and complete address of the shopping complexes identified and correct formatting errors in Section 6.0.</p>	
7.0 Decision guidelines	Complies.	

6.2.8 Clause 52.32 Wind energy facility

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

6.2.9 Clause 52.33 Post boxes and dry stone walls

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

6.3 General Requirements and Performance Standards

6.3.1 Clause 53.01 Public open space contribution and subdivision

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

P25 Amend the Schedule to Clause 53.01 (Public open space contribution and subdivision) to remove ambiguity and clarify that the corner site referred to is the land identified in the Scheme as the Canterbury Road and Dorset Road Strategic Industrial Area.

Clause 53.06 Live music entertainment venues

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

6.3.2 Clause 53.15 Statement of underlying provisions

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

6.4 VicSmart applications and requirements**6.4.1 Clause 59.15 Local VicSmart applications**

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

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

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

7. General provisions analysis

7.1 Referral and notice provisions

7.1.1 Clause 66.04 Referral of permit applications under local provisions

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

Schedule 2 to Clause 43.04 (DPO)

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

Schedule 6 to Clause 43.04 (DPO)

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

³⁴ Email received 21 September 2022

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

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

P27 Amend the Schedule to Clause 66.04 to include the Head, Transport for Victoria as a determining authority and the service authorities as recommending authorities for all development plans lodged under Schedule 6 to Clause 43.04. No referral to the gas supply authority if the development is not, or is not proposed to be, connected to the gas supply.

7.1.2 Clause 66.06 Notice of permit applications under local provisions

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

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

8. Operational provisions analysis

8.1 Administration and enforcement of this planning scheme

8.1.1 Clause 72.01 Responsible authority for this planning scheme

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

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

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

8.1.3 Clause 72.03 What does this planning scheme consist of?

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

8.1.4 Clause 72.04 Documents incorporated in this planning scheme

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

8.1.5 Clause 72.05 When did this planning scheme begin?

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

8.1.6 Clause 72.08 Background documents

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Background documents	Complies.	<p>The amendments arising from this review reference the following background documents, which should be included in the Schedule:</p> <p>Maroondah Housing Strategy: 2022 Refresh, December 2022</p> <p>Maroondah Vegetation Strategy 2020-2030, March 2020</p> <p>In addition, amendments C104 and C110 were supported by background documents which were omitted from the list prepared as part of amendment C144maro. These should be included at this point in time.</p> <p>P31 Amend the Schedule to Clause 72.08 to include reference to the 2022 Housing Strategy Refresh in place of the 2016 Housing Strategy, and to refer to the Vegetation Strategy 2020-2030, and supporting documents to Amendments C104 and C110.</p>

8.2 Strategic Implementation

8.2.1 Clause 74.01 Application of Zones, Overlays and Provisions

Purpose and requirements	Adherence with MD	Additional improvements
1.0 Application of zones, overlays and provisions		<p>Whilst the form of the Schedule meets the Ministerial Direction, the layout of the list of zones and overlays can be improved to assist clarity. Some descriptions of where and why controls have been applied should also be altered to improve accuracy.</p> <p>V24 Amend the Schedule to Clause 74.01 to provide greater clarity in relation to how the application of zones and overlays implements the PPF.</p>

8.2.2 Clause 74.02 Further strategic work

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

9. Future strategic work previously included

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

9.1 Transport and Accessibility

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

9.2 Heritage

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

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

9.3 Open Space

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

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

9.4 Built form and Urban Design

Previously identified future strategic work	Comment	Planning scheme implications and future work
Developing an Advertising Signage Policy.	<p>This action was proposed to be implemented through Amendment C61, which lapsed on 12 December 2013. The Outdoor Advertising Signage Policy referred to in that amendment has not been included in the Scheme as a result.</p> <p>Whilst there is some guidance on advertising signage in both 15.01-1L and 15.01-2L, there is benefit in providing more detailed policy guidance on the appropriate form and location of advertising signage. As a result, this action remains current.</p>	L11 Develop a policy to provide greater guidance on the appropriate form and location of advertising signage across the municipality.
Developing uniform urban design guidelines to influence the built form of residential, commercial and industrial areas.	<p>This action was proposed to be implemented through Amendment C61, which lapsed on 12 December 2013. The Amendment proposed a number of changes to the Scheme which implemented the Maroondah Urban Design Framework, Michael Smith and Associates, 2006.</p> <p>This Planning Scheme Review has identified the need to revisit current planning policies in relation to urban design. The extent of change in some areas of Maroondah since 2006 means that a review of the 2006 Urban Design Guidelines should also be conducted.</p>	E08 Review and update existing Urban Design policy and design guidance within the Maroondah Planning Scheme to include an emphasis on high quality urban design, environmental sustainability, water sensitivity, and community wellbeing.
Developing an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.	Amendment C137maro introduced the Environmentally Sustainable Development Policy into the Maroondah Planning Scheme. This is now included in Clause 15.01-2L of the Scheme.	

9.5 Housing and Residential Land Use

Previously identified future strategic work	Comment	Planning scheme implications and future work
Undertaking regular reviews of the Maroondah Housing Strategy to ensure that a relevant and consistent approach to residential development is maintained.	The Maroondah Housing Strategy 2016 was adopted by Council on 27 June 2016. The first interim review of the Strategy was completed in December 2022. The Maroondah Housing Strategy: 2022 Refresh is a policy neutral update to the 2016 document and should now be referred to in the Scheme. The next full review of the Strategy is due in 2031. It is not necessary to maintain the action as future strategic work at this point.	Action is included within P31: P31 Amend the Schedule to Clause 72.08 to include reference to the 2022 Housing Strategy Refresh in place of the 2016 Housing Strategy, and to refer to the Vegetation Strategy 2020-2030, and supporting documents to Amendments C104 and C110.
Monitoring the trends associated with the development of medium density housing and implementing relevant local design standards.	Council has commenced an annual review of multi dwelling development approvals across the municipality.	
Identifying specific locations suitable for comprehensive medium and high density housing development in proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre, major transport nodes and other commercial centres.	It is anticipated that work on this action will be ongoing. To date implementation has included: <ul style="list-style-type: none"> • C130maro for the Ringwood Metropolitan Activity Centre. • C56 for the Croydon Town Centre • C96 and C97 for the Ringwood East and Heathmont Neighbourhood Activity Centres • C134maro and C136maro, implementing the Greening the Greyfields projects in Ringwood and Croydon South. • Planning for the implementation of liveable neighbourhoods. 	L08 Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate. R06 Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.
Introducing specific land use policies to provide appropriate guidance for the assessment of commercial and non-residential uses in residential zones.	Amendment C91 introduced a Non Residential Uses in Residential Areas policy into the Scheme at Clause 22.13. This is now included within Clause 13.07-1L.	
Undertaking a strategic assessment of land capability factors to facilitate a range of residential densities.	Council has conducted strategic assessments which have influenced projects including the Greening the Greyfields pilot, activity centre structure planning and the liveable neighbourhood project.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Introduce policy to encourage buildings which use energy and water efficiently and minimise waste and ensure that new buildings incorporate design measures that assist in reducing energy, water and waste resource use in their construction and operation.	Amendment C137maro introduced an Environmentally Sustainable Development policy in the Maroondah Planning Scheme. This is now contained in Clause 15.01-2L.	
Develop a marketing and investment strategy to promote opportunities for shop-top housing and mixed use development with housing at upper levels in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.	This action is beyond the scope of the Maroondah Planning Scheme.	
Explore opportunities for the provision of affordable housing and student housing in the Croydon Major Activity Centre through: identifying appropriate sites; advocating to the State Government for improved supply; developing partnerships with Housing Associations and private sector providers; and working in collaboration with Swinburne TAFE to identify student needs.	Some aspects of this action are beyond the scope of the Maroondah Planning Scheme. Consideration of the potential to provide incentives for the provision of affordable housing forms part of the current review of the Croydon Structure Plan.	
Investigate the potential for future high quality intensive residential development on the industrial land on Lusher Road, Croydon.	The zoning of, and preferred height for development on, industrial properties in Lusher Road is being considered as part of the current review of the Croydon Structure Plan.	
Examine and assess the suitability and capacity of local shopping centres and adjacent areas to accommodate additional residential development.	Work has commenced on this action as part of implementing the 20-minute neighbourhood concept.	L03 Develop planning scheme mechanisms to deliver increased housing and activity in the Neighbourhood Activity Centres and Local Activity Centres and their surrounds at densities suited to each Centre.
Investigate the incorporation of universal design principles into current Design and Development Overlays to ensure accessibility and community safety for all ages and abilities.	Universal design principles are included in state-wide policy for Activity Centres in Clause 11.03-1S.	

Previously identified future strategic work	Comment	Planning scheme implications and future work
Investigate the potential to vary development controls where a portion of dwellings are affordable and the development incorporates best practice environmentally sustainable design principles.	Actions 4.3 and 5.3 of the Housing Strategy Refresh are similar and relate to this future work. It is anticipated that they will be actioned through consideration of identified strategic sites and the structure planning process. Current implementation includes consideration of how social and affordable housing may be encouraged in the Croydon Major Activity Centre.	<p>L08 Prepare a Strategic Sites register, consider the appropriate future use of each site and whether alternative planning controls are appropriate.</p> <p>R04 Investigate planning provisions that provide incentives for supplying social or affordable housing, particularly on strategic redevelopment sites and areas with convenient access to services and facilities.</p> <p>R05 Investigate the potential to encourage greater community benefit, such as community infrastructure, the provision of social or affordable housing or best practice environmentally sustainable design, through the planning scheme.</p>
Investigate the use of the Built Environment Sustainability Scorecard (BESS) to improve sustainability outcomes in future residential development.	Amendment C137maro introduced an Environmentally Sustainable Development policy in the Maroondah Planning Scheme. This is now contained in Clause 15.01-2L. BESS is one of the tools referred to in the Policy.	

9.6 Retail and Commercial Land Use

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

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

9.7 Industrial Land Use

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

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

9.8 Natural Resources

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

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

10. Mapping

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

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

10.1 Application of the Transport Zone

The purposes of the Transport Zone are:

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

To provide for an integrated and sustainable transport system.

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

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

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

10.1.1 Railways

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

10.1.2 Arterial roads

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

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

and that

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

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

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

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

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

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

Canterbury Road

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

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



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

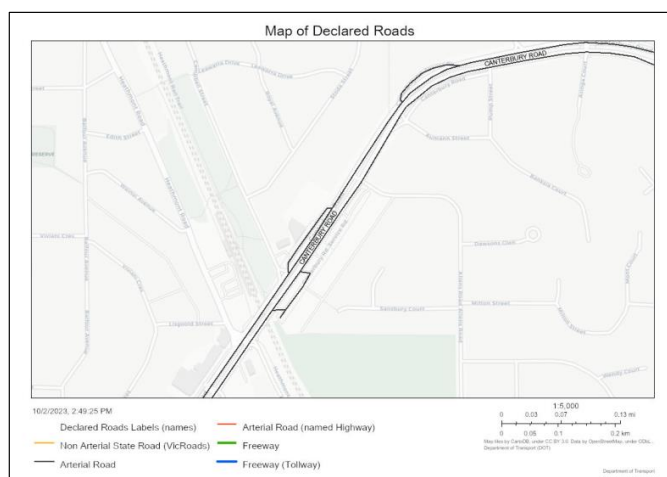


Figure 11: DTP Map of Declared Roads



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

T02 Rezone the southern portion of the Road in LP52597 (Canterbury Road Service Road, Heathmont within Heathmont Neighbourhood Activity Centre) from Commercial 1 Zone to Transport Zone 2.³⁵

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

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



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

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

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

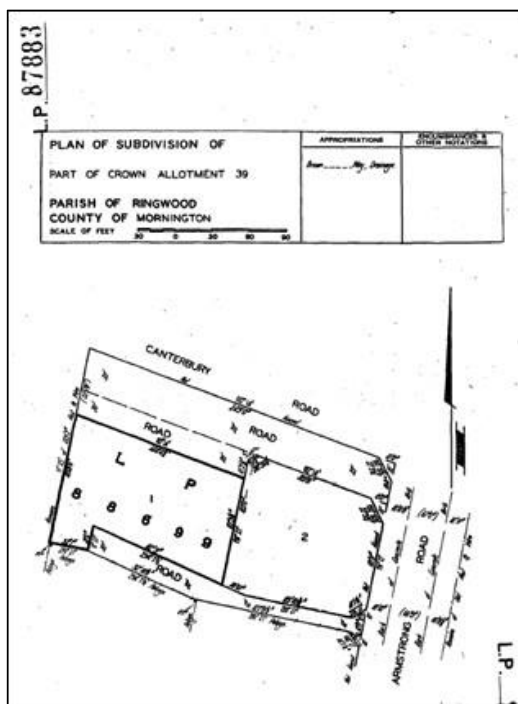


Figure 13: DTP Map of Declared Roads

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

³⁵ Shown on Volume 4, Appendix 2, Map 41

³⁶ Shown on Volume 4, Appendix 2, Map 31

Croydon Road

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

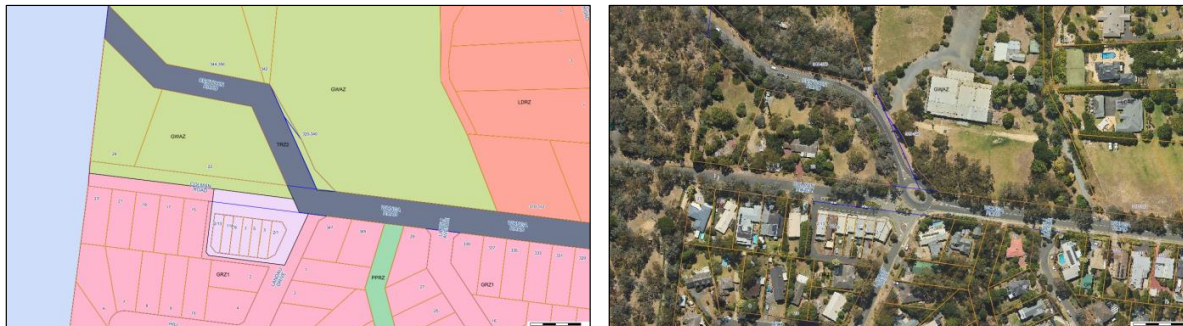


Figure 14: Zone and aerial photography of Croydon Road (west of No. 320-340 Wonga Road), Waranwood

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

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

T04 Rezone the Road in PS317893 and land in TP82541 (Croydon Road, West of No. 320-340 Wonga Road, Waranwood) from Green Wedge A Zone to Transport Zone 2.³⁷

Dorset Road

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



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

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

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

³⁷ Shown on Volume 4, Appendix 2, Map 1

³⁸ Shown on Volume 4, Appendix 2, Map 4

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



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

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

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

Adjacent to 327 Dorset Road, Croydon



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

³⁹ Shown on Volume 4, Appendix 2, Map 7

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

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

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



Figure 18: Zone and aerial photography of Dorset Road (West side, Leigh Road to Parry Street), Croydon

Portions of the west side of Dorset Road between Leigh Road and Parry Road are located within the General Residential Zone Schedule 1 rather than the Transport Zone 2. Some land appears to have been acquired by the then Roads Board in the 1980s, with Council records including titles for land to the east of No's 378, 380 and 382.

T08 Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon between Leigh Road and Parry Street to accord with the common boundary between the road and No's 372-382 Dorset Road.⁴¹

Dorset Road (West side, near Dumosa Avenue), Croydon



Figure 19: Zone and aerial photography Dorset Road (West side, near Dumosa Avenue), Croydon

⁴⁰ Shown on Volume 4, Appendix 2, Map 19

⁴¹ Shown on Volume 4, Appendix 2, Map 19

Portions of the west side of Dorset Road both north and south of Dumosa Avenue are located within the Neighbourhood Residential Zone Schedule 3 rather than the Transport Zone 2. This would appear to be a result of road widening by the then Roads Board in 1989 and 1990, with Council records including titles for land to the east of No's 416, 422 and 424.

T09 Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon in the vicinity of Dumosa Avenue to accord with the common boundary between the road and No's 416-432 Dorset Road.⁴²

Dorset Road (East side, Lindel Court to Barclay Avenue), Croydon



Figure 20: Zone and aerial photography of Dorset Road (East side, Lindel Court to Barclay Avenue), Croydon

Portions of the east side of Dorset Road between Lindel Court and Barclay Avenue are located within the General Residential Zone Schedule 1 rather than the Transport Zone 2. This would appear to be an error in the drafting of the zone boundary following road widening by the then Roads Board in 1989 and 1990, with Council records including titles for land to the west of No's 421-423 and 427-429.

T10 Realign the eastern boundary of the Transport Zone 2 on Dorset Road Croydon between Lindel Court and Barclay Avenue to accord with the common boundary between the road and No's 421-429 Dorset Road.⁴³

440 Dorset Road, Croydon



Figure 21: Zone and aerial photography of 440 Dorset Road, Croydon

A portion of 440 Dorset Road, which is Reserve No. 1 on PS303099P, is in the Transport Zone 2 and the remainder in the Neighbourhood Residential Zone Schedule 3. The land is not a road on title, but is set aside for use by Council and accommodates extensive landscaping as well as a footpath. There is no

⁴² Shown on Volume 4, Appendix 2, Map 26

⁴³ Shown on Volume 4, Appendix 2, Map 26

delineation between publicly and residentially zoned land on the ground, with both zones accommodating both the footpath and the landscaping.

Other similar reservations within the municipality are zoned to accord the adjoining properties rather than the roadway. It is considered appropriate that the same principle be applied in this instance.

T11 Rezone that portion of 440 Dorset Road Croydon that is within the Transport Zone 2 to the Neighbourhood Residential Zone Schedule 3 to accord with the remainder of the land.⁴⁴

618A Dorset Road, Croydon

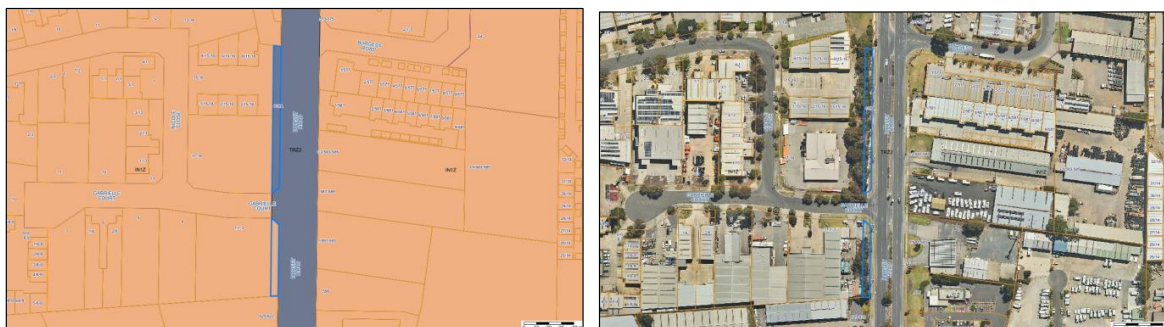


Figure 22: Zone and aerial photography of 618A Dorset Road, Croydon

Tree Reserve 1 on LP212350F is located in the Transport Zone 2, rather than the Industrial 1 Zone (INZ1) which applies to Tree Reserve 2.

Given the nature of the Reserve it is not appropriate to include the land within the Transport Zone. This space is currently used for landscaping (naturestrip) and footpath.

SEE OTHER SIDE		212350	
		<p>NOTATIONS</p> <p>LAND SUBJECT TO EASEMENT CROWN GRANT TO MARLBOROUGH COUNCIL</p> <p>LAND APPROPRIATED OR SET APART ROADS WITHIN CONTIGUOUS TRACTS FOR MANY MILES, AND FOR THE USE OF THE USE OF THE SEC. ACT & SURVEY OF WATER TELEPHONE & GAS LINES & POWER LINES</p> <p>LOT 10 HAS BEEN OMITTED FROM THIS PLAN TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKED ROADS AN UNDEVELOPED SURVEY AREA NO. THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES</p> <p>PLAN OF SUBDIVISION COUNTY MORRINGTON PARISH RINGWOOD SHEET 32 CROWN ALLOTMENTS 34 (PART) & 34 (PART)</p> <p>NUMBER OF SHEETS IN PLAN 2 ORIGINAL SCALE 1:1250 LENGTHS ARE IN METRES OFFICIAL USE ONLY</p>	
<p>CERTIFICATION BY SURVEYOR</p> <p>098212</p> <p>DATE 15/10/2024 APPROVED 1/10/2024 S.A. 1/10/2024</p> <p>15953</p>		<p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>THIS PLAN ACCORDS WITH A PLAN REGISTERED BY THE COUNCIL UNDER SECTION 106 OF THE LOCAL GOVERNMENT ACT 1988 ON CONFIRMED BY THE PLANNING APPEALS BOARD ON AND A REQUIREMENT FOR THE COUNCIL TO BE SUBMITTED TO SECTION 106 OF THE LOCAL GOVERNMENT ACT 1988 HIS BEHOLD THE RECORDS OF THE PLAN WAS FIRST REGISTERED ON DATE MUNICIPAL CLERK</p> <p>POSTED CHECKED</p> <p>PLAN APPROVED AT ON 20 OCT 1988</p> <p>15953</p>	

T12 Rezone the portion of 618A Dorset Road, Croydon that is located in the Transport Zone 2 to Industrial 2 Zone to accord with the remainder of the property.⁴⁵

⁴⁴ Shown on Volume 4, Appendix 2, Map 26

⁴⁵ Shown on Volume 4, Appendix 2, Map 34

Hull Road

Adjacent to 46 and 48 Hull Road, Croydon



Figure 23: Zone and aerial photography of 46 and 48 Hull Road, Croydon

Land in TP517160 and TP601464 is located in the Neighbourhood Residential Zone Schedule 3, rather than the Transport Zone 2 which applies to the remainder of Hull Road (an arterial road under the management of the Department of Transport and Planning). The land is currently developed with footpath and nature strip associated with the roadway.

T13 **Rezone the land in TP517160 and TP60146 (Hull Road, adjacent to No's 46 and 48) from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.⁴⁶**

Lincoln Road

Lincoln Road (Maroondah Highway to Arthur Place), Croydon

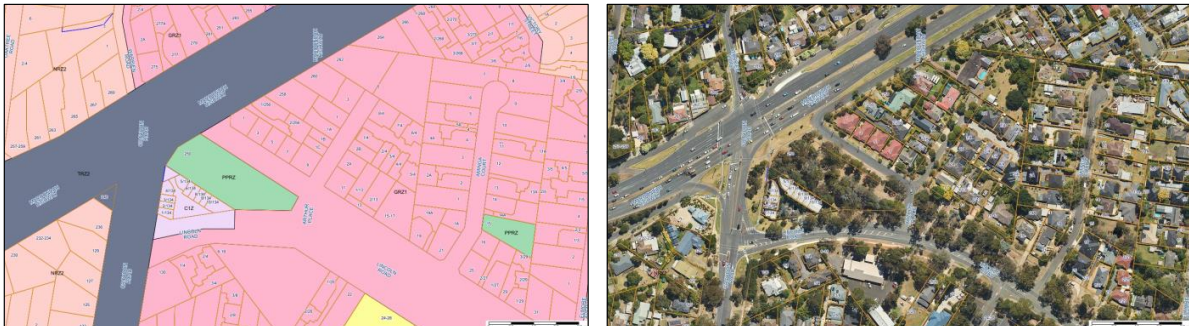


Figure 24: Zone and aerial photography of Lincoln Road (Maroondah Highway to Arthur Place), Croydon

The section of Lincoln Road between Maroondah Highway and Arthur Place is nominated as an Arterial Road on the Department of Transport and Planning website:

⁴⁶ Shown on Volume 4, Appendix 2, Map 13

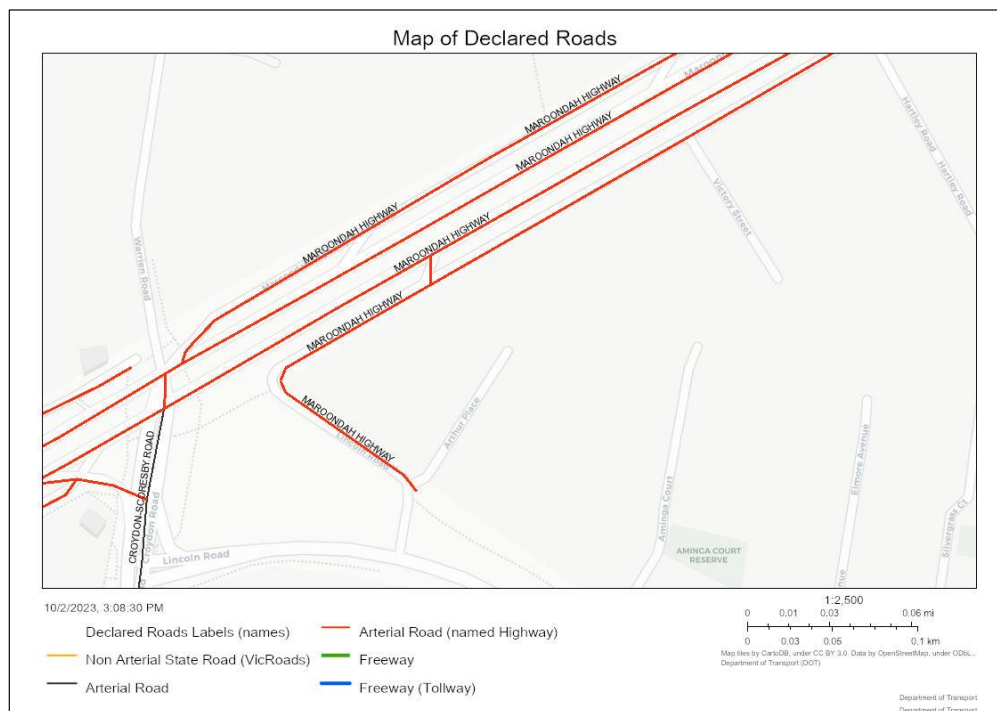


Figure 25: DTP Map of Declared Roads

The roadway is located in the General Residential Zone Schedule 1 rather than the Transport Zone 2 as required by the Ministerial Direction.

T14 Rezone the southbound arm of Lincoln Road, extending from Maroondah Highway to Arthur Place, from General Residential Zone Schedule 1 to Transport Zone 2.⁴⁷

Maroondah Highway

Adjacent to 1 Heatherdale Road, Ringwood

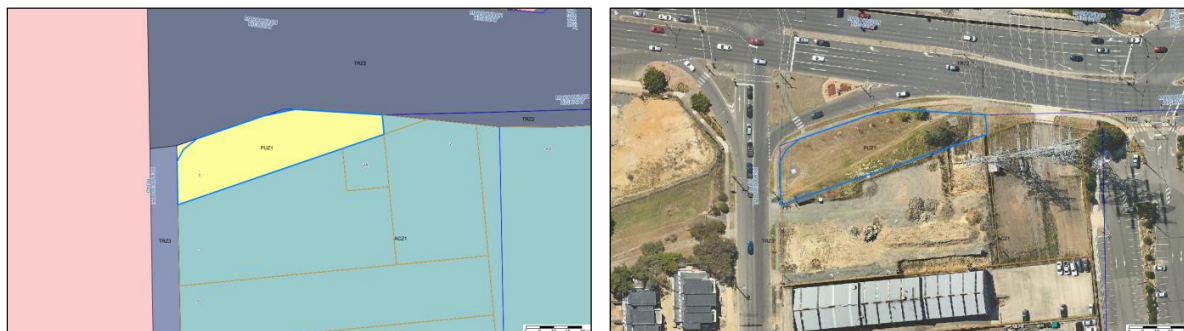


Figure 26: Zone and aerial photography of 1 Heatherdale Road, Ringwood

⁴⁷ Shown on Volume 4, Appendix 2, Map 6

Part of the land in TP423864 is located in the Public Use Zone (PUZ1), however this land lies within the Maroondah Highway road formation. Council's records indicate that the land, as well as the remainder of the parcel zoned Public Use Zone, is owned by the Head, Transport for Victoria.

Council has conducted preliminary consultation with VicRoads to also determine whether the zoning of the land at 1 Heatherdale Road is appropriate, however no response has been received to date. The property should be included on a list for further review.

T15 Rezone that part of TP423864 that is within the Public Use Zone (PUZ1) to Transport Zone 2.⁴⁸

88 Maroondah Highway, Ringwood

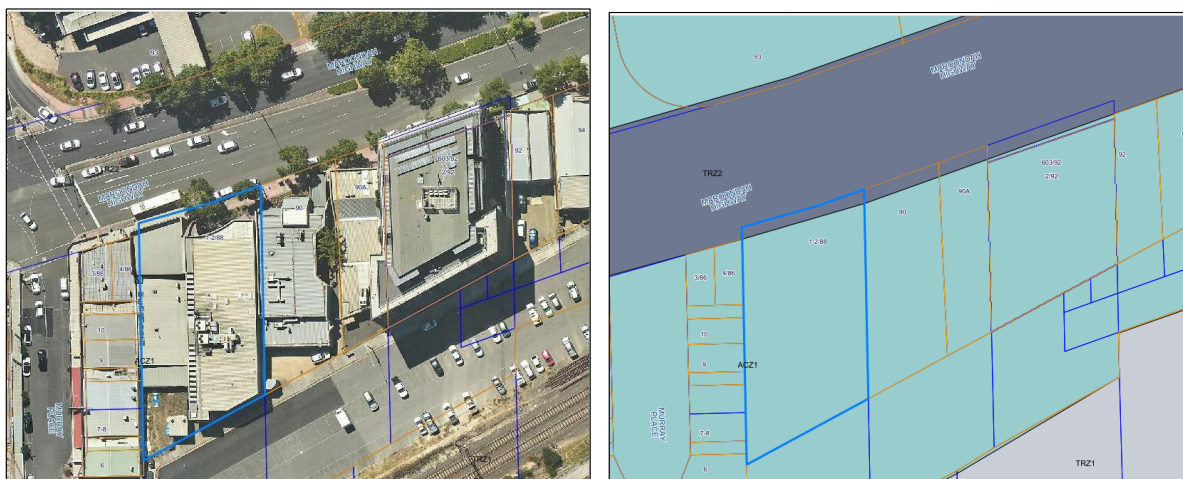


Figure 27: Zone and aerial photography of 88 Maroondah Highway, Ringwood

The northern section of this privately owned property is located in the Transport Zone 2. Whilst the land is utilised for a footpath it is not designated as a Road or in control or ownership of either Council or the Head, Transport for Victoria.

Council has conducted preliminary consultation with VicRoads to determine whether the zoning is appropriate and whether a Public Acquisition Overlay should be applied. No response has been received to date. The property should be included on a list for further review.

⁴⁸ Shown on Volume 4, Appendix 2, Map 29

90 & 90A Maroondah Highway, Ringwood

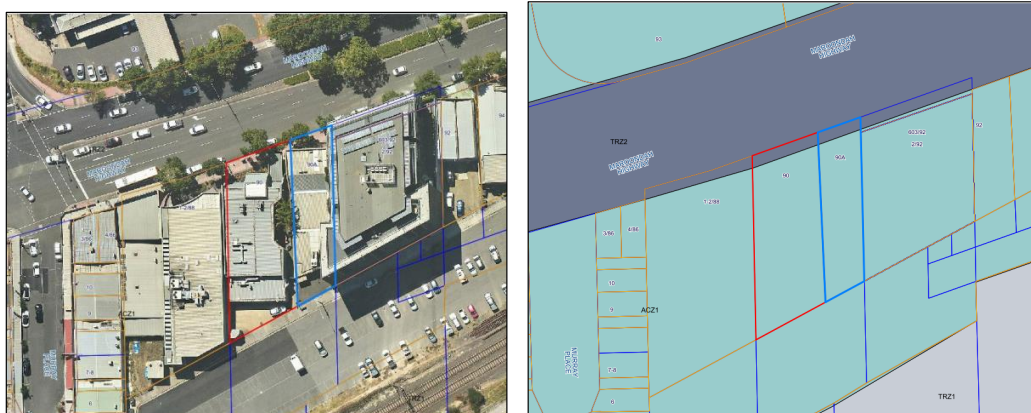


Figure 28: Zone and aerial photography of 90 & 90A Maroondah Highway, Ringwood

The northern section of this privately owned property is located in the Transport Zone 2. Whilst the land is utilised for a footpath it is not designated as a Road or in control or ownership of either Council or the Head, Transport for Victoria.

A review of the certificate of title for the property indicates that the land is privately owned.

Council has conducted preliminary consultation with VicRoads to determine whether the zoning is appropriate and whether a Public Acquisition Overlay should be applied. No response has been received to date. The property should be included on a list for further review.

Adjacent to 92 Maroondah Highway, Ringwood



Figure 29: Zone and aerial photography of 92 Maroondah Highway, Ringwood

PS735856 sets aside the northern part of this land as Road. The Road has now been transferred to Council. Part of the land is zoned Transport Zone 2, and part Activity Centre Zone Schedule 1. Its inclusion in the Transport Zone 2 is appropriate (the land is used as footpath)

T16 Rezone that portion of the Road on PS735856 that is within the Activity Centre Zone Schedule 1 to Transport Zone 2.⁴⁹

⁴⁹ Shown on Volume 4, Appendix 2, Map 21

104 Maroondah Highway, Ringwood

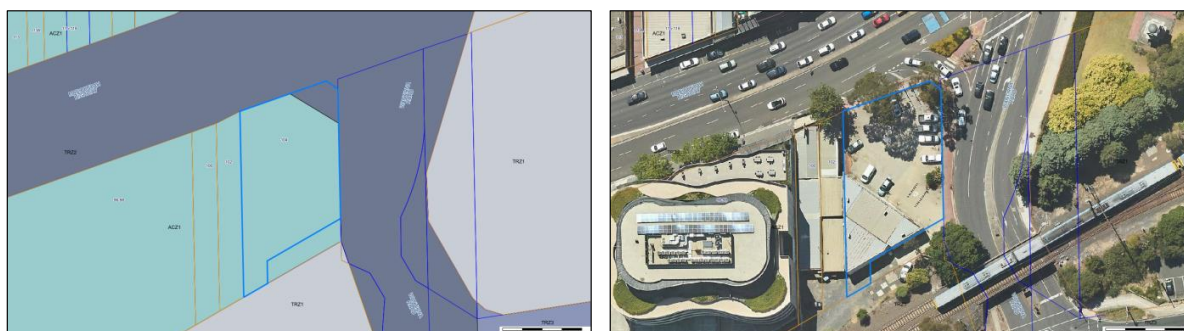
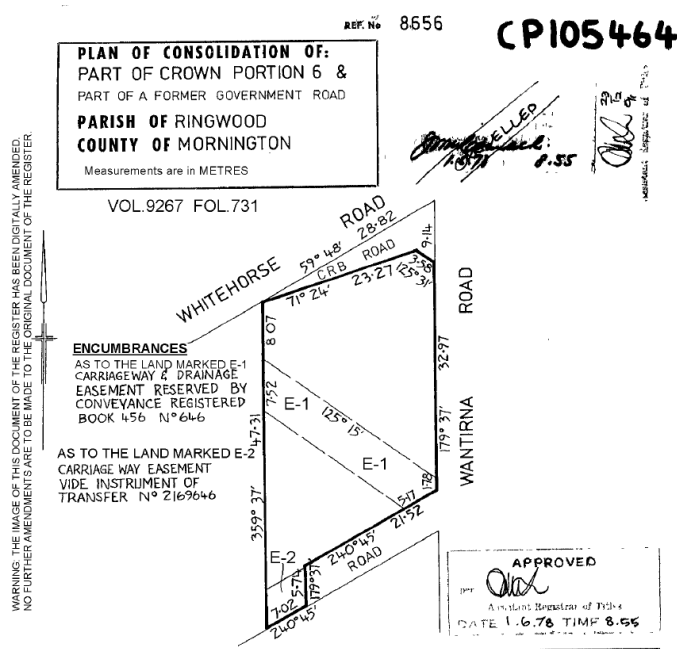


Figure 30: Zone and aerial photography of 104 Maroondah Highway, Ringwood

A portion of the land is located within the Transport Zone 2, rather than the Activity Centre Zone Schedule 1 which applies to the remainder of the property. A review of the certificate of title for the property indicates that the land is privately owned. The Plan of Subdivision shows the lot layout as follows:



Council has conducted preliminary consultation with VicRoads to determine whether the zoning is appropriate. No response has been received to date. Based upon current ownership and usage patterns however it is considered that application of the Activity Centre Zone Schedule 1 to the whole of the land is therefore appropriate.

T17 Rezone that portion of 104 Maroondah Highway Ringwood which is in the Transport Zone 2 to Activity Centre Zone Schedule 1.⁵⁰

⁵⁰ Shown on Volume 4, Appendix 2, Map 21

270-274 Maroondah Highway, Ringwood and Part 5 Mt Dandenong Road, Ringwood East



Figure 31: Zone and aerial photography of 270-274 Maroondah Highway, Ringwood and Part 5 Mt Dandenong Road, Ringwood East

The whole of the land at 270-274 Maroondah Highway, and part of the land at 5 Mt Dandenong Road are located within the Transport Zone 2, however neither is owned by the Head, Transport for Victoria nor Council. 270-274 Maroondah Highway is owned by the Metropolitan Fire Brigades Board and is used and developed with a Fire Station. Planning Permit M/2020/1250 was issued on 14 May 2021 for redevelopment of the Fire Station. The property at 5 Mt Dandenong Road is privately owned and is used and developed as a Service Station. The remainder of that property is zoned General Residential Zone Schedule 1.

It is noted that:

- The Metropolitan Fire Brigades Board is a public authority however the owner of 5 Mt Dandenong Road is not.
- The land is not located within the Public Acquisition Overlay for acquisition by the Head, Transport for Victoria.
- The then Department of Transport did not respond to repeated referrals of application M/2020/1250.
- A fire station was erected on 270-274 Maroondah Highway at some point between 1991 and 2001. Prior to this time a slip lane and footpath associated with Maroondah Highway were located on the land.

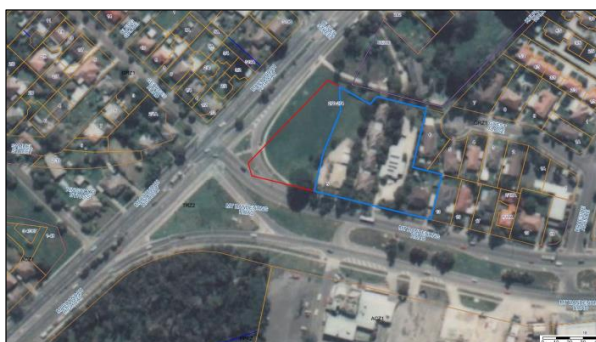


Figure 32: 1991



Figure 33: 2001

Based on this review it is considered that application of the Transport Zone, the objectives of which are to:
To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for an integrated and sustainable transport system.

To identify transport land use and land required for transport services and facilities.

To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.

To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

Is not appropriate for either section of land. Rezoning the parcels to General Residential Zone Schedule 1 to match the remaining land to the north and east would enable a single zone to apply to the land at 5 Mt Dandenong Road. The zone purposes are to:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Emergency Services Facility, which includes Fire Station, requires is permissible in the zone, and the retention of such a facility in the zone, at the intersection of two arterial roads, would appear to be appropriate.

T18 Rezone the land at 270-274 Maroondah Highway, Ringwood from Transport Zone 2 to General Residential Zone Schedule 1.⁵¹

T19 Rezone that portion of the land at 5 Mt Dandenong Road, Ringwood East that is within the Transport Zone 2 to General Residential Zone Schedule 1.⁵²

Adjacent to 323-329 Maroondah Highway, Ringwood



Figure 34: Zone and aerial photography of 323-329 Maroondah Highway, Ringwood

There is a minor mapping anomaly in the boundary of the General Residential Zone adjacent to 323, 325 and 327-329 Maroondah Highway. The land forms part of the road reserve but is included in the Residential Zone.

T20 Rezone that portion of Maroondah Highway adjacent to No.'s 323-329 from the General Residential Zone Schedule 1 to Transport Zone 2.⁵³

⁵¹ Shown on Volume 4, Appendix 2, Map 22

⁵² Shown on Volume 4, Appendix 2, Map 22

⁵³ Shown on Volume 4, Appendix 2, Map 22

Adjacent to 371 Maroondah Highway, Ringwood



Figure 35: Zone and aerial photography of 371 Maroondah Highway, Ringwood

There is a minor mapping anomaly in the boundary of the General Residential Zone adjacent to 371 Maroondah Highway. The residual land in TP243341 is within the Transport Zone 2.

T21 Rezone the portion of land in TP243341 (Maroondah Highway, adjacent to No. 371) from General Residential Zone Schedule 1 to Transport Zone 2.⁵⁴

Adjacent to 416-422 Maroondah Highway, Ringwood



Figure 36: Zone and aerial photography of 416-422 Maroondah Highway, Ringwood

Land nominated as Road on PS613948 remains in the General Residential Zone Schedule 1, rather than the Transport Zone 2. The land in question forms part of the Maroondah Highway / Old Lilydale Road intersection, and is currently occupied by road pavement, footpath and naturestrip.

T22 Rezone the land shown as Road on PS613948 (Maroondah Highway adjacent to No. 416-422) from General Residential Zone Schedule 1 to Transport Zone 2.⁵⁵

⁵⁴ Shown on Volume 4, Appendix 2, Map 16

⁵⁵ Shown on Volume 4, Appendix 2, Map 17

Adjacent to 425-429 Maroondah Highway, Croydon



Figure 37: Zone and aerial photography of 425-429 Maroondah Highway, Croydon

The land within TP120017 forms part of Maroondah Highway. The land is within the Commercial 1 Zone rather than the Transport Zone 2. The land comprises sections of on-street car parking spaces.

T23 Rezone the land in TP120017 from Commercial 1 Zone to Transport Zone 2.⁵⁶

Mt Dandenong Road

Adjacent to 174 Mt Dandenong Road, Ringwood East

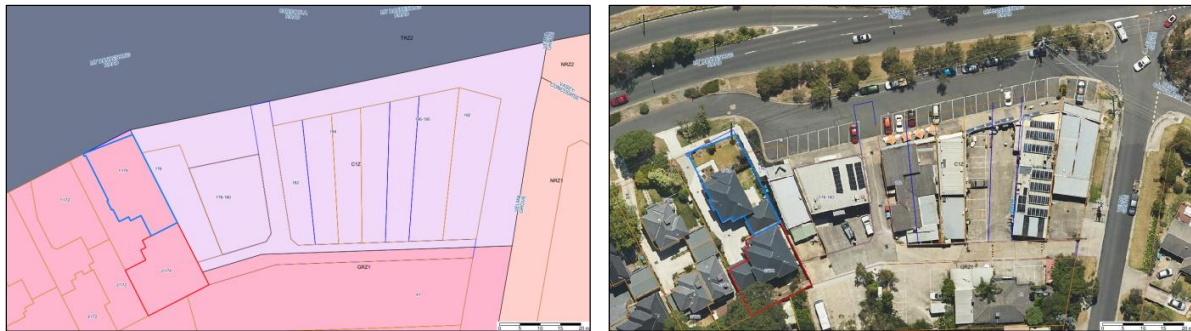


Figure 38: Zone and aerial photography of 174 Mt Dandenong Road, Ringwood East

Land shown as Road on PS835031 and utilised as a footpath is located within the General Residential Zone Schedule 1 rather than the Transport Zone 2. The roadway, which forms part of the Mt Dandenong Road service road in this location is required by the Ministerial Direction to be located in the Transport Zone 2.

T24 Rezone the land shown as Road on PS835031H (Mt Dandenong Road adjacent to No. 174) from General Residential Zone Schedule 1 to Transport Zone 2.⁵⁷

⁵⁶ Shown on Volume 4, Appendix 2, Map 4

⁵⁷ Shown on Volume 4, Appendix 2, Map 17

Adjacent to 176-192 Mt Dandenong Road, Ringwood East



Figure 39: Zone and aerial photography of 176-192 Mt Dandenong Road, Ringwood East

The Mt Dandenong Road Service Road adjacent to 176-102 Mt Dandenong Road (the Velma Grove Shopping Strip) is an arterial road, however it is located in the Commercial 1 Zone. Portions of the road formation (car parking and footpath) are also located on a number of privately owned land parcels.

Council has conducted preliminary consultation with VicRoads to determine whether a Public Acquisition Overlay should be applied. No response has been received to date. The private land parcels should be included on a list for further review.

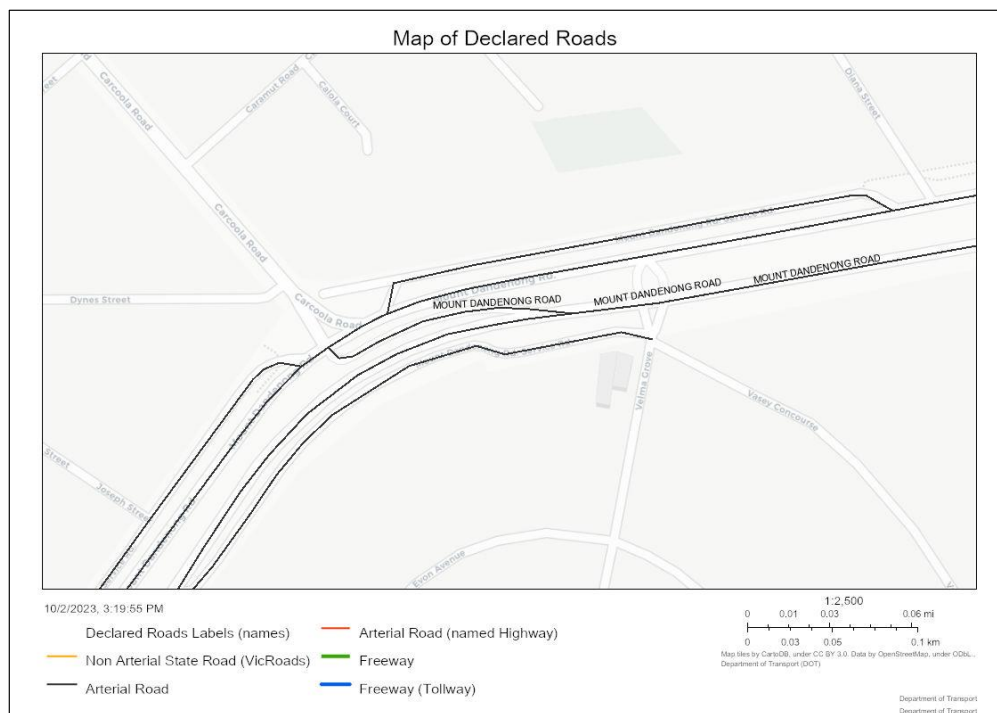


Figure 40: DTP Map of Declared Roads

T25 Rezone the Mt Dandenong Road Service Road adjacent to 176-102 Mt Dandenong Road (the Velma Grove Shopping Strip) from Commercial 1 Zone to Transport Zone 2.⁵⁸

⁵⁸ Shown on Volume 4, Appendix 2, Map 17

Oban Road

Oban Road (west of Warrandyte Road), Ringwood North



Figure 41: Zone and aerial photography of Oban Road (west of Warrandyte Road), Ringwood North

The Transport Zone 2 has been applied to Oban Road west of Warrandyte Road, however Oban Road is not a declared arterial road.

A review of Department of Transport and Planning mapping indicates that whilst Warrandyte Road (Ringwood-Warrandyte Road on the map) is an Arterial Road, Oban Road is not. Oban Road east of Warrandyte Road is a link road and located in the Transport Zone 3. Application of the Transport Zone 2 west of Warrandyte Road, rather than the General Residential Zone Schedule 1 which applies to the surrounding residential area would appear to be an error.

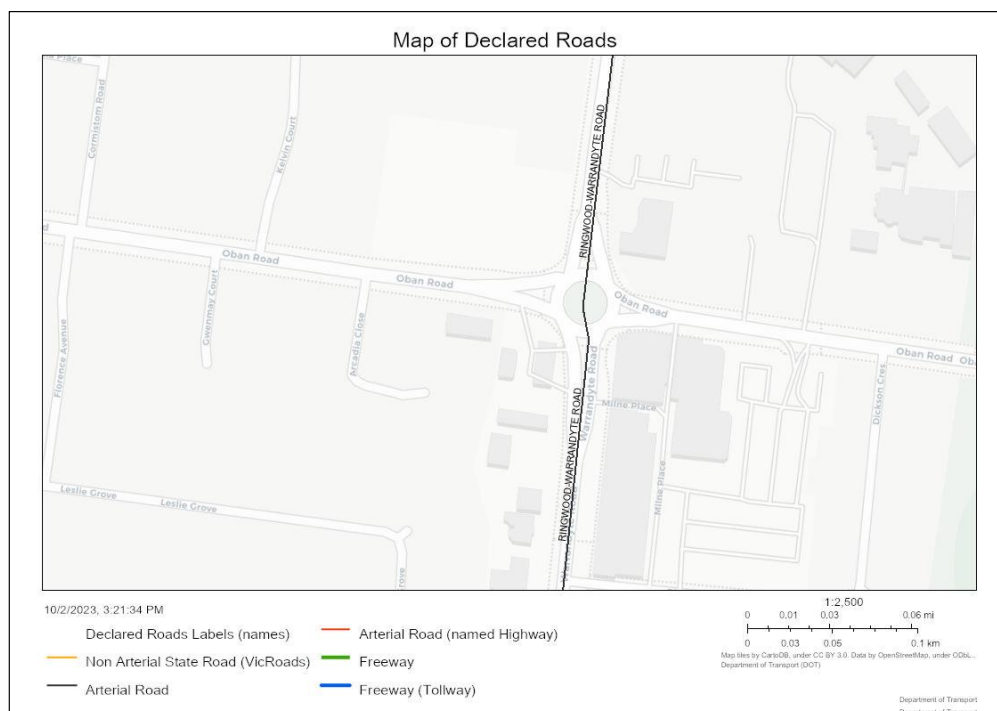


Figure 42: DTP Map of Declared Roads

Whilst the zoning would appear to be a mapping error it is noted that rezoning the roadway to General Residential Zone would have the following implications for 125 and 127 Oban Road, which do not also have frontage to Warrandyte Road:

- Requirements for minimising crossovers, the siting of parking spaces, turning and passing areas for some car parks/accessways that connect to the TRZ2 would no longer apply.
- Front fencing requirements would change from a standard of 1.2m in the Transport Zone to 0.9m.
- The following uses would move from permissible to prohibited:
 - Car Wash
 - Convenience Restaurant
 - Service Station
 - Take Away Food Premises
- A permit would now be required for Medical Centre and Place of Worship, as the conditions in Section 1 would no longer apply.

T26 **Rezone Oban Road west of Warrandyte Road to General Residential Zone, whilst maintaining the intersection with Warrandyte Road in the Transport Zone 2.**⁵⁹

Old Lilydale Road, Ringwood East



Figure 43: Zone and aerial photography of Old Lilydale Road, Ringwood East

Old Lilydale Road is nominated as an arterial road by the Department of Transport and Planning but is included within the General Residential Zone Schedule 1. The road is indicated as Mt Dandenong Road on DTP mapping, as shown below, but is known locally as Old Lilydale Road:

⁵⁹ Shown on Volume 4, Appendix 2, Map 9

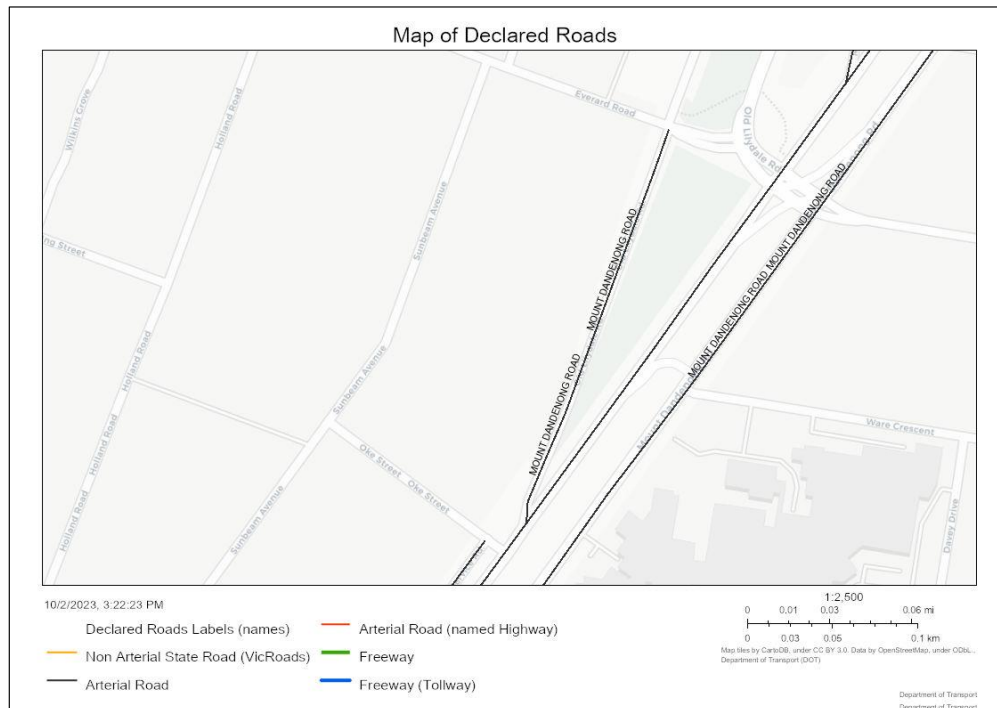


Figure 44: DTP Map of Declared Roads

T27 Rezone Old Lilydale Road between Mt Dandenong Road and Everard Street from General Residential Zone Schedule 1 to Transport Zone 2.⁶⁰

Ringwood Bypass, Ringwood



Figure 45: Zone and aerial photography of Ringwood Bypass, Ringwood

Sections of the Ringwood Bypass are located within the Urban Floodway Zone. The Ministerial Direction requires that declared arterial roads and freeways be located within the Transport Zone 2. Inclusion of sections of the road within the Urban Floodway Zone is therefore inconsistent with the Direction.

T28 Rezone that portion of the Ringwood Bypass that is within the Urban Floodway Zone to Transport Zone 2.⁶¹

⁶⁰ Shown on Volume 4, Appendix 2, Map 17

⁶¹ Shown on Volume 4, Appendix 2, Maps 20 and 21

Wantirna Road

Wantirna Road, north of Canterbury Road, Ringwood



Figure 46: Zone and aerial photography of Wantirna Road, north of Canterbury Road, Ringwood

A section of the road, including south-bound lanes, the slip lane to Canterbury Road, footpath and naturestrip, is located in the General Residential Zone Schedule 1.

Note that the service road located on the northern side of Canterbury Road, west of the intersection, is not nominated as an arterial road on Department of Transport and Planning mapping.

T29 Rezone that section of Wantirna Road located on the north-east side of its intersection with Canterbury Road from General Residential Zone Schedule 1 to Transport Zone 2.⁶²

Wicklow Avenue

Adjacent to 23 Wicklow Avenue, Croydon



Figure 47: Zone and aerial photography of 23 Wicklow Avenue, Croydon

Land in TP518232 forms part of the road. Whilst similar lots to the north and south have been rezoned to Transport Zone 2, the land in TP518232 remains in the Neighbourhood Residential Zone Schedule 2.

It would appear that rezoning of this parcel was previously overlooked, and the application of the Transport Zone 2 is appropriate for the majority of the land. As is standard practice, the corner splay extending into Veema Avenue should be retained in the Neighbourhood Residential Zone Schedule 2.

T30 Rezone the land in TP518232 (Wicklow Avenue, adjacent to No. 23), save for the splay extending into Veema Avenue, from Neighbourhood Residential Zone Schedule 2 to Transport Zone 2.⁶³

⁶² Shown on Volume 4, Appendix 2, Map 39

⁶³ Shown on Volume 4, Appendix 2, Map 18

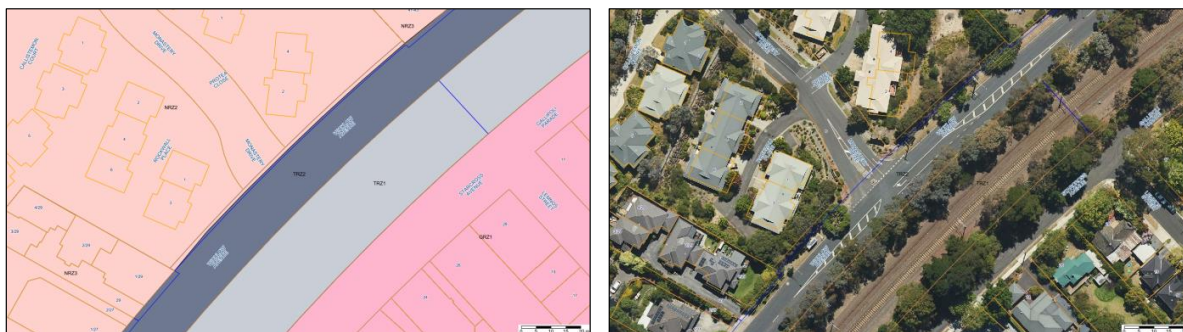
Wicklow Avenue (adjacent to Monastery Drive), Croydon

Figure 48: Zone and aerial photography of Wicklow Avenue (adjacent to Monastery Drive), Croydon

Part of the land contained in TP884533 is located in the Transport Zone 2 and part in the Neighbourhood Residential Zone Schedule 2. It would appear that a uniform curve has been applied to the zone boundary in this location, resulting in the varied alignment. The land would appear to be landscaped as part of the adjoining residential property.

Council has conducted preliminary consultation with VicRoads to determine whether the land is within the ownership of the Head, Transport for Victoria, however no response has been received to date. The property should be included on a list for further review.

41-43 Wicklow Avenue, Croydon

Figure 49: Zone and aerial photography of 41-43 Wicklow Avenue, Croydon

A small portion of the front yard of the property at 41-43 Wicklow Avenue is contained within the Transport Zone 2. It would appear that the split zoning of the property is as a result of a drafting error.

T31 Rezone that portion of 41-43 Wicklow Avenue Croydon that is within the Transport Zone 2 to Neighbourhood Residential Zone Schedule 3 to correspond with the remainder of that property.⁶⁴

⁶⁴ Shown on Volume 4, Appendix 2, Map 18

Wonga Road

Wonga Road (north of No. 319), Warranwood



Figure 50: Zone and aerial photography of 319 Wonga Road, Warranwood

The Transport Zone 2 does not follow the road alignment immediately north of 319 Wonga Road.

The land, which is contained in TP144549, is located within the road formation and is appropriately included in the Transport Zone 2 along with the remainder of the roadway.

T32 Rezone the land in TP144549 (Wonga Road, adjacent to No. 319) from General Residential Zone Schedule 1 to Transport Zone 2.⁶⁵

10.1.3 Link and collector roads

Council's Road Management Plan 2021-2025 and Roads Register identifies the following Link Roads within the municipality:

Bedford Road	Lincoln Road
Bellara Drive	Liverpool Road
Colchester Road	Loughnan Road
Dublin Road	Oban Road
Eastfield Road	Ringwood Street
Great Ryrie Street	Warrandyte Road
Heatherdale Road (between Maroondah Hwy and Canterbury Rd)	Wonga Road
Kent Avenue	Yarra Road

These roads carry more than 7,000 vehicles per day. All but Bellara Drive, Eastfield Road and Lincoln Road are located in the Transport Zone 3 (TRZ3). It is appropriate that the remaining roadways are included in this Zone given the role they play in Maroondah's transport network.

In addition, counts conducted indicate that:

- Lyons Road is now performing a Link Road function. Exeter Road acts as an extension of Lyons Road through to Maroondah Highway also performs a similar function.
- Station Street carries in the over 13,000 vehicles a day.

It is appropriate that these roadways remain in the TRZ3 as a result.

⁶⁵ Shown on Volume 4, Appendix 2, Map 1

Collector Roads carry between 3,000 and 7,000 vehicles per day. The majority are located within the residential / commercial / industrial zone that applies to adjoining land. Council's Traffic Engineering team has advised that this is appropriate as the level of traffic they carry does not warrant their inclusion within the Transport Zone 3. The following collector roads are currently located in the Transport Zone 3 however:

- Brysons Road
- Coolstore Road
- Hewish Road
- Lacey Street

It is appropriate that Brysons Road be rezoned to match the surrounding residential land to reflect the lower level of traffic that it carries. Traffic movement through Croydon Major Activity Centre is expected to change following removal of the Coolstore Road level crossing removal. As a result, the current zone should remain on Coolstore Road, Hewish Road and Lacey Street, and be reconsidered as part of the 2026 planning scheme review.

T33 Consider whether Coolstore Road, Hewish Road and Lacey Street, Croydon carry sufficient traffic to warrant their inclusion within the Transport Zone 3.

Implications of rezoning the roadways on adjoining land are as follows:

Table 1: Implications of rezoning and adjacent road

Roadway rezoned to Transport Zone 3	Roadway rezoned from Transport Zone 3
<ul style="list-style-type: none"> • Requirements for minimising crossovers, the siting of parking spaces, turning and passing areas for some car parks/accessways that connect to the Transport Zone 3 would now apply. • The following uses would move from prohibited to permissible on adjoining General Residential Zone land: <ul style="list-style-type: none"> ○ Car Wash ○ Convenience Restaurant ○ Service Station ○ Take Away Food Premises • Some Medical Centres and Places of Worship in the adjoining GRZ would no longer need a permit. 	<ul style="list-style-type: none"> • Requirements for minimising crossovers, the siting of parking spaces, turning and passing areas for some car parks/accessways that connect to the Transport Zone 3 would no longer apply. • Front fencing requirements would change from a standard of 1.2m in the Transport Zone to 0.9m. • The following uses would move from permissible to prohibited: <ul style="list-style-type: none"> ○ Car Wash ○ Convenience Restaurant ○ Service Station ○ Take Away Food Premises • A permit would now be required for Medical Centre and Place of Worship in the GRZ and NRZ, as the conditions in Section 1 would no longer apply.

It is considered that this change is unlikely to result in inappropriate planning outcomes, and it is noted that Council's policy on Non-Residential Uses in Residential Zones would apply to consideration of the permissible uses adjacent to the TRZ3.

Bellara Drive



Figure 51: Zone and aerial photography of Bellara Drive, Croydon

Bellara Drive is a link road which carries in excess of 7,000 vehicles per day. As a result it is appropriate that the roadway be included within the Transport Zone 3.

T34 Rezone Bellara Drive from General Residential Zone Schedule 1 to Transport Zone 3.⁶⁶

Brysons Road



Figure 52: Zone and aerial photography of Brysons Road, Waranwood

Brysons Road performs a collector road function, servicing less than 7,000 vehicles per day. Council's Traffic and Transport Engineering Unit has advised that the level of traffic it carries does not warrant its inclusion within the Transport Zone 3. The surrounding land is located within the Low Density, General Residential and Neighbourhood Residential Zones.

A review of Council's planning register indicates that no planning permits have been issued for non-residential uses of land addressed to Brysons Road (i.e. no uses which would now be prohibited have been permitted but not commenced).

T35 Rezone Brysons Road from Transport Zone 3 to Low Density Residential Zone, General Residential Zone Schedule 1 and Neighbourhood Residential Zone Schedule 3 to accord with surrounding land.⁶⁷

⁶⁶ Shown on Volume 4, Appendix 2, Map 2

⁶⁷ Shown on Volume 4, Appendix 2, Map 4

Colchester Road

315-317 and 333 Colchester Road, Kilsyth South



Figure 53: Zone and aerial photograph of 315-317 and 333 Colchester Road, Kilsyth South

The land at 315-317 Colchester Road is privately owned, and 333 Colchester Road is owned by Council and set aside as a tree reserve. Neither parcels form part of the road reserve. Part of each property is located in the Transport Zone 3 and part within the General Residential Zone Schedule 1.

Prior to the approval of Amendment C48 on 16 February 2006, this land was wholly located within the Residential 1 Zone. Amendment C48 rezoned land at 1/82-112 Colchester Road Kilsyth South from Rural Zone to Farming Zone and made associated changes to the Ordinance. Gazettal information indicates that this was intended to be the sole change. A review of mapping however indicates that it also altered the depiction of sections of land adjacent to Colchester Road, as shown below:



Figure 54: Prior to Gazettal of C48

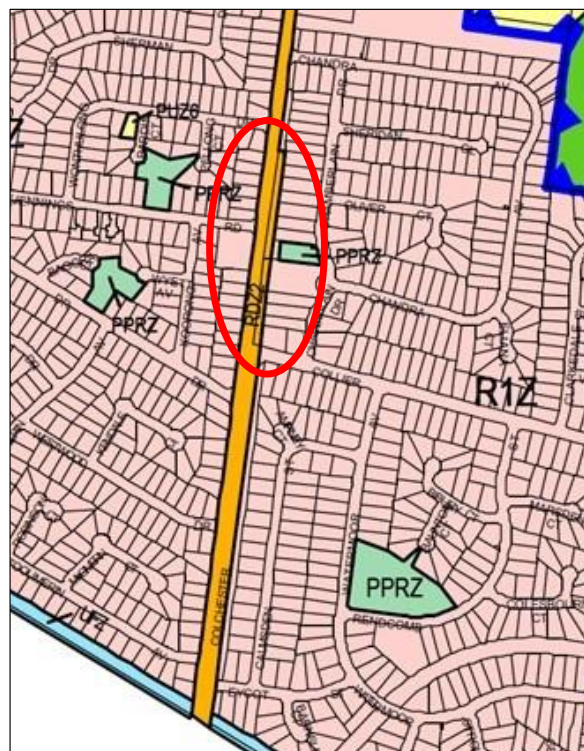


Figure 55: Upon Gazettal of C48

It appears that there was a change in the cadastre on which the Scheme was mapped at this time, and that the change in zoning is a result of this modification. The inclusion of part of the property at 315-317 Colchester Road within the Transport Zone conflicts with Paragraph 23 of the Ministerial Direction on the form and content of planning schemes, which states that:

A planning scheme may only include land in a Transport Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council or with the written consent of the Head, Transport for Victoria.

In order to correct the anomaly created and facilitate ongoing use of the land for plant nursery and tree reserve respectively, it is appropriate that the sections zoned Transport Zone 3 be rezoned to General Residential Zone Schedule 1 to match the remainder of the land.

T36 Rezone that part of the land at 315-317 and 333 Colchester Road that is currently located within the Transport Zone 3 to General Residential Zone Schedule 1 to accord with the remainder of each property.⁶⁸

Dampier Grove



Figure 56: Zone and aerial photography of Dampier Grove

Dampier Grove is the continuation of Heatherdale Road north of Maroondah Highway. It performs a collector road function, servicing less than 7,000 vehicles per day. Council's Traffic and Transportation Engineering Unit has advised that the level of traffic it carries does not warrant its inclusion within the Transport Zone 3. The adjoining land within Maroondah is located within the General Residential Zone Schedule 1, and it is appropriate that this be applied to the roadway also.

A review of Council's planning register indicates that no planning permits have been issued land uses which would become prohibited as a result.

T37 Rezone Dampier Grove between Maroondah Highway and Grant Crescent from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.⁶⁹

⁶⁸ Shown on Volume 4, Appendix 2, Map 45

⁶⁹ Shown on Volume 4, Appendix 2, Map 20

Eastfield Road



Figure 57: Zone and aerial photography of Eastfield Road

Eastfield Road is a link road which carries in excess of 7,000 vehicles per day. As a result it is appropriate that the roadway be included within the Transport Zone 3. A review of the zoning also indicates that a portion of the Lilydale railway line is not included in the Transport Zone 1 as required by the ministerial direction. In particular, the application of residential zones to Eastfield Road does not accord with the current location of the bridge over the suburban rail line. This is shown in detail below:



Figure 58: Detail of the zone and aerial photography of Eastfield Road at the Lilydale railway line

It is appropriate that the extent of Transport Zone 1 be altered so that it applies to all but the bridge area.

T38 Rezone Eastfield Road, excluding that portion which is occupied by the Lilydale rail line, from General Residential Zone Schedules 1 and 3, Neighbourhood Residential Zone Schedules 2 and 3 and Transport Zone 1 to Transport Zone 3.⁷⁰

T39 Rezone that portion of the Eastfield Road road reservation which is occupied by the Lilydale rail line from Neighbourhood Residential Zone Schedule 3 to Transport Zone 1.⁷¹

Heatherdale Road



Figure 59: Zone and aerial photography of Heatherdale Road, south of Maroondah Highway

⁷⁰ Shown on Volume 4, Appendix 2, Maps 23-26

⁷¹ Shown on Volume 4, Appendix 2, Map 23

The section of Heatherdale Road south of Canterbury Road performs a collector road function, servicing less than 7,000 vehicles per day. Council's Traffic Engineering team has advised that the level of traffic it carries does not warrant its inclusion within the Transport Zone 3. The adjoining land within Maroondah is located within the General Residential Zone Schedule 1, and it is appropriate that this be applied to the roadway also.

A review of Council's planning register indicates that no planning permits have been issued land uses which would become prohibited as a result.

T40 Rezone Heatherdale Road between Canterbury Road and Abbey Walk from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.⁷²

Adjacent to 401 Heatherdale Road and 391-399 Canterbury Road, Ringwood



Figure 60: Zone and aerial photography of 401 Heatherdale Road and 391-399 Canterbury Road, Ringwood

This section of Heatherdale Road is a link road managed by Council. The majority of the roadway is located within the Transport Zone 3, however the section of land marked as Road on PS313447 remains in the industrial zone applying to abutting land. The section of land currently supports a slip lane and nature strip.

Correction of the zoning to Transport Zone 3 will not result in permit or practical implications for either Council or the adjoining.

T41 Rezone Road R1 in PS313447 (Heatherdale Road, north of Canterbury Road) from Industrial 3 Zone to Transport Zone 3.⁷³

⁷² Shown on Volume 4, Appendix 2, Map 38

⁷³ Shown on Volume 4, Appendix 2, Map 38

Lincoln Road



Figure 61: Zone and aerial photography of Lincoln Road

Lincoln Road (with the exception of the southbound arm extending from Maroondah Highway to Arthur Place) is a link road which carries in excess of 7,000 vehicles per day. As a result it is appropriate that the roadway be included within the Transport Zone 3.

It is noted that the zone provisions at the Dorset Road and Lincoln Road intersection appears to include some mapping errors. In particular:

- Projections of the Transport Zone 2 to the east and west of the road alignment would appear to be an error. Land shown in:
 - White below would appear to be more appropriately zoned Neighbourhood Residential Zone Schedule 3.
 - Blue below would appear to be more appropriately zoned Transport Zone 1.
- Some land included in the residential zones should be included in the Transport Zone 1. This is shown in orange below.



Figure 62: Detail of the zone and aerial photography of Lincoln Road at the Lilydale railway line

It is further noted that the alignment of Lincoln Road in the vicinity of Dorset Road is offset, and that a portion should remain within the Neighbourhood Residential Zone.

- T42** Rezone Lincoln Road, save for the southbound arm extending from Maroondah Highway to Arthur Place, from Commercial 1 Zone, General Residential Zone Schedule 1, Neighbourhood Residential Zone Schedule 3 and Transport Zone 1 to Transport Zone 3.⁷⁴
- T43** Rezone land occupied by the Lilydale rail line at Lincoln Road from General Residential Zone Schedule 1, Neighbourhood Residential Zone Schedule 3 and Transport Zone 1 to Transport Zone 1.⁷⁵
- T44** Rezone land to the north and south of the railway line and east of Dorset Road from Transport Zone 2 to Neighbourhood Residential Zone Schedule 3.⁷⁶

Oban Road

Adjacent to 23 Oban Road, Ringwood



Figure 63: Zone and aerial photography of 23 Oban Road, Ringwood

⁷⁴ Shown on Volume 4, Appendix 2, Maps 6, 7, 13 and 14

⁷⁵ Shown on Volume 4, Appendix 2, Map 13

⁷⁶ Shown on Volume 4, Appendix 2, Map 13

Land within the Oban Road road formation adjacent to 23 Oban Road is located in the Commercial 2 Zone, rather than the Transport Zone 3 which is applied to the remainder of the road. The land is owned by Council. It is intended that the parcel perform an ongoing transport role as part of the Oban Road road formation. In this context application of the Transport Zone 3 is appropriate.

T45 Rezone Lot 1 on TP 207622Y (Oban Road, adjacent to No. 23) from Commercial 2 Zone to Transport Zone 3.⁷⁷

Ringwood Street

Ringwood Street (east side), Ringwood

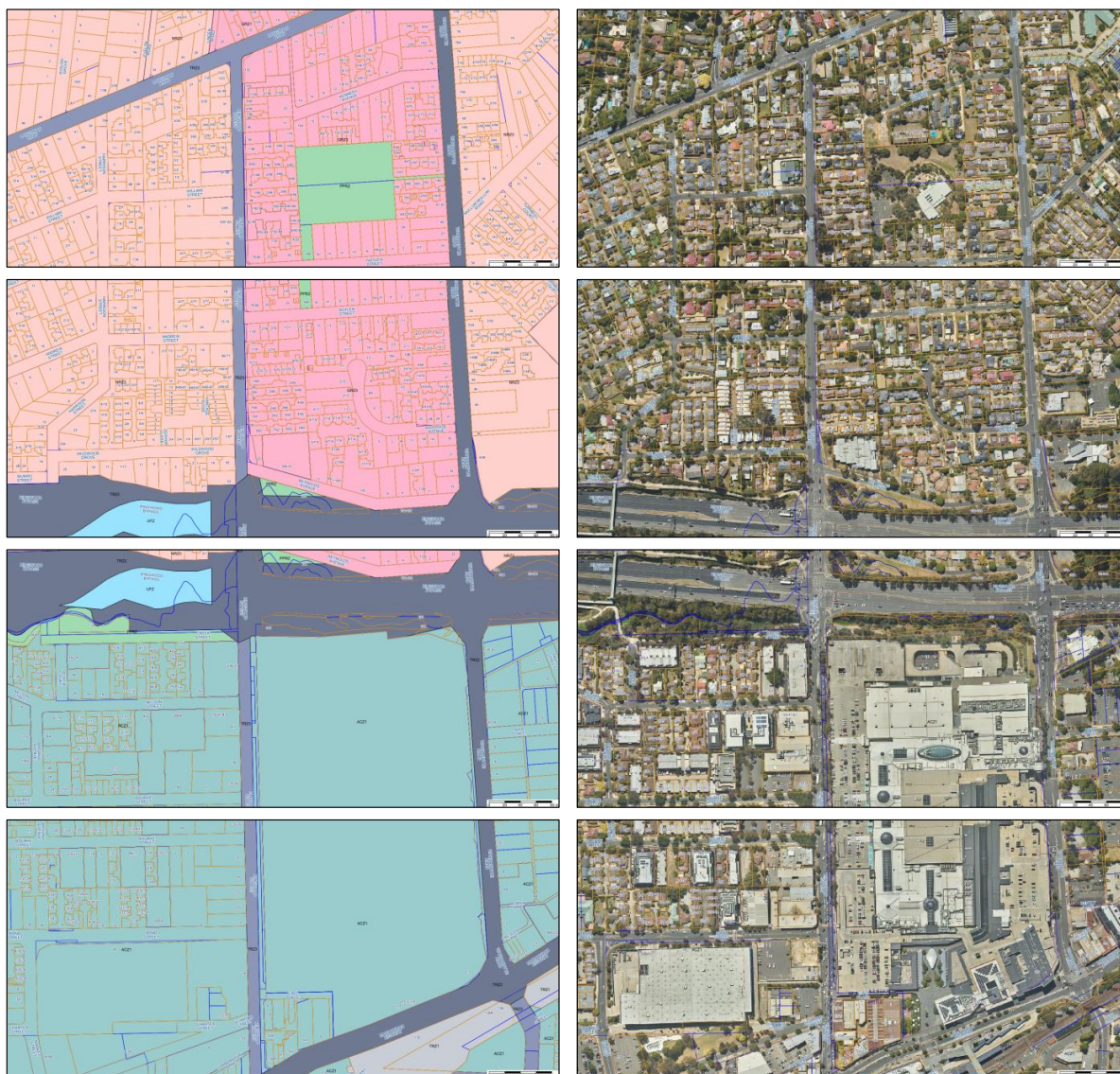


Figure 64: Zone and aerial photography of Ringwood Street, Ringwood

⁷⁷ Shown on Volume 4, Appendix 2, Map 11

While the majority of Ringwood Street, a Link road, is located in the Transport Zone 3, sections of the eastern side are located in the General Residential Zone and Activity Centre Zone.

A review of aerial and title information indicates that the Transport Zone 3 does not cover the entire road reserve or road formation. It would appear that this is a drafting error made due to the configuration of titles in the area, with road widening in the 1980s creating many land parcels along this side of the road.

T46 Rezone those portions of the Ringwood Street that are within the General Residential Zone Schedule 1 and Activity Centre Zone Schedule 1 to Transport Zone 3.⁷⁸

Wonga Road

Wonga Road, east of Heron Court, Ringwood North



Figure 65: Zone and aerial photography of Wonga Road, east of Heron Court, Ringwood North

The Transport Zone 3 does not follow the road alignment immediately east of properties in Heron Court.

A review of Plan of Subdivision PS305572 indicates that the section of land immediately west of the bend is Road. It is located within the road formation and is appropriately included in the Transport Zone 3 along with the remainder of the roadway.

T47 Rezone that section of Road on Plan of Subdivision PS305572 that is located in the General Residential Zone Schedule 1 to Transport Zone 3.⁷⁹

⁷⁸ Shown on Volume 4, Appendix 2, Maps 15 and 21

⁷⁹ Shown on Volume 4, Appendix 2, Map 10

10.2 Application of Overlays

This Scheme review has identified:

- That the Significant Landscape Overlay should be reinstated to part of one allotment.
- Two instances where the Heritage Overlay should be removed or relocated.
- Four Development Plan Overlays which have served their purpose and should now be removed.
- One property where the Public Acquisition Overlay should be removed.
- One property where the Environmental Audit Overlay should be removed.

10.2.1 Significant Landscape Overlay

A review of mapping of the Significant Landscape Overlay has identified that an anomaly in the mapping of the Overlay on the property at 33 Gibson Road Warranwood and the adjoining land in TP198712 to the west. The land is located at the interface with the City of Manningham, with an Environmental Significance Overlay applying within that municipality. Application of the overlays is shown on Figure 66.

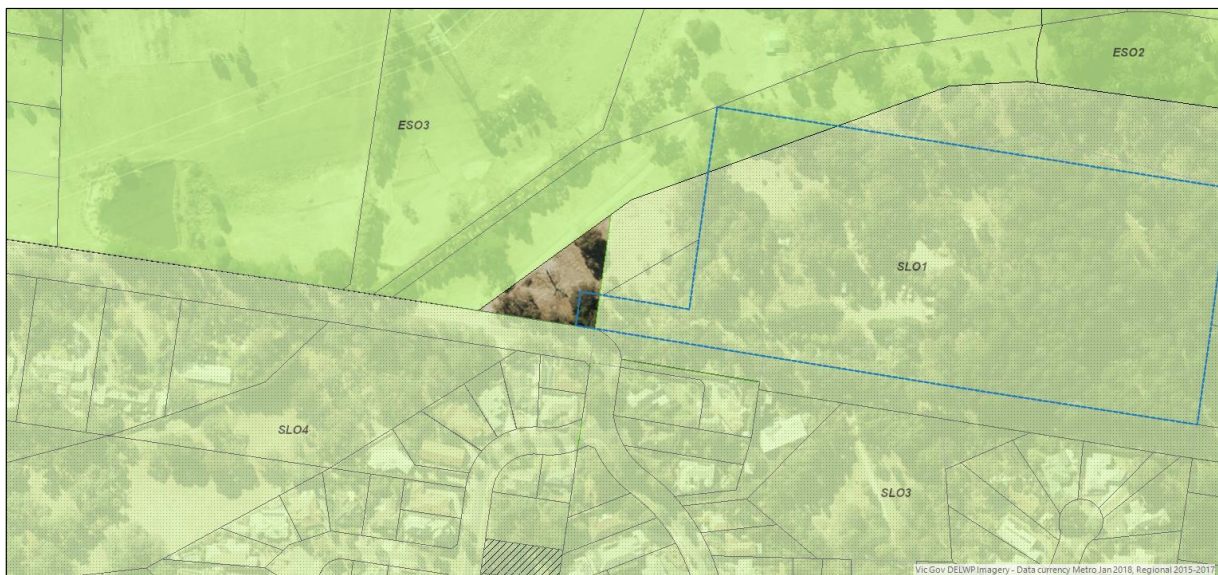


Figure 66: Environmental and Landscape Overlays on and adjoining 33 Gibson Road Warranwood



Figure 67: Area not covered by Environmental and Landscape Overlays

Figure 67 includes detail of the triangular area not affected by the SLO. It has an area of approximately 2,385 sqm and is located on the same titles as adjoining land that is within the Overlay. It has a similar level of vegetation cover as the land immediately to the east. Council records indicate that the land is owned by Transport for Victoria.

The SLO1 dates to approval of the 'new' format planning scheme in 1999. At that time the SLO1 extended south to include land now within the SLO3, as shown in Figure 68.



Figure 68: SLO Application following the New Format Planning Scheme Amendment (site is circled)

Amendment C010 introduced the SLO2 to a number of properties, including to this triangular area. The amendment recognised the need to maintain and enhance vegetation on the site. The SLO2 includes a requirement for a permit for buildings and works and tree removal (with some exemptions).



Figure 69: SLO Application following Amendment C010 (site is circled)

Amendment C034 replaced the SLO2 with the SLO4 where it applied inside the Urban Growth Boundary (UGB), as is shown on Figure 70. This represented a change in the Amendment compared with the exhibited version, which also replaced the Overlay outside the UGB. It would appear that the SLO2 on the triangular portion was accidentally deleted as part of the amendment, as the gazetted documentation shows no change to the controls on the land, but the historical version of the Scheme shows the SLO2 deleted. Reintroduction of the SLO2 to the land would address this error. This would, however, reinstate a seemingly arbitrary boundary between two slightly different controls.

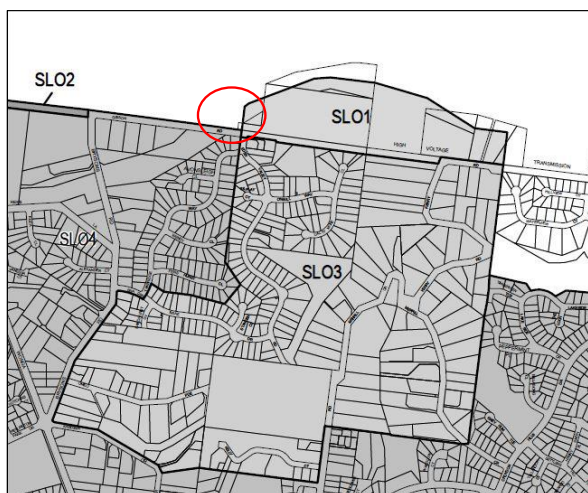


Figure 70: SLO Application following Amendment C034 (site is circled)

Given the recognised importance of maintaining and enhancing vegetation on the site, the similarity of vegetation cover on this land as the immediately adjoining land in the SLO1 and the lot layout, it is instead recommended that the SLO1 be applied to this land.

E22 Apply the Significant Landscape Overlay Schedule 1 to land in Warranwood between Eden Valley Road, Gibson Road and the municipal boundary.⁸⁰

⁸⁰ Shown on Volume 4, Appendix 2, Map 2

10.2.2 Heritage Overlay

298 Mt Dandenong Road, Croydon



Figure 71: HO application and aerial photography of 298 Mt Dandenong Road, Croydon

The land at 298 Mt Dandenong Road is affected by a Heritage Overlay, however the building identified as being significant has been demolished.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Solar energy system controls apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO111	Californian Bungalow 298 Mount Dandenong Road, Croydon	Yes	No	No	Yes	No	No	No	No

Figure 72: Extract of the HO Schedule

Planning Permit M2013/351 allowed demolition of the existing dwelling on the land and redevelopment of the site and that at No. 296 with a four storey building containing 26 dwellings. Council's aerial photography indicates that the permit was acted upon between 2014 and 2015, with the 2014 aerial indicating the previous dwelling:



Figure 73: HO application and aerial photography of 298 Mt Dandenong Road, Croydon in 2014

H14 Remove Heritage Overlay HO111 from the property at 298 Mt Dandenong Road Croydon and amend the Schedule to Clause 43.01 to delete reference to it.⁸¹

5-9 Toorak Avenue and 69 Wicklow Avenue, Croydon

A detailed discussion on the application of the Heritage Overlay at 5-7 Toorak Avenue and 69 Wicklow Avenue, Croydon is contained in Volume 1.

10.2.3 Development Plan Overlay

As detailed in Section 5.2.3, Development Plan Overlay Schedules 2, 3, 4 and 5 are considered to now be spent and should be removed from the scheme. Their removal results in deletion of map maroondah01dpo and modifications to maps maroondah04dpo and maroondah05dpo.

10.2.4 Public Acquisition Overlay

TWR 1/271 Bayswater Road, Bayswater North



Figure 74: PAO application and aerial photography of TWR 1/271 Bayswater Road, Bayswater North

⁸¹ Shown on Volume 4, Appendix 2, Map 19

The land is within a PAO3 (i.e. Acquisition by VicRoads), however Council records indicate that the property is currently owned by Transport for Victoria, who is the successor to VicRoads. Transport for Victoria's representative has confirmed this ownership. The Public Acquisition Overlay over this land is therefore now spent.

T48 Remove the Public Acquisition Overlay from the land at TWR 1/271 Bayswater Road, Bayswater North.⁸²

P23 Amend the Schedule to Clause 45.01 (Public Acquisition Overlay) to delete reference to the PAO3.

10.2.5 Environmental Audit Overlay

58-62 Vinter Avenue, Croydon



Figure 75: EAO application and aerial photography of 58-62 Vinter Avenue, Croydon

The land at 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R) is affected by the Environmental Audit Overlay, however an Environmental Audit has been issued, indicating that the property is suited to sensitive uses.

Planning Permit M/2014/398 has been issued for a multi dwelling development on the land. It is a requirement of the planning permit that a Certificate of Environmental Audit or a statement in accordance with Part IXD of the Environment Protection Act 1970 be prepared prior to the commencement of the sensitive use or associated buildings and works. The required environmental audit has been issued for the whole of the land and provided to both Council and the Environment Protection Authority. It is therefore appropriate that the EAO be removed.

E21 Remove the Environmental Audit Overlay from 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R). This will result in removal of map Maroondah05EAO from the Maroondah Planning Scheme.⁸³

⁸² Shown on Volume 4, Appendix 2, Maps 32 and 33

⁸³ Shown on Volume 4, Appendix 2, Map 18

10.3 Zoning anomalies and updates

In addition to the Transport Zone mapping reviews, this Scheme review has identified a number of mapping anomalies and minor modifications that should be addressed as part of the Scheme Review amendment.

10.3.1 108 and 110 Bellara Drive, Croydon

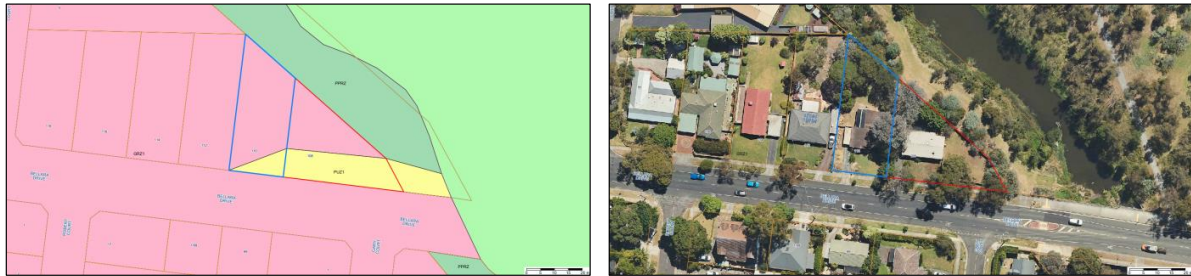
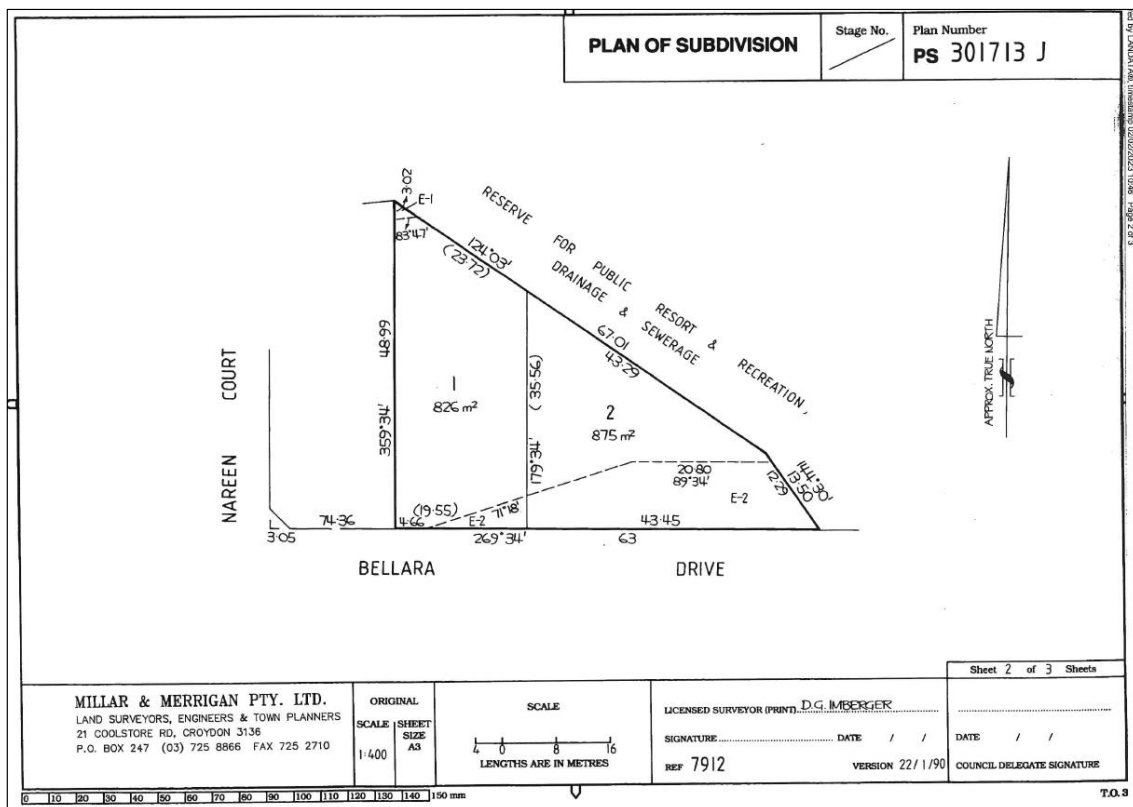


Figure 76: Zone and aerial photography of 108 and 110 Bellara Drive, Croydon

Council's records indicate that the properties at 108 and 110 Bellara Drive are privately owned. This includes the area currently shown as PUZ1, which is partly within a water supply easement (shown as E-2 below).



Melbourne Water's advice has been sought, and for each property is as follows:

The subject property, which is partly zoned PUZ1, is encumbered by an easement for water supply created on LP77241. The easement contains a water main owned by Melbourne Water.

Melbourne Water has no objection for part of the subject property zoned PUZ1 to be rezoned to the surrounding residential zone as it will continue to be encumbered by the easement for water supply purposes.⁸⁴

It is noted that the Significant Landscape Overlay Schedule 4 applies to the whole of each property.

Regulation 8(a) of the *Planning and Environment Regulations 2015* outlines that an amendment to "correct an obvious or technical error in ... a planning scheme" may be processed under Section 20A of the *Planning and Environment Act 1987*.

P32 Rezone the sections of 108 and 110 Bellara Drive, Croydon that are within the Public Use Zone 1 to General Residential Zone Schedule 1.⁸⁵

10.3.2 136 Bellara Drive, Croydon



Figure 77: Zone and aerial photography of 108 and 110 Bellara Drive, Croydon

The property at 136 Bellara Drive is shown as a Tree Reserve on Plan of Subdivision 119053. It is included within the Public Park and Recreation Zone, however large parts of it are used for transport, including sections of the Bellara Drive / Canterbury Road intersection and associated footpath. Whilst it would appear to be most appropriately be zoned Transport Zone 2 also, however further strategic work is required to determine whether the reservation on title raises any issue in relation to this.

⁸⁴ Email dated 21 September 2022

⁸⁵ Shown on Volume 4, Appendix 2, Map 4

10.3.3 15 Chamberlain Drive, Kilsyth South



Figure 78: Zone and aerial photography of 15 Chamberlain Drive, Kilsyth South

Part of the Reserve is located in the General Residential Zone.

Prior to the approval of Amendment C48 on 16 February 2006, this land was wholly located within the Public Park and Recreation Zone. Amendment C48 rezoned land at 1/82-112 Colchester Road Kilsyth South from Rural Zone to Farming Zone and made associated changes to the Ordinance. Gazettal information indicates that this was intended to be the sole change. A review of mapping however indicates that it also rezoned sections of land adjacent to Colchester Road, as shown below:

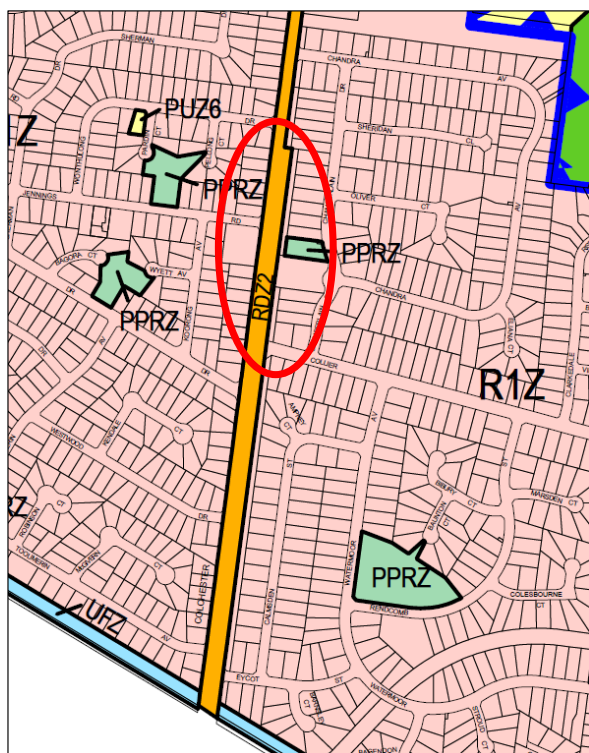


Figure 79: Prior to Gazettal of C48

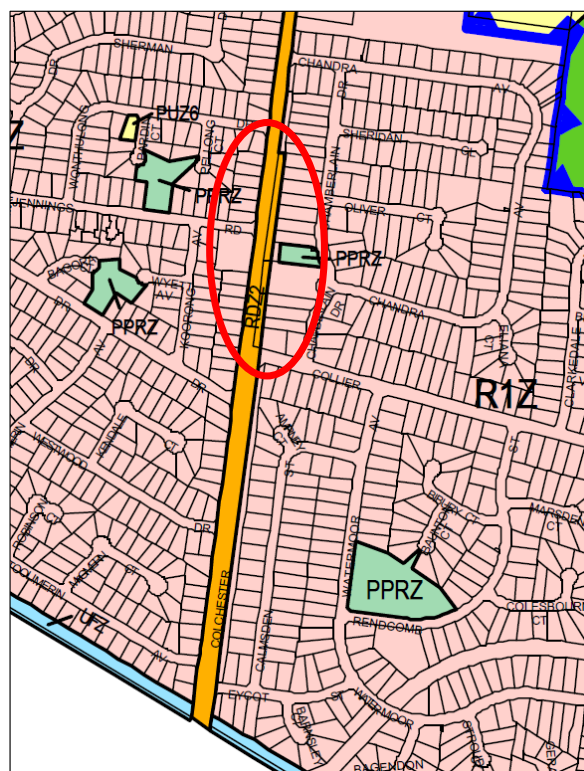


Figure 80: Upon Gazettal of C48

It appears that there was a change in the cadastre on which the Scheme was mapped at this time, and that the change in zoning is a result of this modification. The current zone boundary does not align with a lot or usage boundary. The property remains in Council ownership. Reinstatement of the Public Park and Recreation Zone over the western side of the land is considered to be appropriate.

P33 **Rezone the eastern portion of 15 Chamberlain Drive, Kilsyth South from General Residential Zone Schedule 1 to Public Park and Recreation Zone.**⁸⁶

10.3.4 62 Colchester Road, Kilsyth South

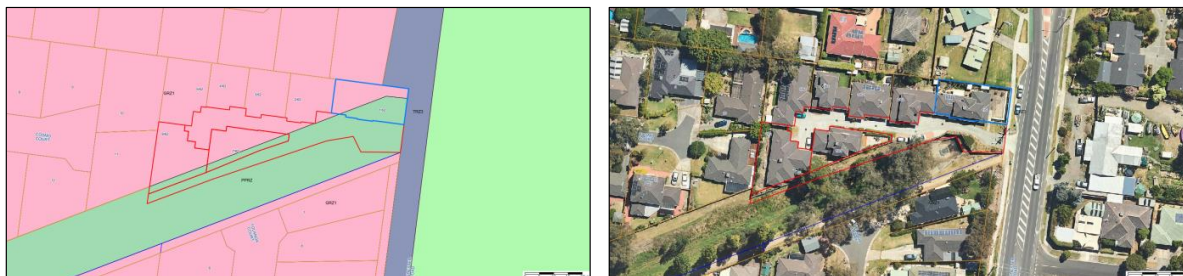


Figure 81: Zone and aerial photography of 10.3.4 62 Colchester Road, Kilsyth South

Parts of 1/62, 6/62, 7/62 Colchester Road and the common property at the address are located within the Public Park and Recreation Zone.

Council records indicate that the land in question was subdivided from the larger open space parcel and sold the then-owner of the residentially zoned portion of the land in February 2006. It is apparent that the land was not rezoned at that time. The dwellings existing on the land were constructed in 2008/2009 and later subdivided.

Ongoing application of the Public Park and Recreation Zone to the property is inappropriate, and the land should be rezoned General Residential Zone Schedule 1 to match the remainder of the property.

The landowners have been informally advised of Council's intention to pursue a rezoning of this area of land and have not provided any feedback.

P34 **Rezone the portion of 62 Colchester Road Kilsyth that is located in the Public Park and Recreation Zone to General Residential Zone Schedule 1 to match the remainder of the property.**⁸⁷

⁸⁶ Shown on Volume 4, Appendix 2, Map 45

⁸⁷ Shown on Volume 4, Appendix 2, Map 28

10.3.5 281-283 Colchester Road, Kilsyth South



Figure 82: Zone and aerial photography of 281-283 Colchester Road, Kilsyth South

Approximately 3,000sqm of this property is zoned PUZ1, however the land is privately owned. This section of land is also located outside the Urban Growth Boundary. A review of mapping from the commencement of the New Format Planning Scheme in 1999 indicates that the anomaly has been in place since at least that time. It would appear that either there was a mapping error or a transfer of land at an earlier time, with the Amalgamation amendment approved in 1996 indicating similar mapping, but a slightly different cadastre:

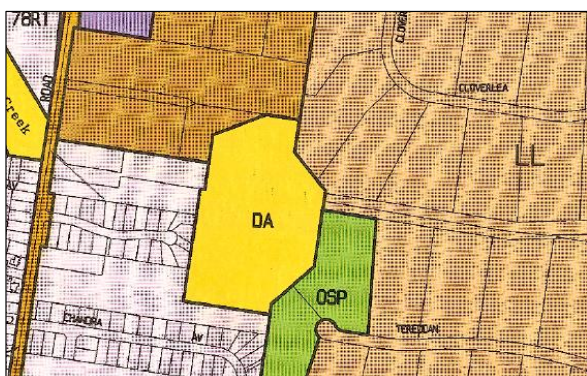


Figure 83: 'Amalgamation' amendment (printed 22 August 1996)



Figure 84: New format Planning Scheme (printed 30 November 1999)

Application of a public zone over privately-owned land is inappropriate.

The land is currently used and developed as a Place of Worship, Kindergarten and an office. The latter straddles the zone boundary.

In 2020 the owner informally requested Council that the land be zoned General Residential Zone Schedule 1 to match the remainder of their site. Discussion with then-DELWP officers confirmed that there is difficulty with this as the PUZ land is located outside the Urban Growth Boundary. It appears that the UGB has been incorrectly drafted in this location as a result of the zoning anomaly, however a modification requires approval of both houses of Parliament.

Given the delay in modifying the UGB and the inappropriate nature of the existing zone, relevant Rural zones have been reviewed as a potential interim step prior to rezoning the land General Residential Zone Schedule 1 to match the remainder of the site if/when the urban growth boundary is adjusted. The Green Wedge A Zone, which applies in other locations outside of the Urban Growth Boundary in Maroondah would have the following implications:

Land Use:

Office (other than Medical Centre) is prohibited in the General Residential Zone Schedule 1, whilst all Office is prohibited in the GWAZ. As a result the use of the smaller building on the site as an office would be prohibited. At present, the use requires a permit for that part within the PUZ1 (as it is not carried out by or on behalf of the public land manager).

Place of Worship requires a permit in the GWAZ, PUZ1 and (if, as the aerial photographs would indicate, floor area exceeds 250sqm) in the General Residential Zone Schedule 1.

Buildings and works:

A planning permit is required for buildings and works associated with Section 2 uses in both the GWAZ and the PUZ1. By comparison, a permit would also be required for buildings and works for a Place of Worship within the General Residential Zone Schedule 1, whilst Clause 63.05 provides that a permit is required for buildings and works associated with a prohibited use.

Subdivision:

The minimum lot size specified in the header provision to the GWAZ is 8 hectares. The area of land to be rezoned, by comparison, is 0.3 hectares. There is no minimum lot size within the General Residential Zone Schedule 1, and development of the land for multi dwelling development, or its subdivision for development with dwellings, would be appropriate in this Zone. Application of the GWAZ is not ideal in this context, and is considered to be the first step in addressing the zoning anomaly.

VicSmart:

The construction of buildings and works with a value of up to \$250,000 is generally a VicSmart application within the GWAZ. This differs from the:

- GRZ, where there are more complex criteria on VicSmart applications for buildings and works.
- PUZ, where no VicSmart provisions apply.

Based on this assessment, it is considered that the existing zone, whilst inappropriate, should remain in the short-medium term, and that Council action at this point should be to advocate for a change in alignment of the UGB.

R22 That Council formally write to the Minister for Planning seeking a modification to the Urban Growth Boundary in Colchester Road when the boundary is next reviewed, and indicating Council's support for the land to be rezoned to General Residential Zone Schedule 1 (to match the remainder of the property).

10.3.6 342-436 and 348-350 Dorset Road, Croydon



Figure 85: Zone and aerial photography of 342-436 and 348-350 Dorset Road, Croydon

The boundary between the Industrial 1 Zone and Public Park and Recreation Zone does not accord with lot or usage boundaries in this location, with a section of the service station at No. 342-346 located in the Public Park and Recreation Zone and a section of the Council-owned reserve at No. 348-350 located in the IN1Z.

A review of Council records indicates that the majority of the section of No. 342-246 that is in the Public Park and Recreation Zone was previously owned by Council. A parcel was subdivided off in 2005 and subsequently consolidated with the service station title. It would appear that the land was not rezoned in conjunction with the transfer, although aerial photographs show its use as a driveway, starting from some point between 1991 and 2001:



Figure 86: 2001 Aerial photograph

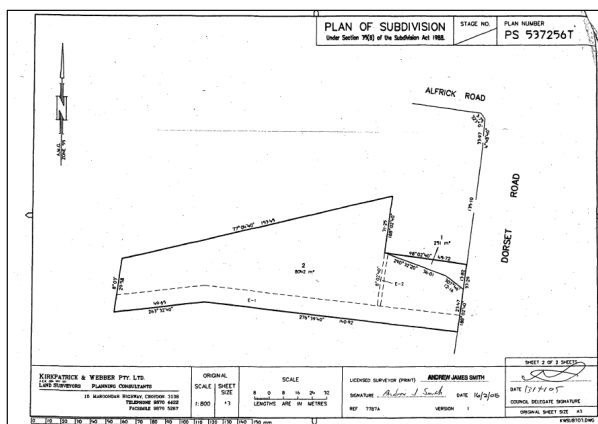


Figure 87: Plan approved April 2005

PLAN OF CONSOLIDATION		LTO USE ONLY	PLAN NUMBER
EDITION		PC 367656L	
LOCATION OF LAND PARISH: MARANDITTE TOWNSHIP: SECTION: CROWN ALLOTMENT: TITLE REFERENCE: VOL. 5452 FOL. 150 LAST PLAN REFERENCE: PS 537256T POSTAL ADDRESS: 342 DORSET ROAD, CROYDON, 9176 AED Coordinates: E-1: 700 700 (of section, centre of land in plan) STATE: 15		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: MAROONDH CITY COUNCIL REF: 15/00001 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is a consolidation of the following plans: 3. This is a consolidation of the following plans: Council Officer: [Signature] Date: 15/04/05 For recording under section 122(1) of the Subdivision Act 1988	
EXEMPTION INFORMATION EXEMPT: A - APPOINTMENT EXEMPT E - EXEMPTING EXEMPT B - EXEMPTING EXEMPT (BOTH) E-1 ANY EXEMPTS SEE E-1 VOL. 5452 FOL. 150 UNDEVELOPED E-2 ANY EXEMPTS SEE E-2 VOL. 5452 FOL. 150 UNDEVELOPED		LR USE ONLY STATEMENT OF COMPLIANCE/ LOCATION STATEMENT Received: [Signature] Date: / / LR USE ONLY PLAN REGISTERED DATE: / / Assistant Registrar of Titles NOTATIONS DEPTH LIMITATION: DOES NOT APPLY SURVEY THIS PLAN IS NOT BASED ON SURVEY THE SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN A PRELIMINARY SURVEY AND IS IN PROGRESS	
ALFRICK ROAD DORSET ROAD [Map showing the consolidation of land parcels with dimensions and bearings]		KEMPATRICK & WEBSTER PTY. LTD. LAND SUBDIVISION 15 MAROONDH CITY COUNCIL 2005 15 MAROONDH CITY COUNCIL 2005 15 MAROONDH CITY COUNCIL 2005	
SCALE ORIGINAL: 1:500 SCALE: 1:500 SCALE: 1:500 LENGTHS ARE IN METRES		REGISTERED SURVEYOR (PRINT) ANDREW JAMES SMITH SIGNATURE: [Signature] DATE: 14/3/05 REF: 7780 VERSION: 1 SHEET 1 OF 1 SHEETS ORIGINAL SHEET SIZE: A3	

Figure 88: Plan approved April 2005

It appears that the westerly extent of the IN1Z is longstanding. A review of the maps approved as part of the amalgamation amendment which created the Maroondah Planning Scheme on 31 July 1996 indicates that the current alignment appears to have existed since at least that time:

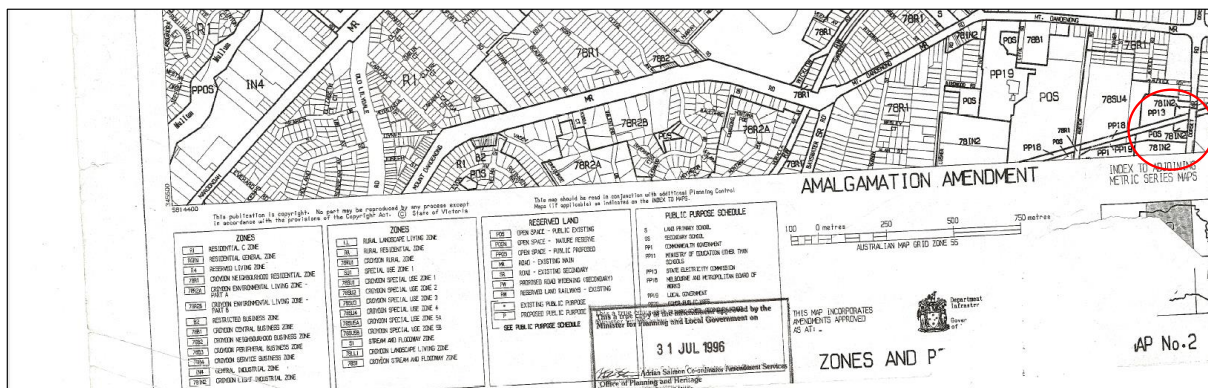


Figure 89: July 1996 Zoning Map

The strip of industrially zoned parkland is approximately 6.3m wide however, and the scale of earlier maps makes confirmation difficult given that the zone boundary also appears to be depicted as following lot boundaries.

A review of historical aerial photographs indicate that until at least 1963 the parkland and now-service station were a single parcel. The 1975 aerial shows the first construction on the land, with fencing or other structures appearing to correspond to the current western boundary of No. 342-346. This would tend to indicate that the extension of the Industrial 1 Zone into the parkland is an error, and that no potentially contaminating use of that land has occurred. It is anticipated that any potential contamination of the section of land to be corrected is unlikely to be materially different to the existing Public Park and Recreation Zone land to the south.



Figure 90: March 1963 aerial



Figure 91: 1975 aerial

- P35** Rezone that portion of 342-346 Dorset Road that is within the Public Park and Recreation Zone to Industrial 1 Zone to accord with the remainder of that property.⁸⁸
- P36** Rezone that portion of 348-350 Dorset Road that is within the Industrial 1 Zone to Public Park and Recreation Zone to accord with the remainder of that property.⁸⁹

As the need for rezoning arises from an error in relation to the parkland this amendment should be processed pursuant to Section 20A, whilst exhibition of the rezoning of the service station land is appropriate.

⁸⁸ Shown on Volume 4, Appendix 2, Map 19

⁸⁹ Shown on Volume 4, Appendix 2, Map 19

10.3.7 53 Hewish Road, Croydon



Figure 92: Zone and aerial photography of 53 Hewish Road, Croydon

The property at 53 Hewish Road is utilized as a telephone exchange. It is held in private ownership and the majority of the property is located within the Industrial 1 Zone. The split zoning dates from at least the 1996 amalgamation of planning schemes amendment, where the land now zoned Public Park and Recreation (PPRZ) was shown as being Open Space - Nature Reserve. Application of the PPRZ over private land is inappropriate however, and it should be rezoned to Industrial 1 to match the remainder of the property.

P37 Rezone the portion of 53 Hewish Road Croydon that is within the Public Park and Recreation to Industrial 1 Zone to match the remainder of the property.⁹⁰

10.3.8 32 Jull Parade, Ringwood North



Figure 93: Zone and aerial photography of 32 Jull Parade, Ringwood North

Council's records indicate that the property is privately owned and the area currently shown as PUZ1 is a drainage and sewerage easement.

Melbourne Water's advice has been sought, and is as follows:

The subject property which is partly zoned PUZ1 was formerly part of the adjoining reserve for municipal purposes on LP129587. It was later excised from the reserve and consolidated with the subject property in PC360741, with the original easement for drainage and sewerage.

Note the municipal reserve is owned by Maroondah Council and is licensed to Melbourne Water for a drainage retarding basin.

Melbourne Water has no objection for part of the subject property zoned PUZ1 to be rezoned to the surrounding residential zone as it lies outside the retarding basin asset boundary within Council's land and will continue to be encumbered by the easement for drainage and sewerage purposes.⁹¹

It is noted that the Significant Landscape Overlay Schedule 4 applies to the whole of the property.

⁹⁰ Shown on Volume 4, Appendix 2, Map 19

⁹¹ Email dated 21 September 2022

It is appropriate that the zone of the land be altered to reflect its ongoing use and development for private residential purposes.

P38 Rezone the portion of 32 Jull Parade Ringwood North that is within the Public Use Zone 1 to General Residential Zone Schedule 1 to match the remainder of the property.⁹²

10.3.9 Little John Road, Warranwood



Figure 94: Zone and aerial photography of Little John Road, Warranwood

The road reserve adjacent to 3 Prue Court and 18A Daniel Court Warranwood is included within the Public Use Zone rather than the General Residential Zone Schedule 1 that applies to surrounding land. The land is intended to provide local road access to surrounding land. It does not perform a service or utility function that is not normal to a road.

Application of the Public Use Zone over the roadway is considered to be inappropriate given its ongoing role in the provision of local transport access to the community. Application of the General Residential Zone Schedule 1 to accord with the remaining surrounding land is considered to be appropriate.

Council records indicate that the adjoining Public Use Zone 1 land and Urban Floodway Zone land is owned by the City. Melbourne Water's advice has been sought, and is as follows:

The subject road and adjoining Council reserve described as Res2 on LP203027 are both partly zoned PUZ1. The reserve partly zoned PUZ1 is encumbered by an easement for drainage and floodway created by dealing N672890L. The easement contains open and underground drainage assets owned by Melbourne Water.

Melbourne Water has no objection for part of the subject road zoned PUZ1 to be rezoned to the surrounding residential zone as the reserve will continue to be encumbered by the easement for drainage and floodway.⁹³

P39 Rezone the portion of Little John Road which is located in the Public Use Zone 1 to General Residential Zone Schedule 1.⁹⁴

10.3.10 School sites

Two schools are partially located in the Public Use Zone and partially within the Public Park and Recreation Zone. It would appear that this is a result of changes in land ownership over time.

⁹² Shown on Volume 4, Appendix 2, Map 10

⁹³ Email dated 21 September 2022

⁹⁴ Shown on Volume 4, Appendix 2, Map 5

Ringwood Secondary College, 55a Bedford Road Ringwood



Figure 95: Zone and aerial photography of Ringwood Secondary College, 55a Bedford Road, Ringwood

Whilst the majority of the land within the PPRZ is used and developed as part of the school grounds, a strip along the northern boundary is fenced off from the grounds. This area is used and developed as public parkland. There are also power lines located within this area, however fencing does not accord with the associated easements on title. The offset of the fence from the northern boundary is depicted in Figure 96.



Figure 96: Offset of existing school fencing from northern boundary

It is appropriate to rezone the portion of the land that is fenced within the school grounds to Public Use Zone 2 to accord with the majority of the property.

- P40** Rezone those sections of 55A Bedford Road, Ringwood that are within the Public Park and Recreation Zone, save for the portion along the northern boundary that is fenced outside the school grounds, to Public Use Zone 2.⁹⁵

Croydon North Primary School, 431 Maroondah Highway Croydon North



Figure 97: Zone and aerial photography of Croydon North Primary School, 431 Maroondah Highway, Croydon North

A portion of land along the eastern and northern boundaries of the Croydon North Primary School is located in the PPRZ rather than the PUZ2 which applies to the remainder of the land. The area in question is used and developed as part of the school.

- P41** Rezona that portion of 431 Maroondah Highway Croydon North that is within the Public Park and Recreation Zone to Public Use Zone 2.⁹⁶

10.3.11 20 Tintern Avenue, Ringwood East

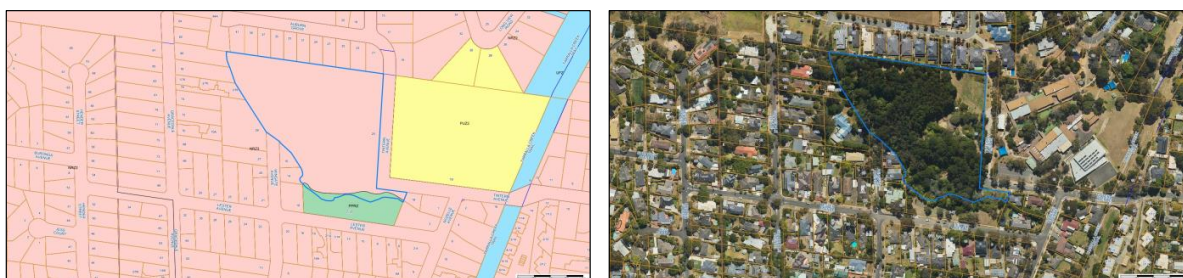


Figure 98: Zone and aerial photography of 20 Tintern Avenue, Ringwood East

The property at 20 Tintern Avenue, Ringwood East is located partly in the Neighbourhood Residential Zone and partly in the Public Park and Recreation Zone. The property is held in private ownership and developed with a single dwelling.

⁹⁵ Shown on Volume 4, Appendix 2, Map 22

⁹⁶ Shown on Volume 4, Appendix 2, Map 4

The southern and western boundaries of the property are defined by the centreline of the adjoining watercourse as it existed in the 1950s. The boundary with Council land at 7-17 Lester Avenue is on the survey below. The alignment of the watercourse has shifted, and the zone boundary appears to align more closely to the existing waterway alignment, rather than the title boundary. This would be an error. Application of the PPRZ over private land is inappropriate, and this section should be rezoned NRZ3 to match the remainder of the property.

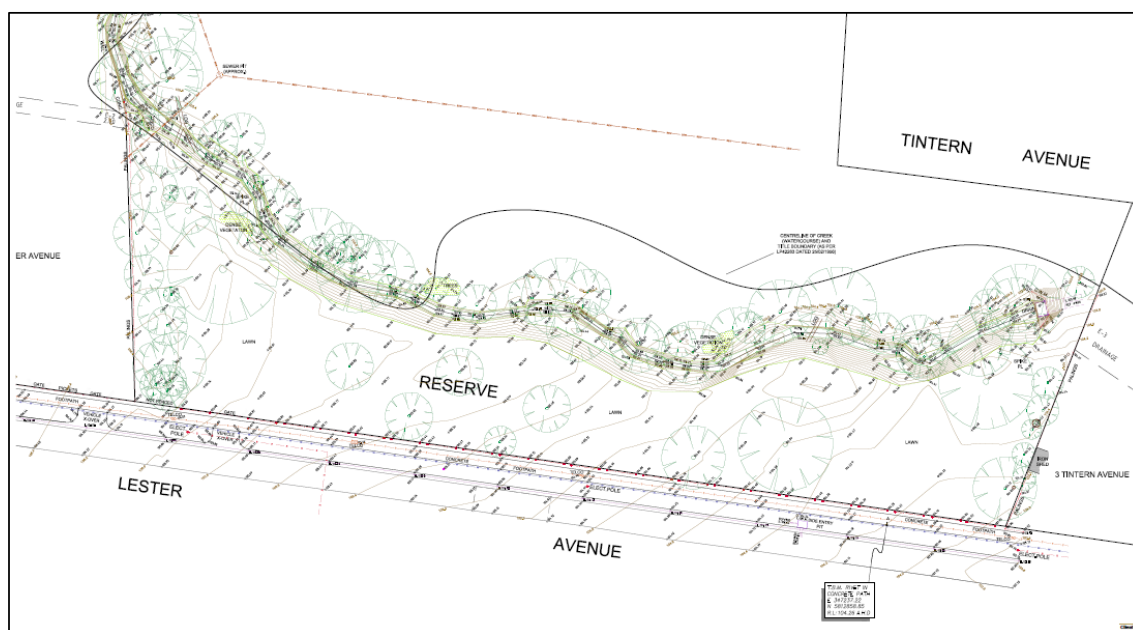


Figure 99: Location of the title boundary and creek alignment at 20 Tintern Avenue Ringwood East

P42 Rezone the portion of 20 Tintern Avenue Ringwood East which is located in the Public Park and Recreation Zone to General Residential Zone Schedule 1.⁹⁷

10.3.12 Waterloo Street, Cuthbert Street and Sunset Drive, Heathmont

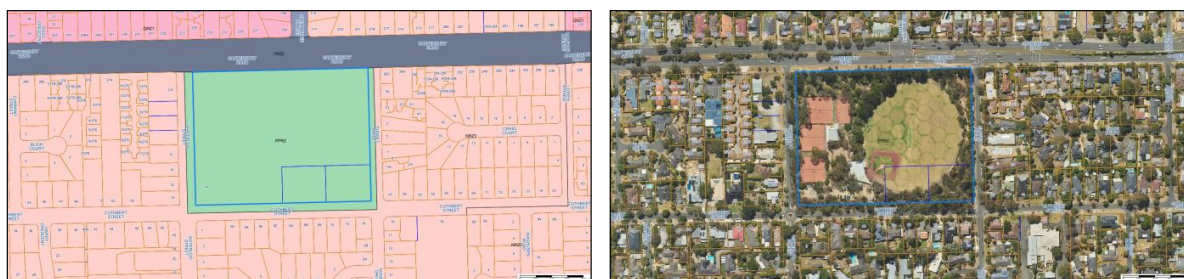


Figure 100: Zone and aerial photography of Heathmont Park, Heathmont

The Public Park and Recreation Zone extends to approximately half the depth of the roadways surrounding Heathmont Park, rather than applying solely to the Reserve.

⁹⁷ Shown on Volume 4, Appendix 2, Map 32

Application of the Public Park and Recreation Zone to the road is contrary to standard planning practice and appears to have occurred in error. It is appropriate that the roads be located in the Neighbourhood Residential Zone Schedule 3 that applies to the surrounding area.

P43 Rezone those sections of Waterloo Street, Cuthbert Street and Sunset Drive that are within the Public Park and Recreation Zone to Neighbourhood Residential Zone Schedule 3.⁹⁸

10.3.13 Alfrick Road, Croydon



Figure 101: Zone and aerial photography of Heathmont Park, Heathmont

Sections of privately owned land at 4 and 10 Alfrick Road, Council owned land at 14A Alfrick Road and part of the roadway itself are contained within the Public Use Zone associated with the adjoining Swinburne College. Privately owned land is primarily utilized for in association with the dwellings held in common ownership, whilst the Council owned land has the potential to provide linkages to the College from Alfrick Road, but is currently fenced off from it. Application of the Public Use Zone to the land is not appropriate, and it should be rezoned to the General Residential Zone Schedule 2 that applies to the remainder of the land.

P44 Rezone those sections of No's 4, 10 and 14A Alfrick Road and the Alfrick Road reserve that are within the Public Use Zone to General Residential Zone Schedule 2.⁹⁹

10.3.14 342 Wonga Road and 15 Delaneys Road, Warranwood



Figure 102: Zone and aerial photography of 342 Wonga Road and 15 Delaneys Road, Warranwood

The Zone and Urban Growth Boundary alignments follow a former subdivision pattern, and as a result parts of each property are located in the Low Density Residential Zone (LDRZ) and the Green Wedge A Zone (GWAZ), with the properties also straddling the Urban Growth Boundary.

⁹⁸ Shown on Volume 4, Appendix 2, Map 40

⁹⁹ Shown on Volume 4, Appendix 2, Map 19

Table 2: Approximate land areas inside and outside the UGB

	15 Delaneys Road, Warranwood	342 Wonga Road, Warranwood
Area inside Urban Growth Boundary / In the Low Density Residential Zone	3,538 sqm	531 sqm
Area outside Urban Growth Boundary / In the Green Wedge A Zone	462 sqm	24,029 sqm
Total	4.000 sqm	24,560 sqm

A review of Council files indicates that a boundary realignment between 342 Wonga Road and 13-15 Delaneys Road was approved by Planning Permit M/2001/353 on 11 July 2001. The alignment of current and former zones, and therefore the Urban Growth Boundary, follows the original lot alignment. Lot A, being the Delaneys Road property, has since been further subdivided. The affected property is now known as 15 Delaneys Road.

The endorsed plan for Planning Permit M/2001/353 depicts the realignment of the boundary. The officer report advises that no change to the individual lot sizes resulted. The officer report also notes that the boundary between the [then] Low Density Residential Zone and Rural Living Zone accorded with the original alignment, and that this would be altered as part of a future planning scheme amendment.

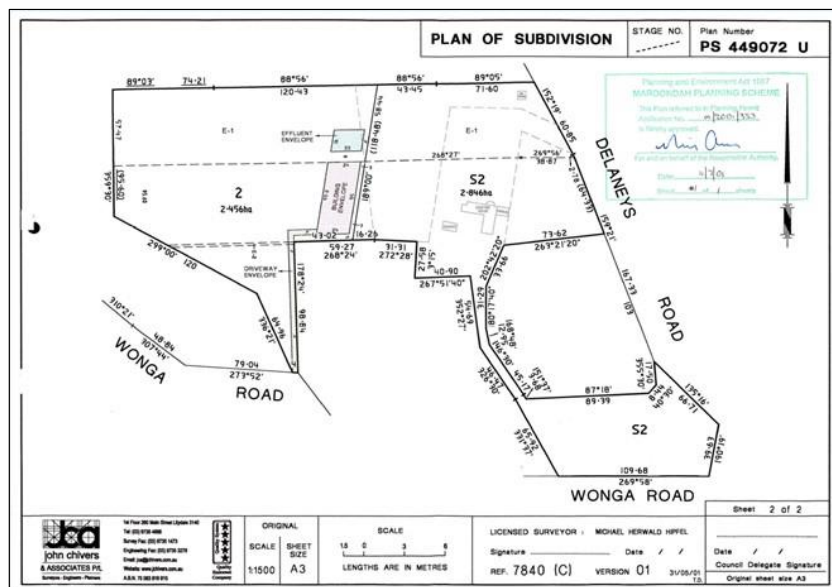


Figure 103: Plan of subdivision showing previous boundary locations

Information available on file indicates that sewer is available to land in Delaneys Road. As a result both the LDRZ and GWAZ would require a minimum lot size of 2,000 sqm. The land now known as 15 Delaneys Road has an area of 4,000 sqm. Rezoning the whole of the property to LDRZ will have no impact on the dwelling yield permitted by the Scheme.

Similarly, with an area of 2.456 ha, rezoning a portion of the Wonga Road property to GWAZ would not alter its potential dwelling yield. It is also anticipated that there are unlikely to be other significant impacts in relation to the potential use of either allotment. However, it is appropriate that the Urban Growth Boundary be adjusted prior to any rezoning.

R23 That Council formally write to the Minister for Planning seeking a modification to the Urban Growth Boundary in Warranwood when the boundary is next reviewed, and indicating Council's support for the land to be rezoned as follows:

- That portion of 342 Wonga Road which is within the Low Density Residential Zone to Green Wedge A Zone.
- That portion of 15 Delaneys Road that is within the Green Wedge A Zone to Low Density Residential Zone.

10.3.15 Part 33-41 Maroondah Highway, Ringwood



Figure 104: Zone and aerial photography of 33-41 Maroondah Highway, Ringwood

One lot (Vol. 05246 Fol. 059) which forms part of this property is contained in the Public Use Zone 7 ('Other Public Use'). Council records indicate that it is privately owned, consistent with its use as part of the car park for the hotel on the broader site. The current zoning of the parcel has been in place since at least 1999, however the car park was constructed at some point between 1991 and 2001. Application of the Public Use Zone to the land is not appropriate, and it should be rezoned to the Activity Centre Zone Schedule 1 that applies to the remainder of the land.

P46 Rezone that section of 33-41 Maroondah Highway Ringwood (land in Vol. 05246 Fol. 059) from that is within the Public Use Zone to Activity Centre Zone Schedule 1.¹⁰⁰

¹⁰⁰ Shown on Volume 4, Appendix 2, Map 24

10.4 Zoning of Council-owned land

During preparatory work for the Maroondah Housing Strategy: 2022 Refresh it was noted that many Council open space reserves were located within residential zones rather than the Public Park and Recreation Zone (PPRZ) or Public Conservation and Resource Zone (PCRZ). As a result a comprehensive investigation of the zone of all Council-owned land has been conducted. This investigation has found that:

- 204 properties are included in zones that are the best fit for their current use.
- 65 properties are partly located in zones that are the best for their current use. These properties are often comprised of more than one title, with the public land zones applying to some, but not all parcels.
- 230 properties may not be located in zones that are the best fit for their current use. These include:
 - A range of public open spaces located within residential or industrial zones.
 - Spaces that perform both an access and informal open space function and are located in residential or industrial zones.
 - Flora reserves which should be investigated for inclusion in the Public Conservation and Resource Zone rather than the current Public Park and Recreation Zone.
 - Tree reserves that should also be investigated for inclusion in the Public Conservation and Resource Zone rather than the current residential or industrial zones.

The number of properties involved, and the lack of a current Open Space Strategy for the Municipality results in a need for further detailed strategic work before rezoning of properties is proposed. Resultant future action is to:

V23 Conduct a review of the zoning of Council owned land used for community, recreation and conservation purposes.

It is noted that the review may occur in stages, based upon the nature of the land use and vegetation cover.



Maroondah Planning Scheme Review 2024

Volume 4

**Marked-up copy of recommended ordinance
and map changes**

Prepared by the Integrated Planning Unit
City of Maroondah

Document Control

Contact for Enquiries

Please address any questions regarding this document to:

Name: Jackie Bernoth
 Title: Senior Strategic Planner
 Email: Jackie.bernoth@maroondah.vic.gov.au

Document History

Version	Date	Author	Summary of changes
1	19 October 2023	Jackie Bernoth	Initial draft
2	7 December 2023	Jackie Bernoth	Updated to reflect gazettal of Amendment C144maro and respond to contributor feedback.
3	19 December 2023	Jackie Bernoth	Councillor briefing issue
4	23 January 2024	Jackie Bernoth	Minor amendments to reflect gazettal of VC249, VC250, VC253 and C146maro, current calendar year and insert an additional zoning anomaly. Council agenda issue.

Contributors and Reviewers

The following people were involved, to different extents, in the process of developing and finalising this document, but were not responsible for its authorship:

Name and title	Contribute	Review
Andrew Fuaux, Director Strategy and Development		✓
Grant Meyer, Manager City Futures		✓
Angela Kechich, Manager Statutory Planning	✓	
Dale Bristow, Coordinator Strategic Planning and Sustainability (former)	✓	
Anita Ransom, Coordinator Strategic Planning and Sustainability	✓	
Jake Matthews, Coordinator Statutory Planning	✓	
Karin Wiggins, Coordinator Statutory Planning	✓	
Doug Evans, Strategic Environment Planner	✓	
Cristina Riviera, Strategic Planner	✓	
Michael Blowfield, Transport and Sustainability Planner	✓	

Approval

Adopted by Council

[Insert date]

Contents

1. Preamble.....4

2. Municipal Planning Statement.....5

3. Local policies29

4. Zone Schedules.....39

5. Overlay Schedules105

6. Particular Provisions190

7. General Provisions.....194

8. Operational Provisions196

Appendix 1: Incorporated Document Healesville Arterial Reservation204

Appendix 2: Mapping207



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

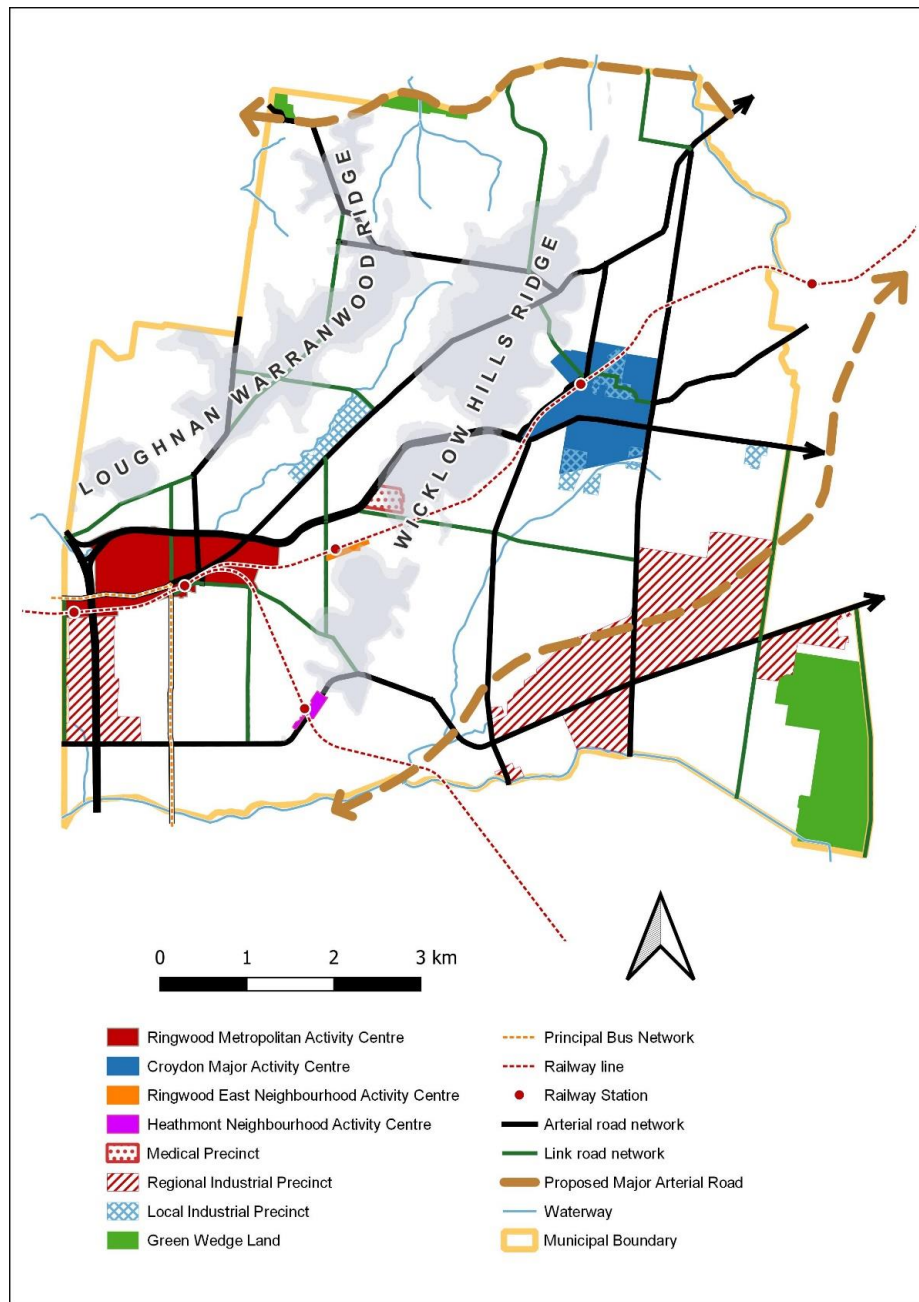
A broad range of community and transport facilities provide access for people and goods within and through the municipality.

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



Standard
Amendment

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

Standard
Amendment**02.03**14/11/2023
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 (MICLUP)

¹³ Maroondah Housing Strategy: 2022 Refresh

¹⁴ Maroondah Housing Strategy: 2022 Refresh and MICLUP

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
C144maro

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~~ for 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.

02.03-1014/11/2023
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.

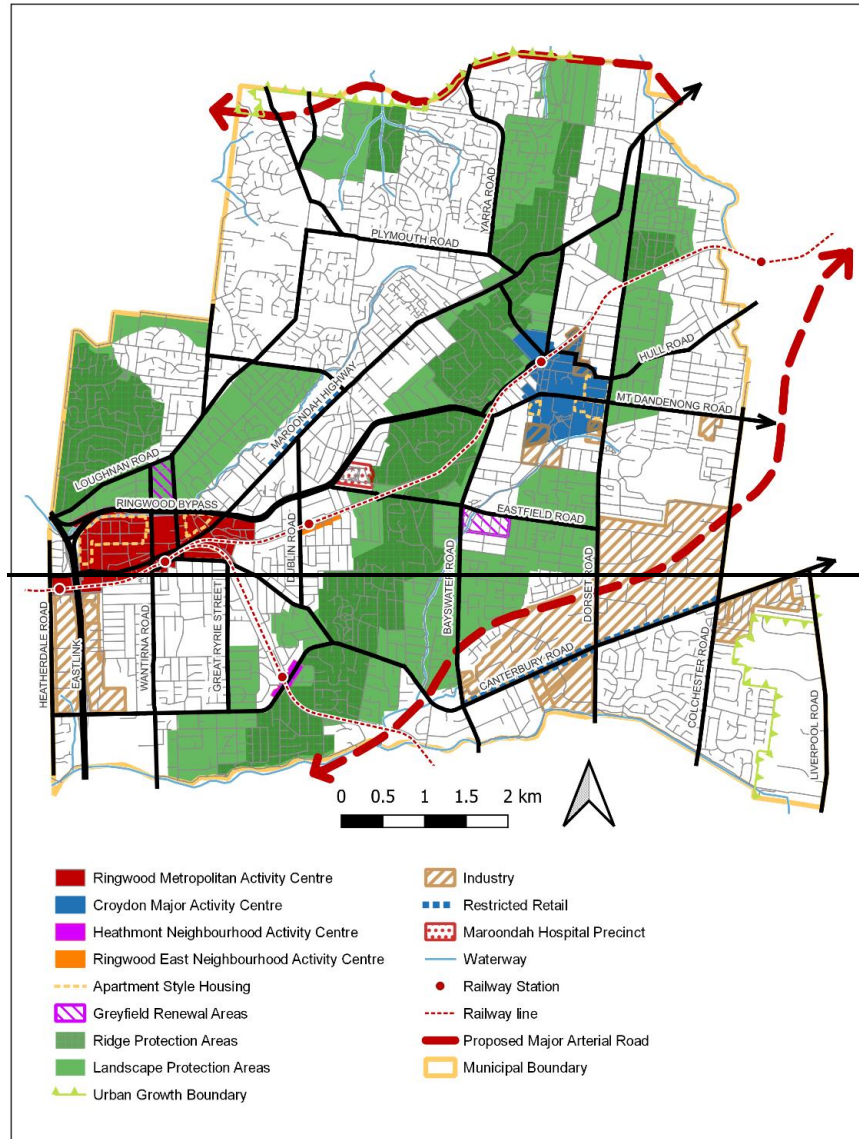
Standard
Amendment

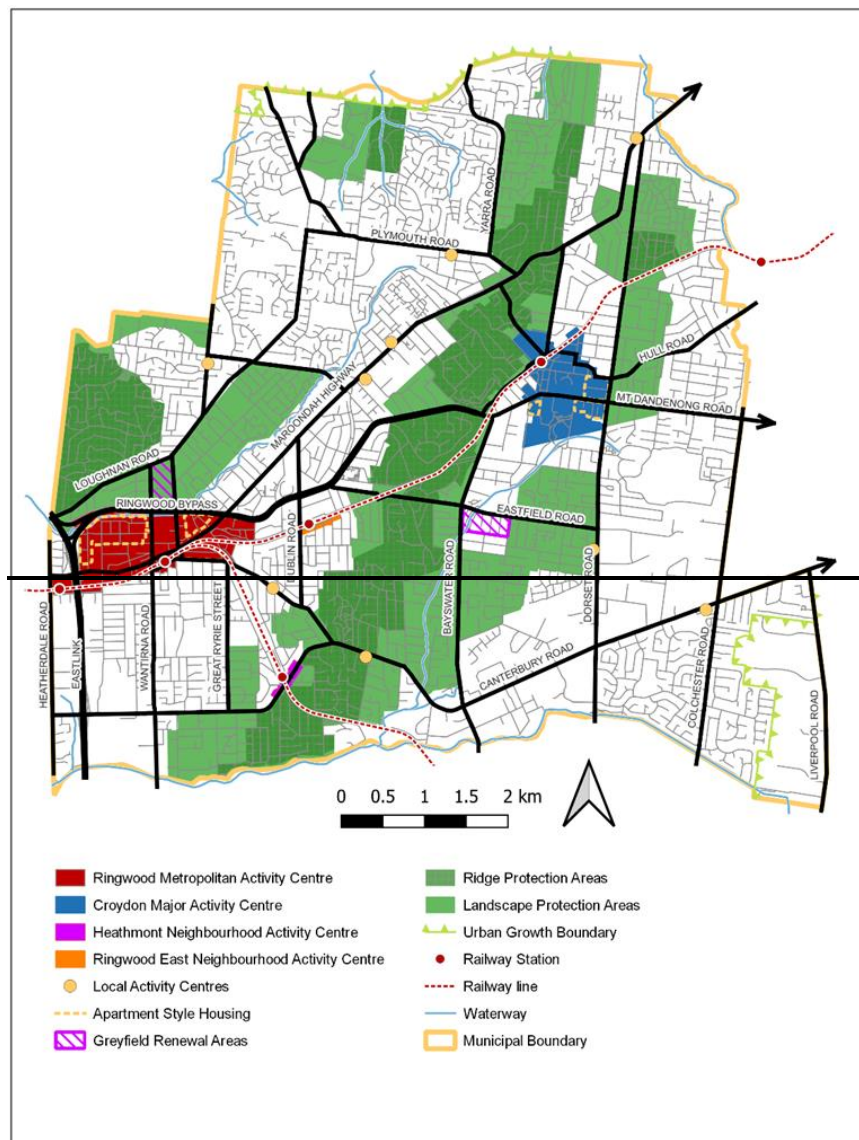
02.04
14/11/2023
C144maro

STRATEGIC FRAMEWORK PLANS [Action V04, V12, V22]

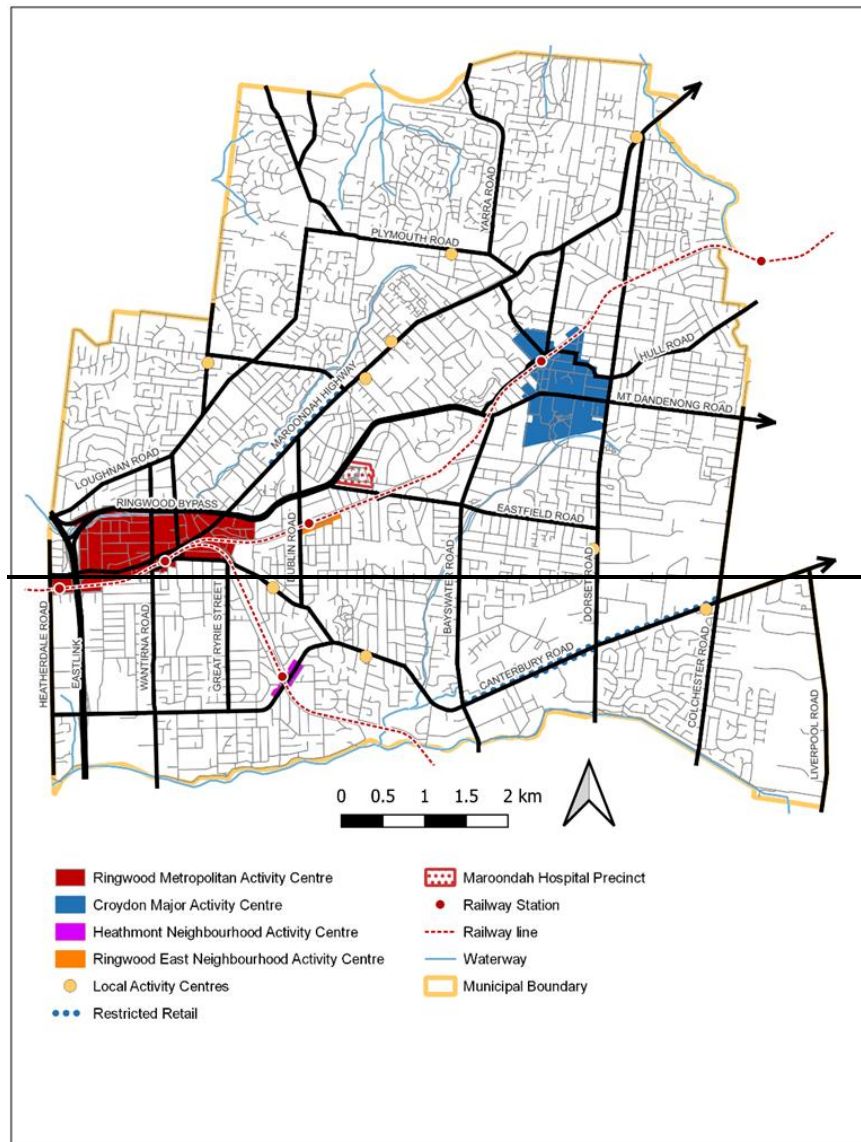
The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

STRATEGIC LAND-USE FRAMEWORK PLAN



RESIDENTIAL LAND USE FRAMEWORK PLAN

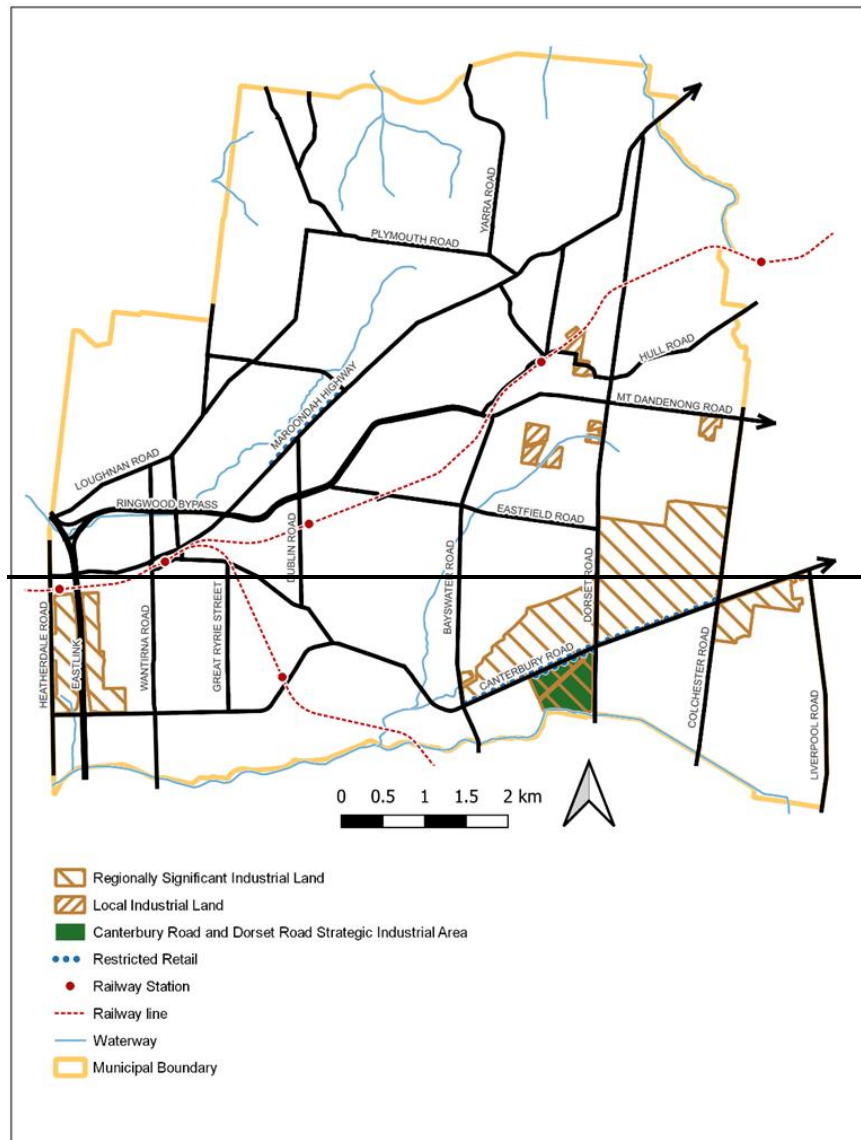
RETAIL AND COMMERCIAL LAND USE FRAMEWORK PLAN

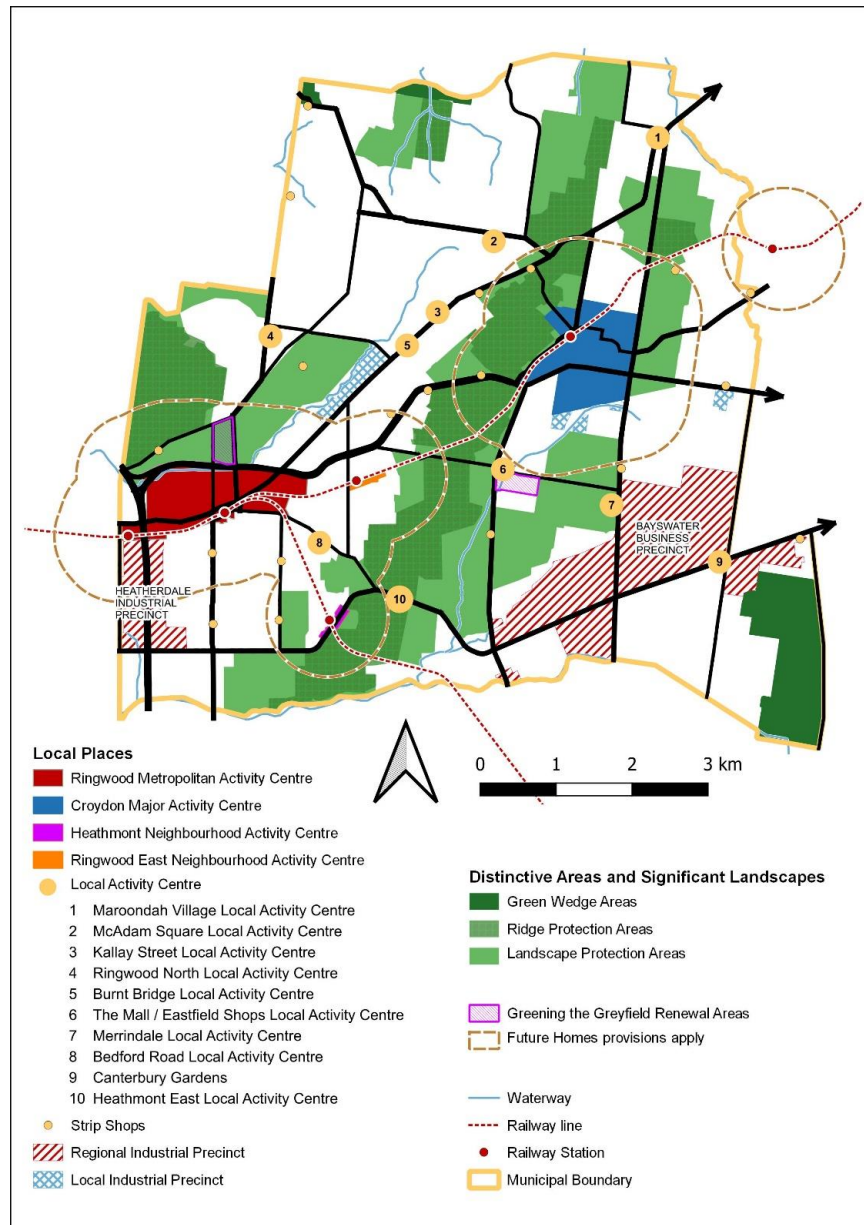


TRANSPORT LAND USE FRAMEWORK PLAN

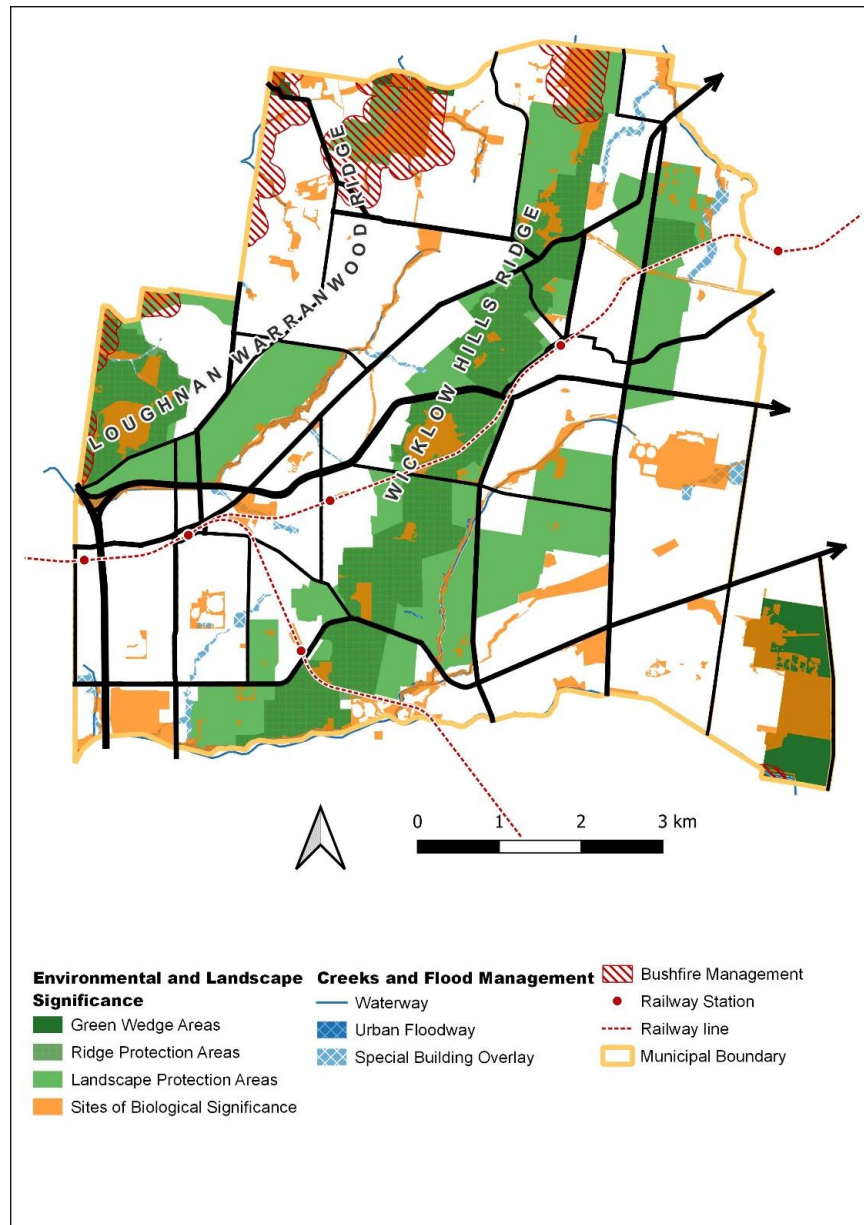


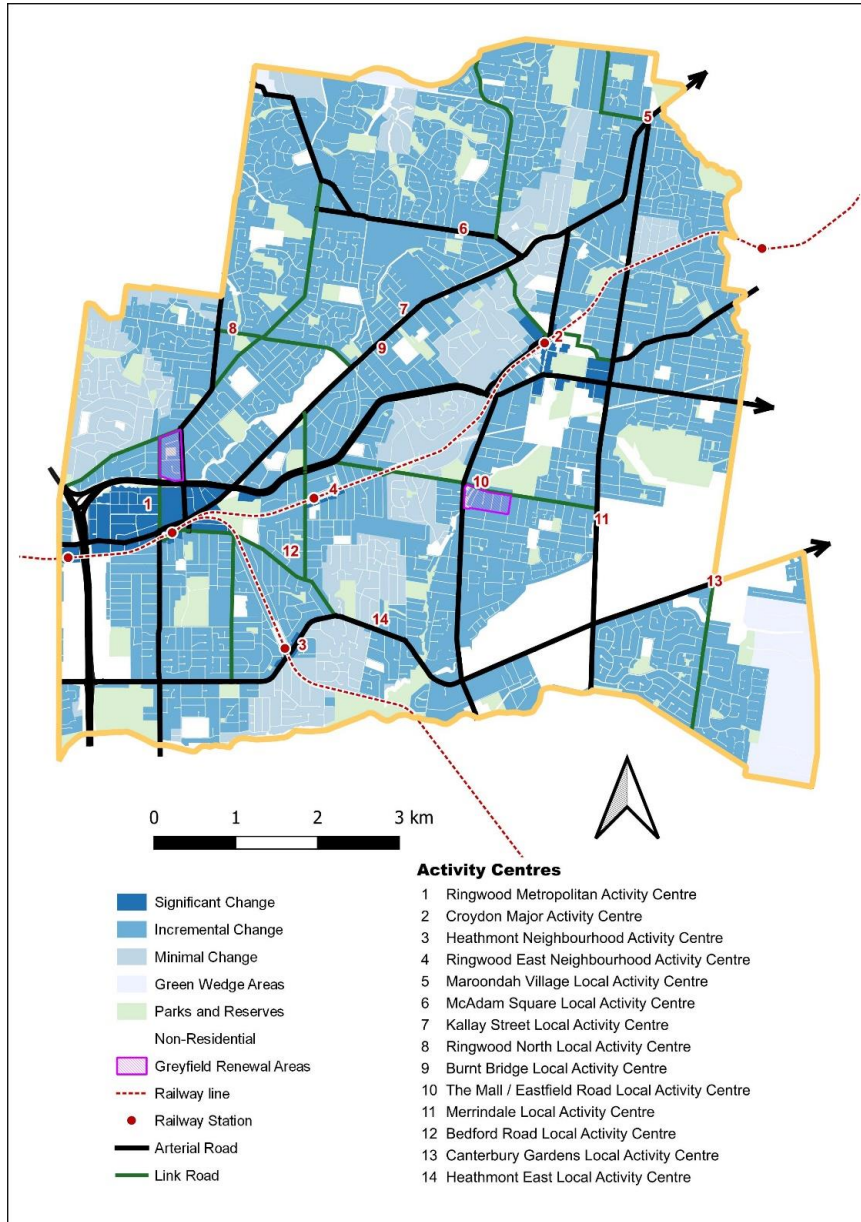
INDUSTRIAL LAND USE FRAMEWORK PLAN

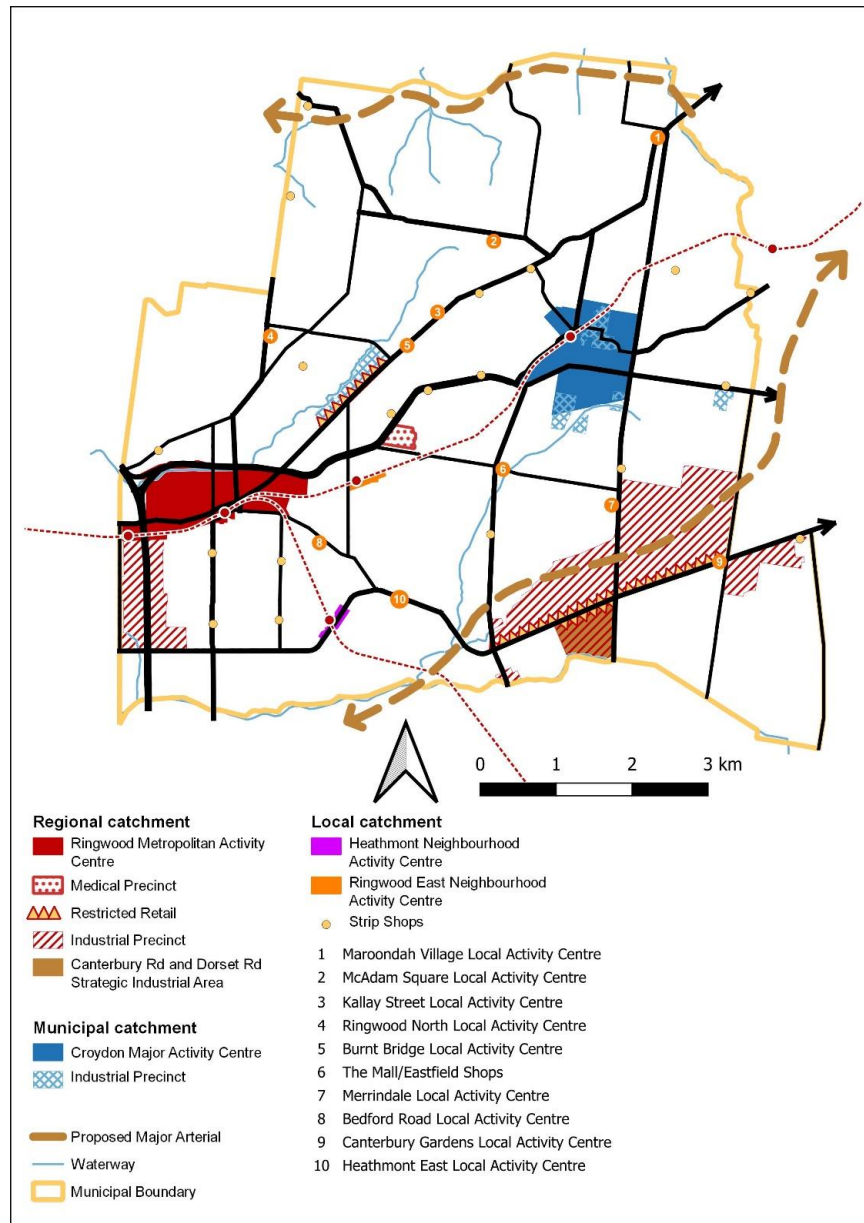


Settlement Framework Plan

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.

Standard
Amendment

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.

Standard
Amendment

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~~.

Standard
Amendment

17.03-1L

14/11/2023
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.

17.03-3L
14/11/2023
C144maro

Canterbury Road and Dorset Road Strategic Industrial Area [Action P10]

Standard
Amendment

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.

Neutral
Amendment**18.01-1L**14/11/2023
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.

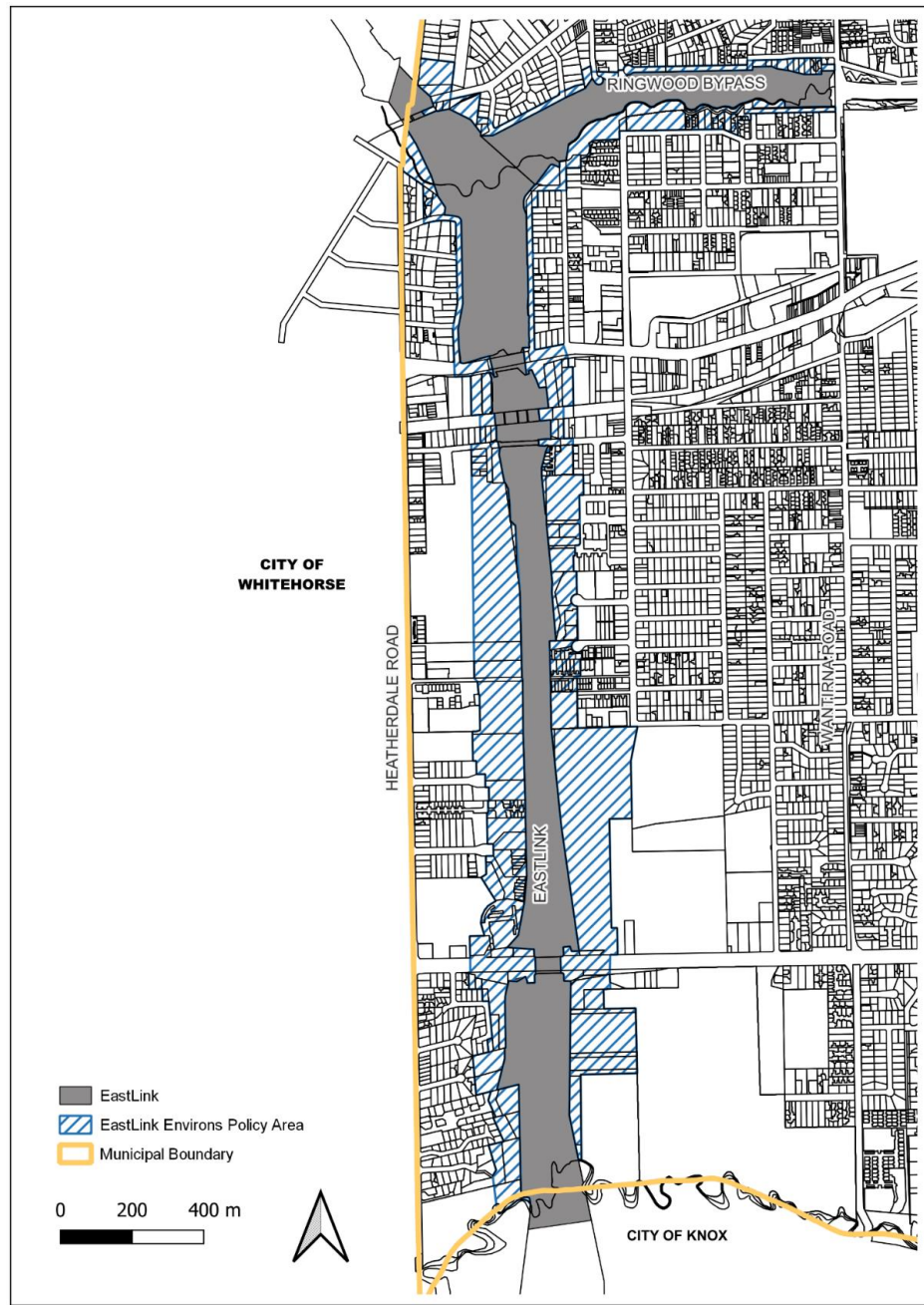
Discourage signs that would contribute to, or result in, a proliferation or repetition of similar signs.

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



Standard
Amendment

19.02-1L

14/11/2023
C144maro

~~Maroondah Hospital Medical Precinct~~ [Action L14]

Policy application

~~This policy applies to 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

Procedural
Amendment

32.07
31/07/2018
VC148

RESIDENTIAL GROWTH ZONE [Action P13]

Remove this clause from the ordinance

Procedural
Amendment

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.

2.0
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, small second dwelling 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 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.

Procedural
Amendment

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, small second dwelling 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.

Procedural
Amendment

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, small second dwelling 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

5.018/11/2022
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.

6.018/11/2022
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.

7.018/11/2022
C134maro**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.

Standard
Amendment

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.
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.

Standard
Amendment

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.

Standard
Amendment

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.

Standard
Amendment

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.

Standard
Amendment

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.

2.0
20/11/2020
C116maro

Minimum subdivision area
None specified.

3.0
20/11/2020
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

43.0
20/11/2020
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>Side setbacks 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Rear setbacks 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>[Action R03]</p>
Walls on boundaries	A11 and B18	None specified

Private open space	A17	<p>None specified</p> <p><u>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. [Action R03]</u></p>
	B28	<p><u>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</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. [Action R03]</u></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 [Action R03]</u></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	<p>A new building not on or within 200mm of a boundary should be set back from: [Action P16]</p> <p>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>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>
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.

Procedural
Amendment

/ /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

Standard
Amendment

10/09/2021
C131mare

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

Standard
Amendment

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
Barngoong Reserve, Bambra 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

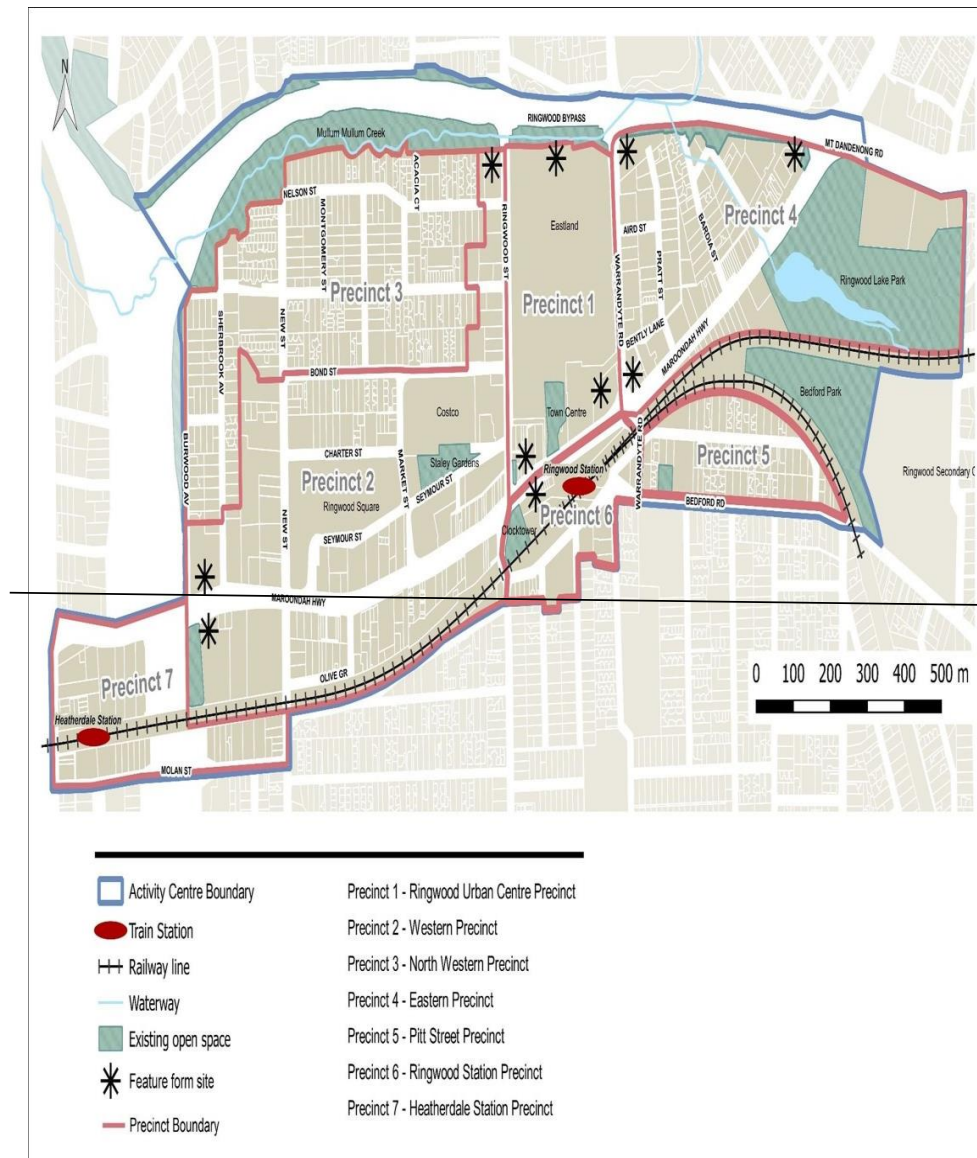
Use and development of land specified in an Incorporated Plan

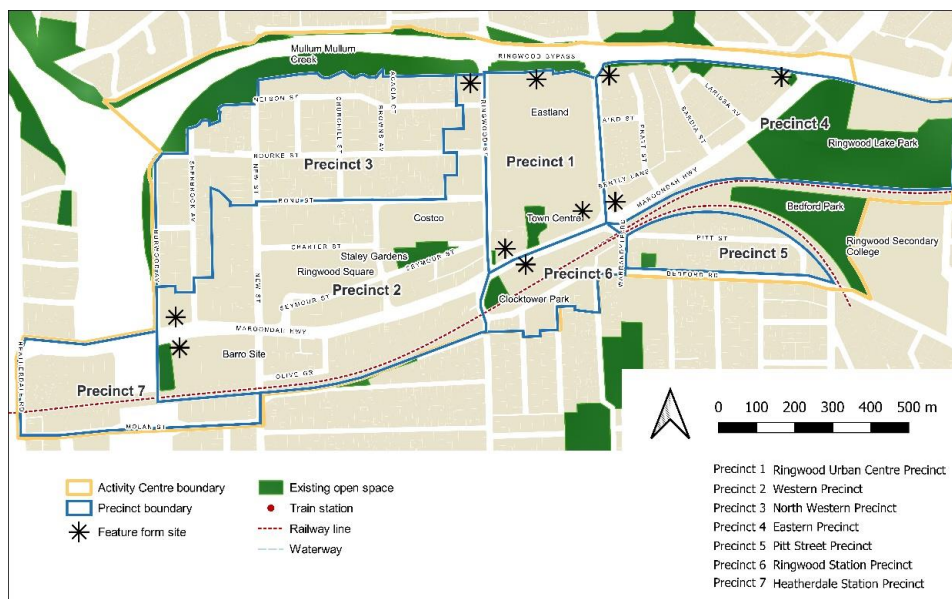
10/09/2021
C131maro

None specified.

Procedural
Amendment10/12/2021
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

10/12/2021
C130maro

~~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

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

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

- 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

- 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.

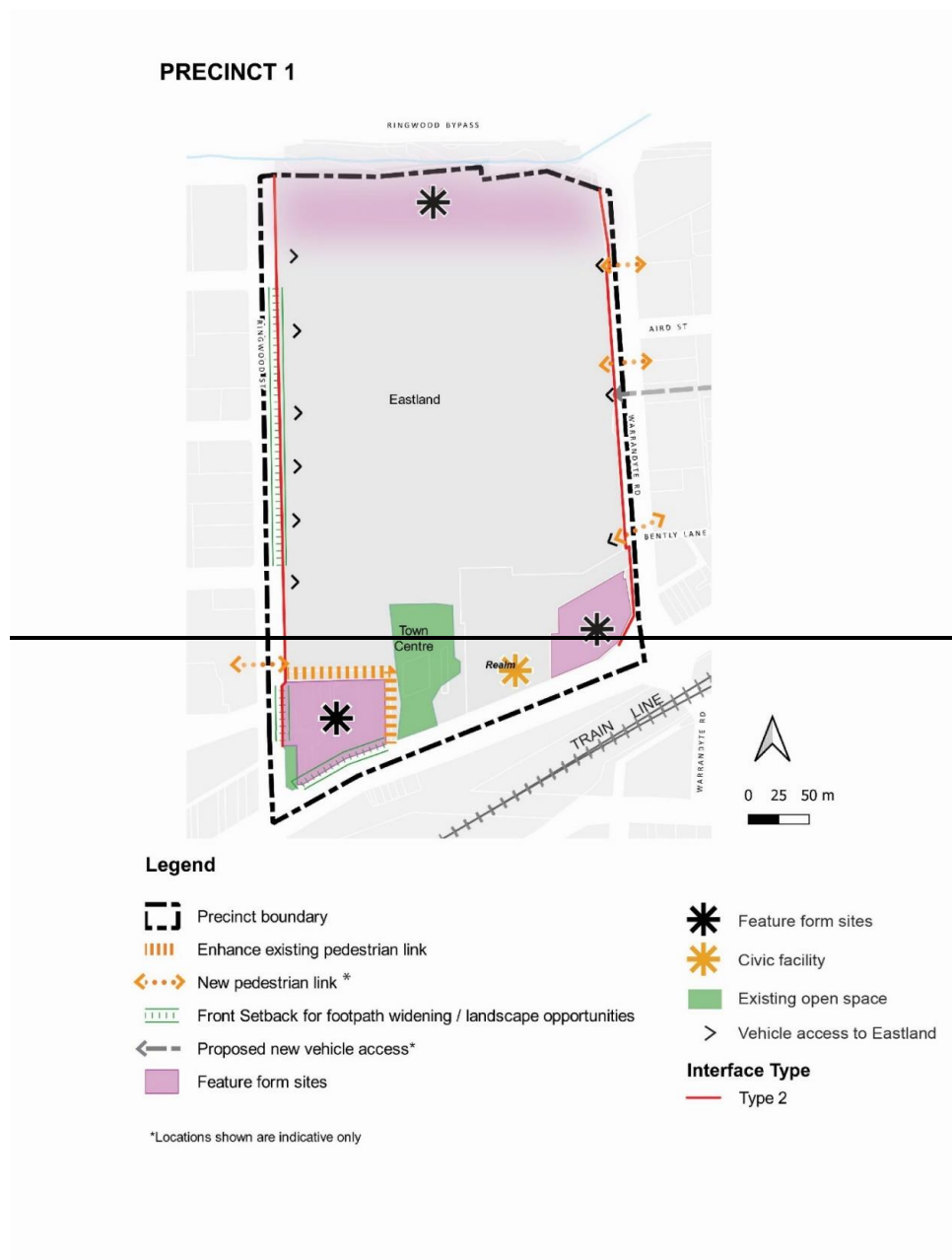
- Buildings and works adjoining east-west orientated streets should not cast additional shadows to the south side footpath between 11am and 2pm on 22 September.

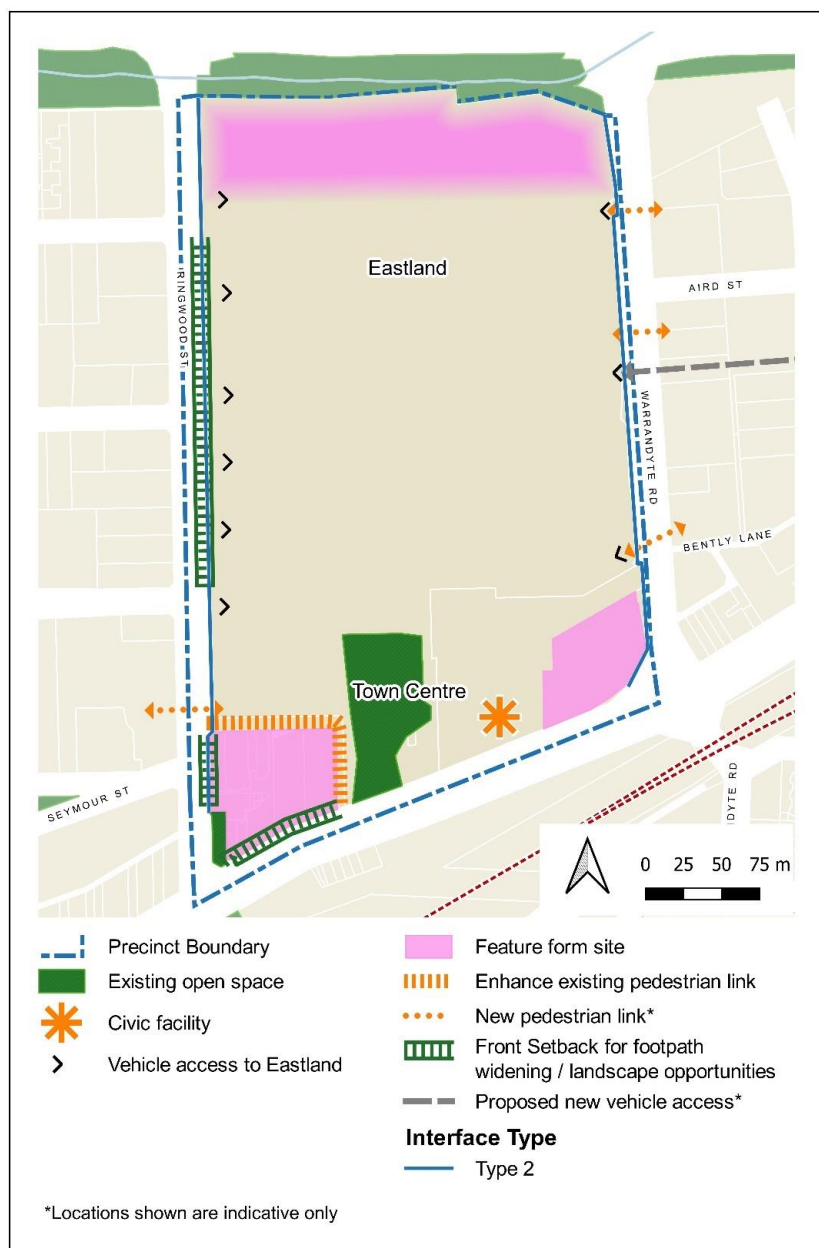
5.0 Precinct provisions

11/08/2022
C147maro

5.1 5.1-Precinct 1 – Ringwood Urban Centre Precinct

5.1-1 5.1-1-Precinct map





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

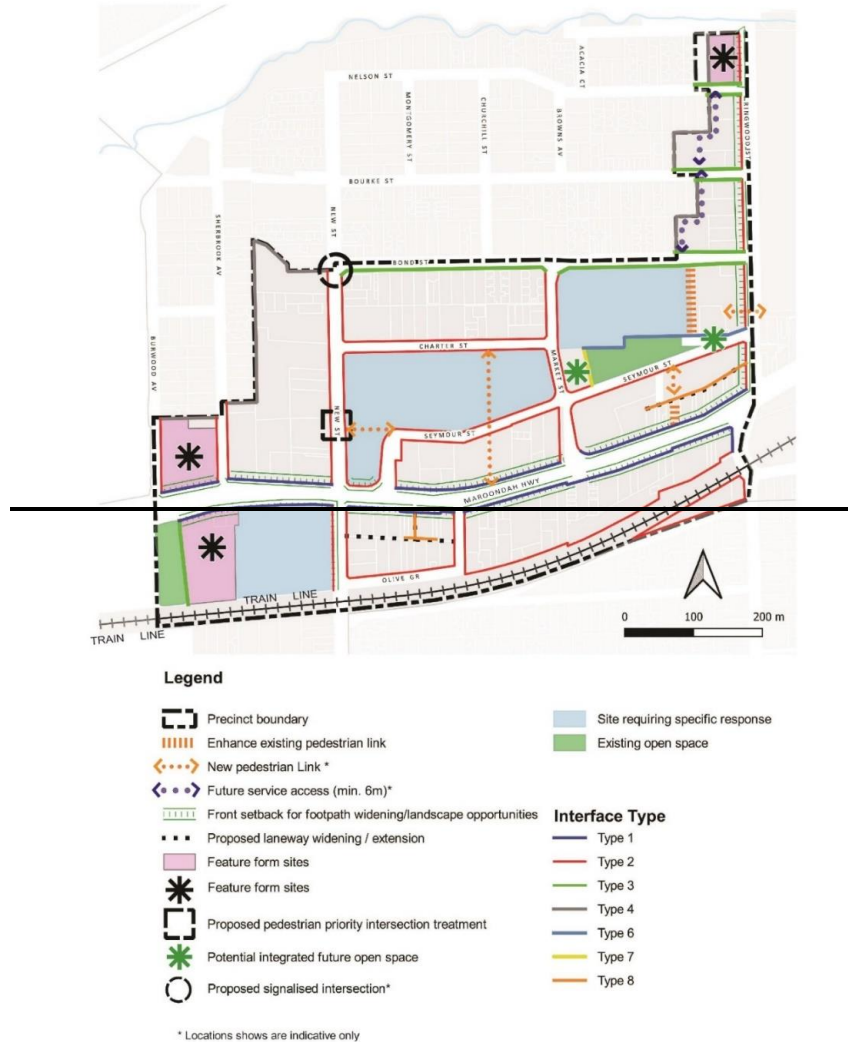
- Encourage ground level setbacks along Maroondah Highway for footpath widening and landscaping opportunities with high levels of pedestrian amenity and forming an inviting corridor for Ringwood MeAC.
- Encourage a consistent 4 metre (minimum) footpath width along Ringwood Street which may require public 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.

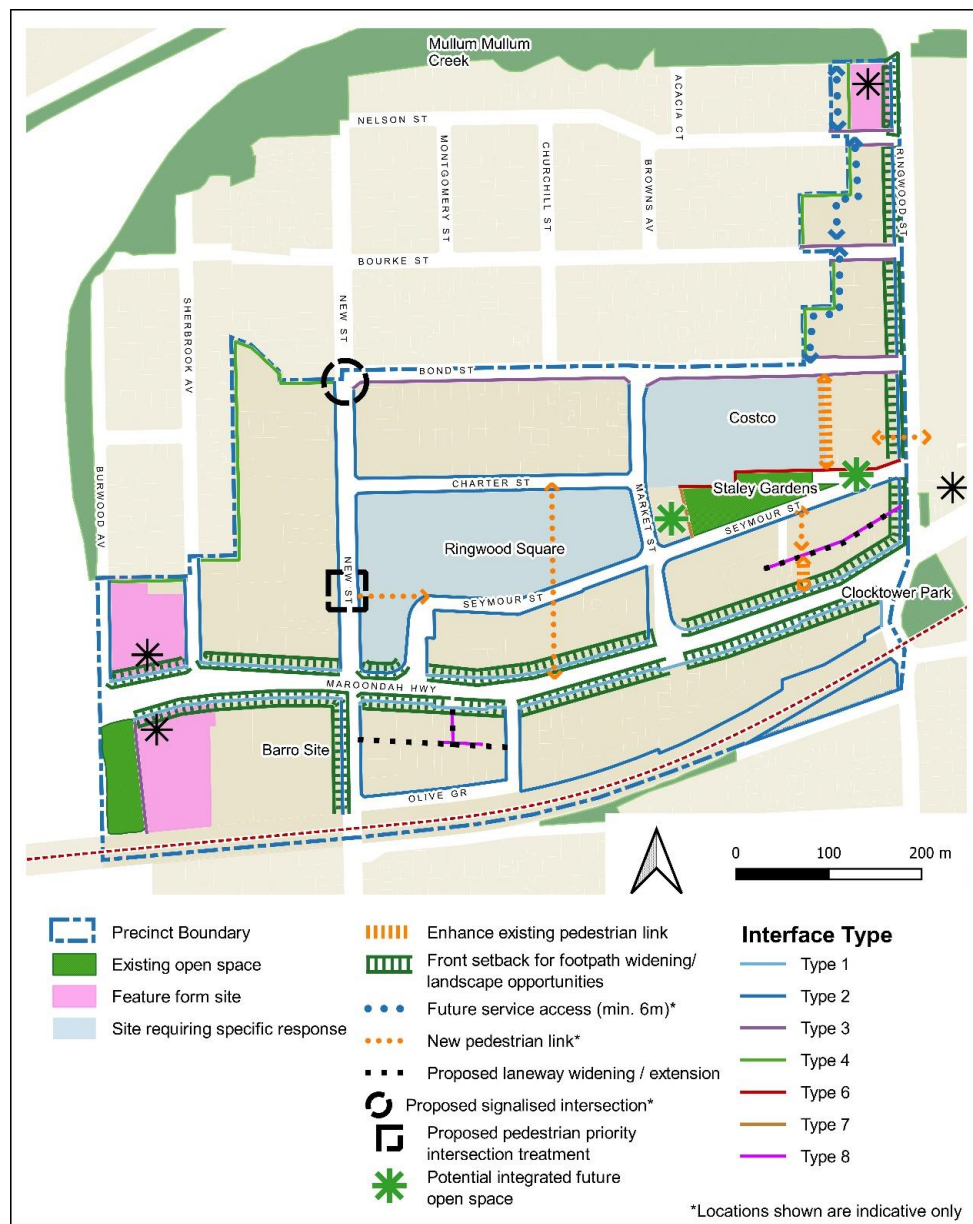
- Encourage public realm upgrades along Civic Place that support its role as one of the key pedestrian entry into the precinct.
- Retain and encourage improvement to the existing pocket park at 139A Maroondah Highway.
- Encourage activation at street level.
- Encourage future redevelopment along Ringwood 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





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



**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

5.3-45.3-4Precinct 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.

5.3-55.3-5Any 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.

5.45.4Precinct 4 – Eastern Precinct

5.4-15.4-1Precinct map

PRECINCT 4



Legend

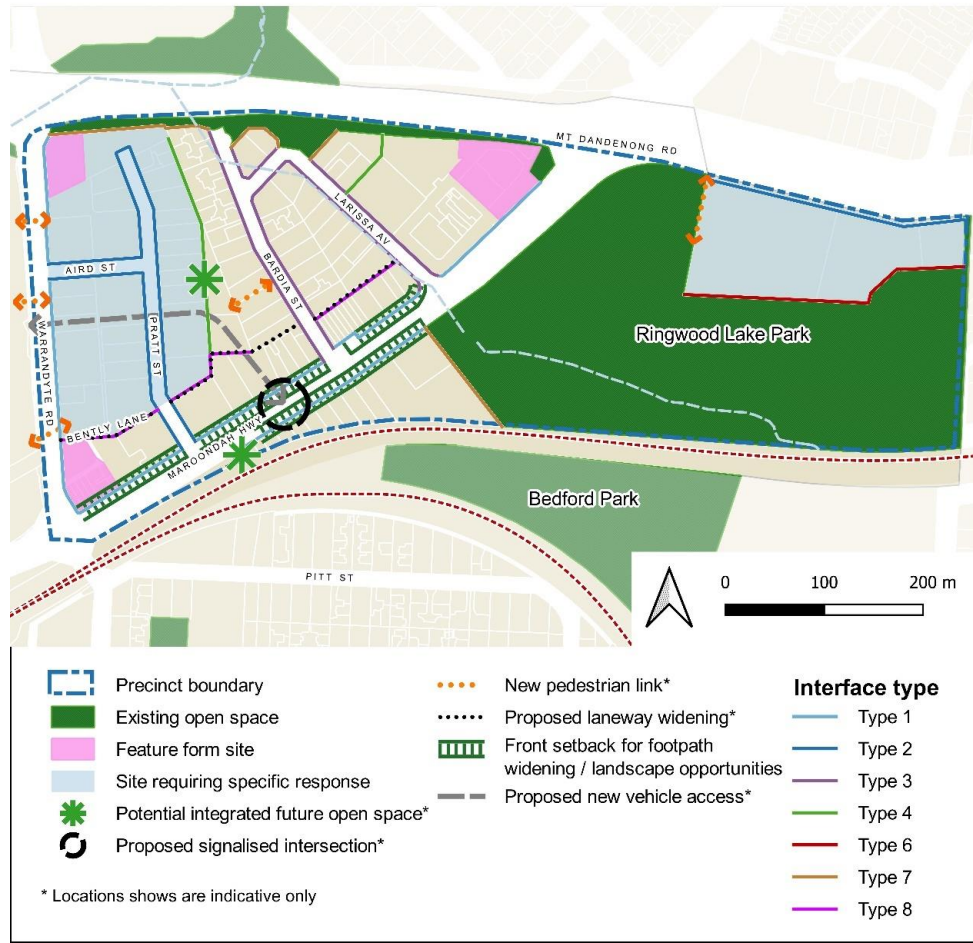
- Precinct boundary
- Feature form sites
- Site requiring specific response
- Existing open space
- New pedestrian link*
- Front setback for footpath widening / landscape opportunities
- Proposed new vehicle access*
- Proposed laneway widening*
- Potential integrated future open space*
- Proposed signalised intersection*
- Feature form sites

* Locations shows are indicative only

Interface Type

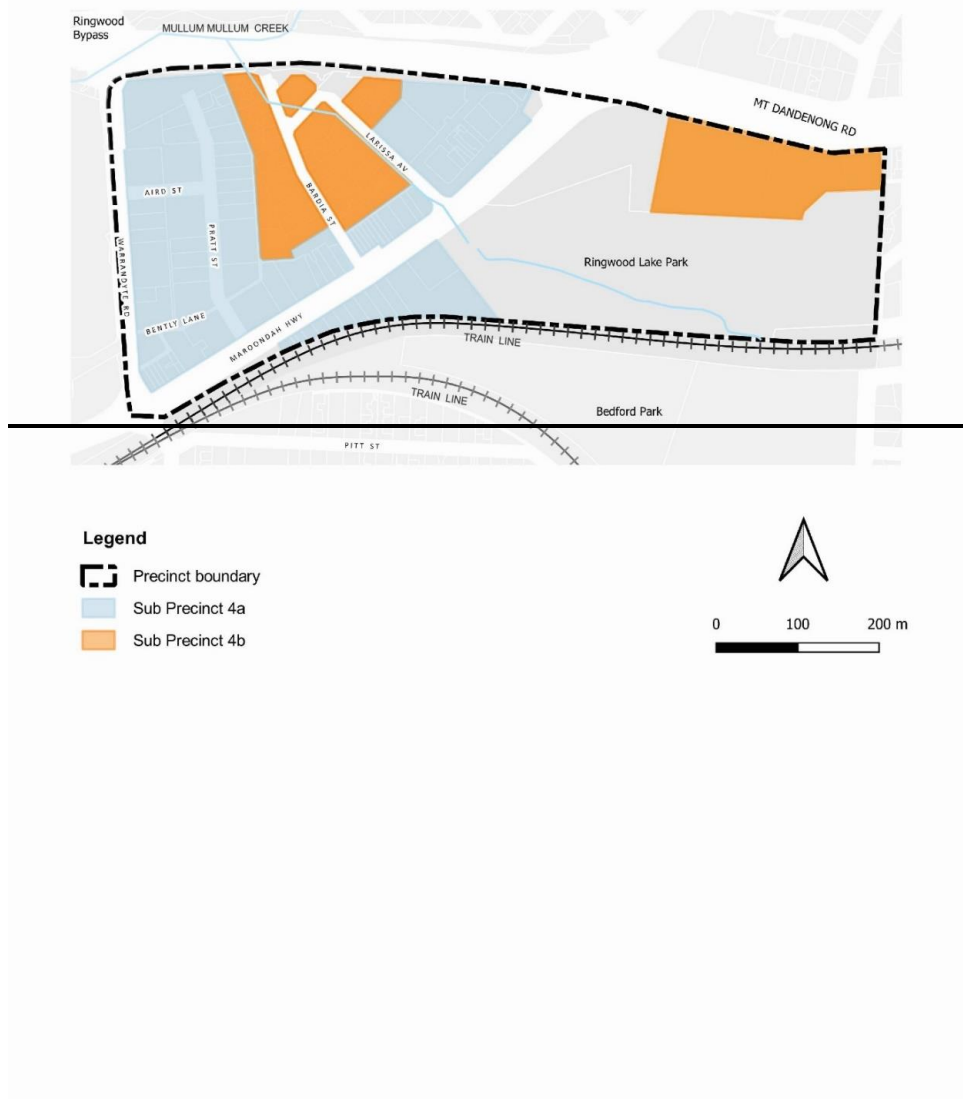
- Type 1
- Type 2
- Type 3
- Type 4
- Type 6
- Type 7
- Type 8

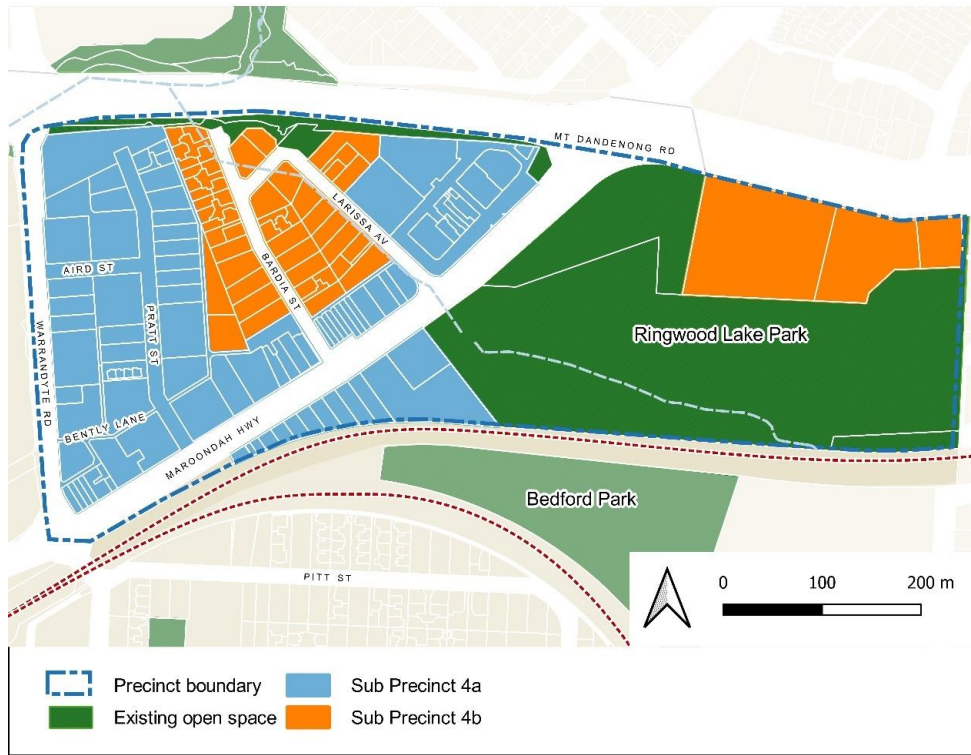




Sub Precinct Map

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 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

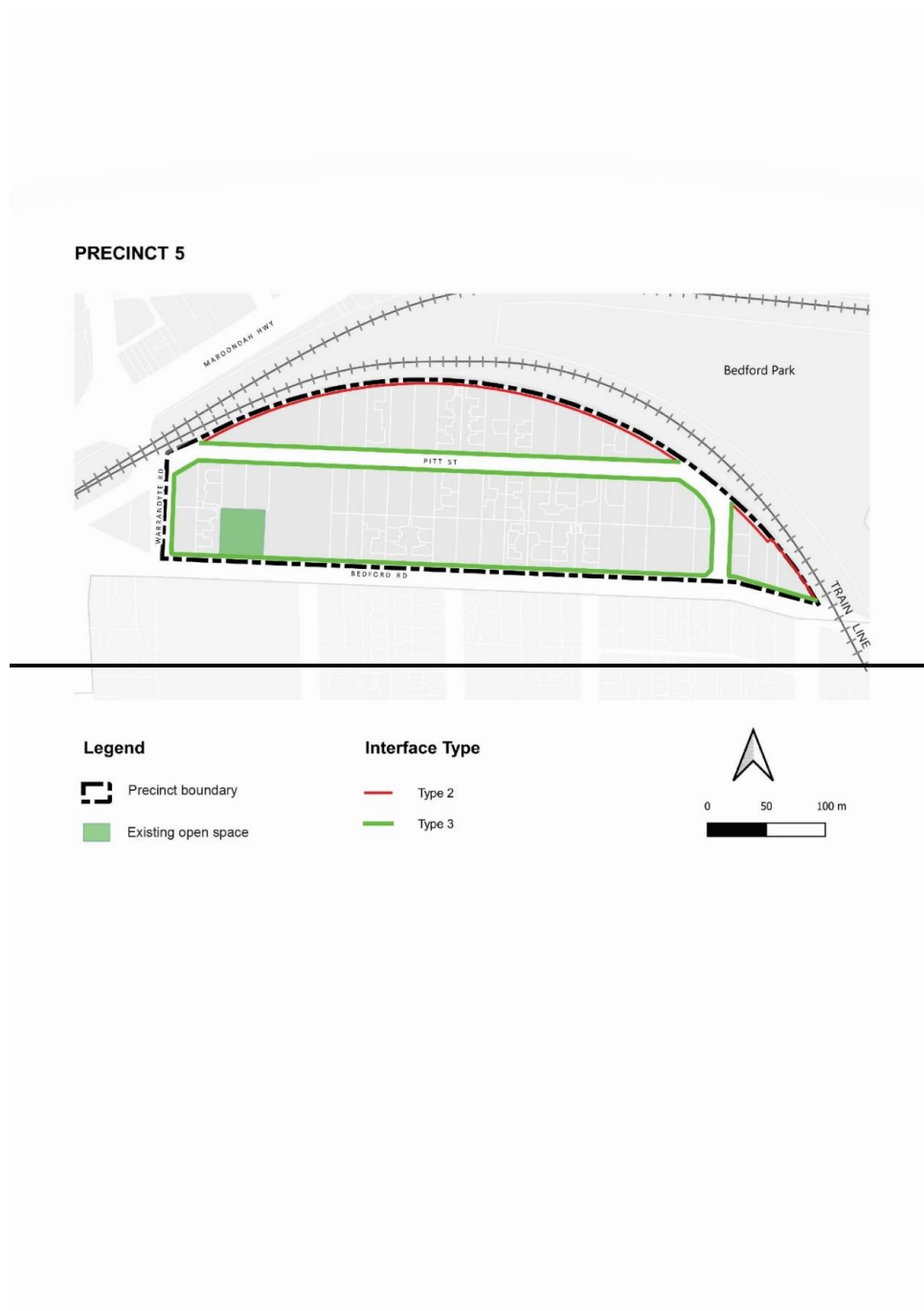
- Encourage ground level setbacks for footpath widening along Maroondah Highway and Ringwood Street with high levels of pedestrian amenity and forming an inviting corridor for Ringwood MeAC.
- Encourage future redevelopment of 'sites requiring specific response' to accommodate new open space.
- Encourage 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.

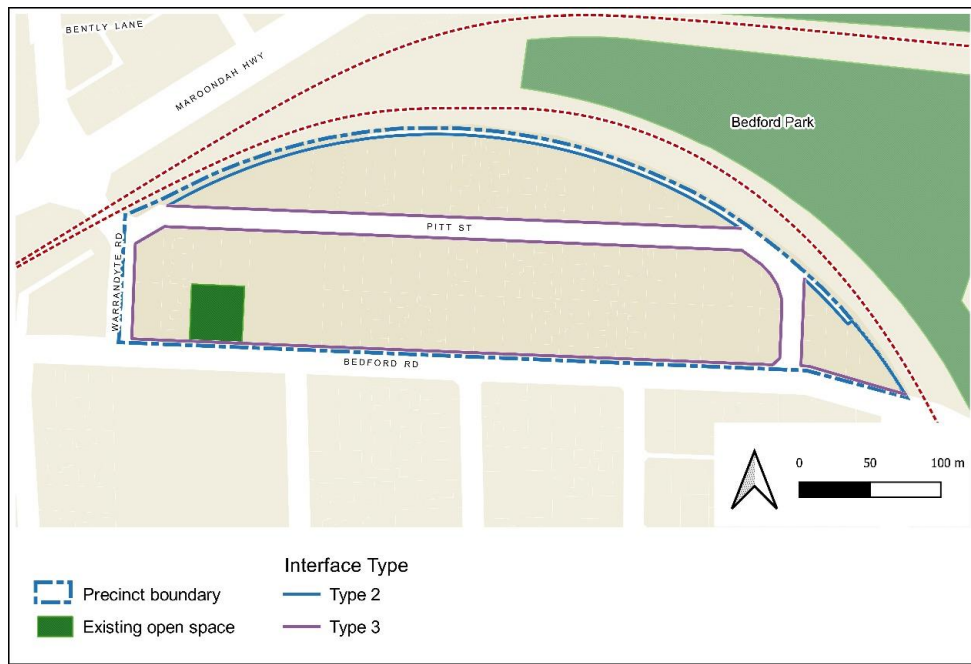
Access and movement

- 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

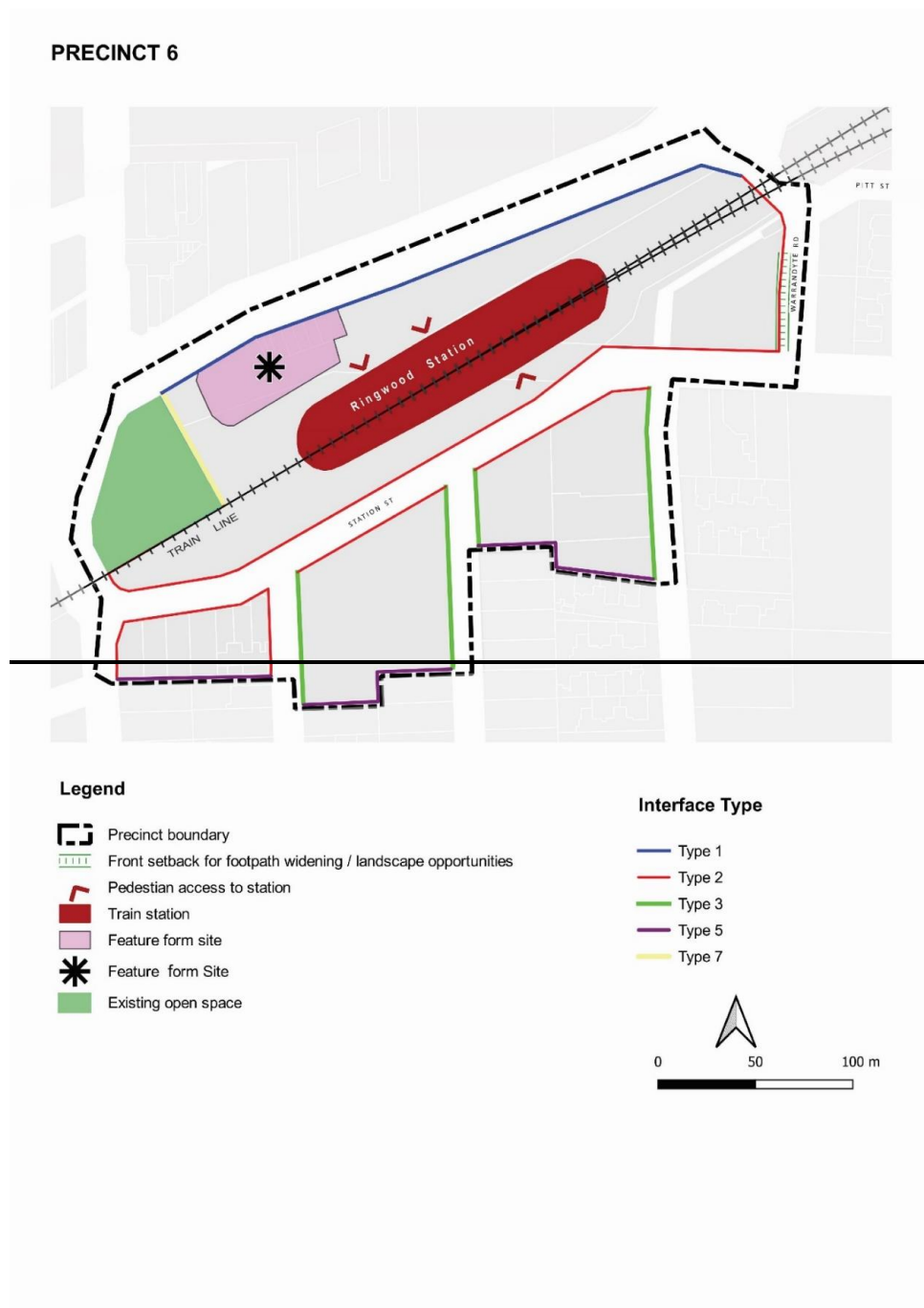
- Limit the number of vehicle crossovers to maintain the integrity and continuity of the streetscape.
- Reduce the presence of car parking and ramps in residential areas through encouraging basement design.

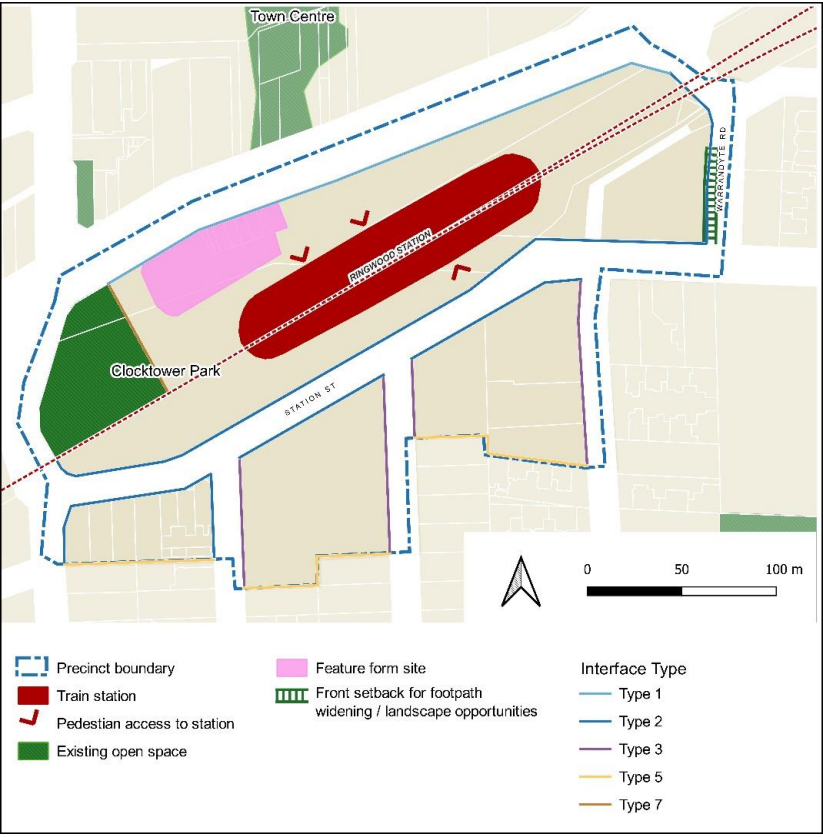
5.5-5**5.5-5-Any other requirements**

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.

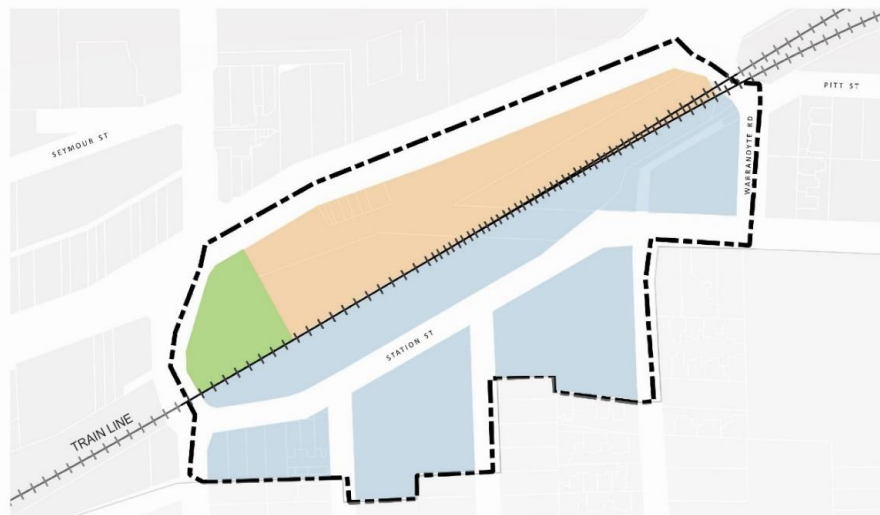
5.6**5.6-Precinct 6 – Ringwood Station Precinct****5.6-1****5.6-1-Precinct map**









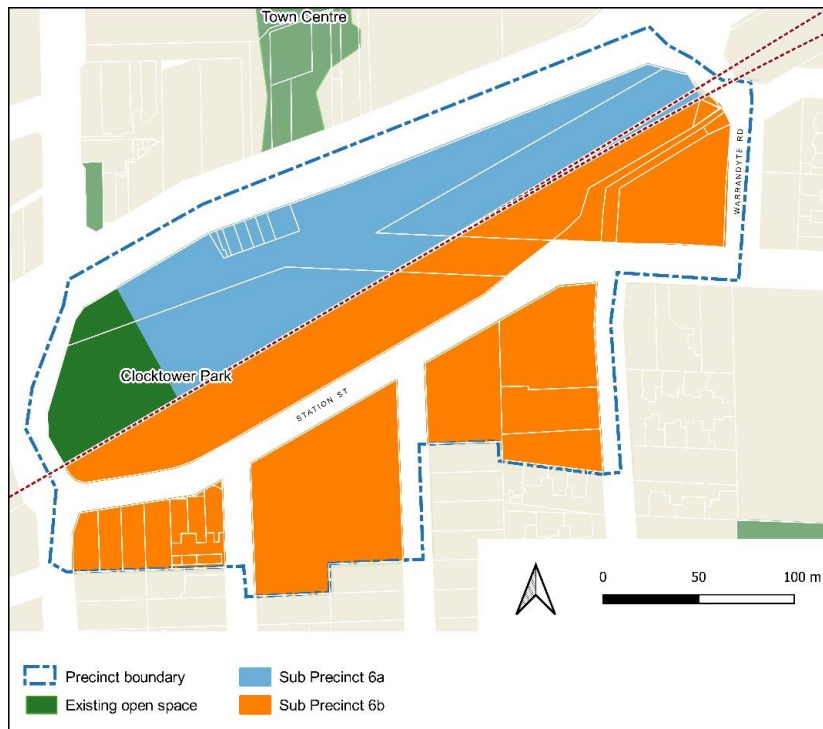
Sub Precinct Map

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. 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 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.

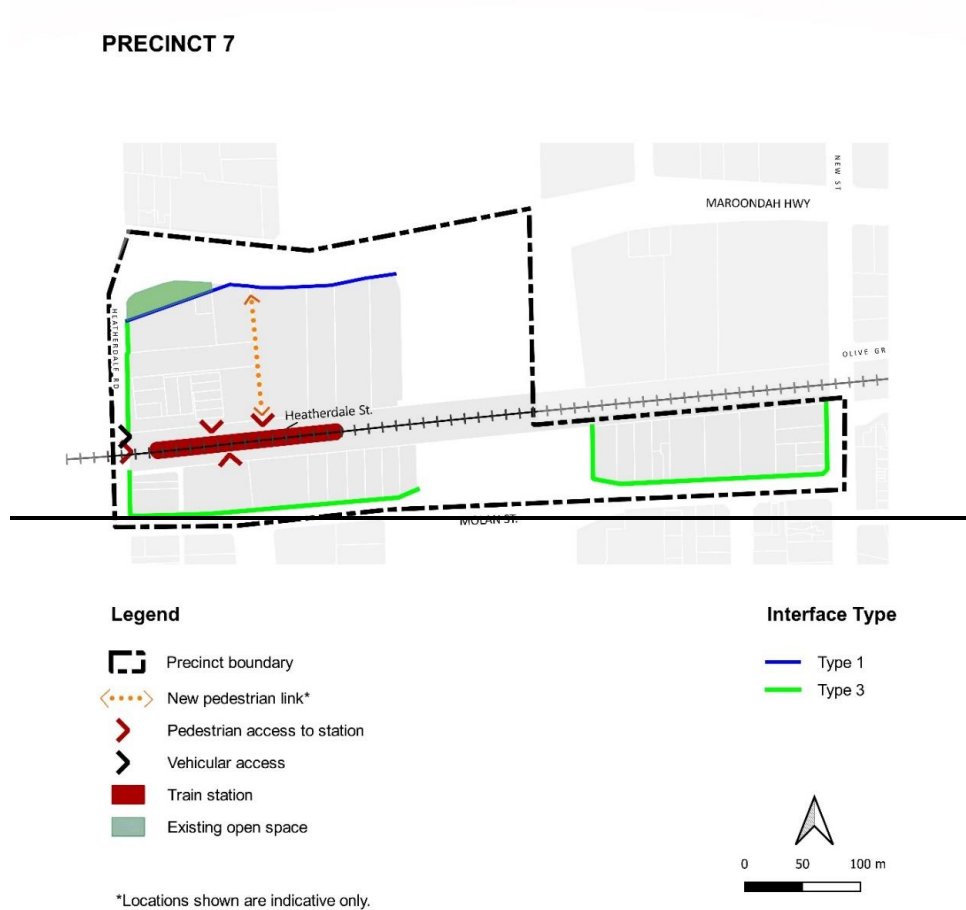
- Ensure future development fronting Station Street contribute to improving pedestrian amenity and activation at street level.

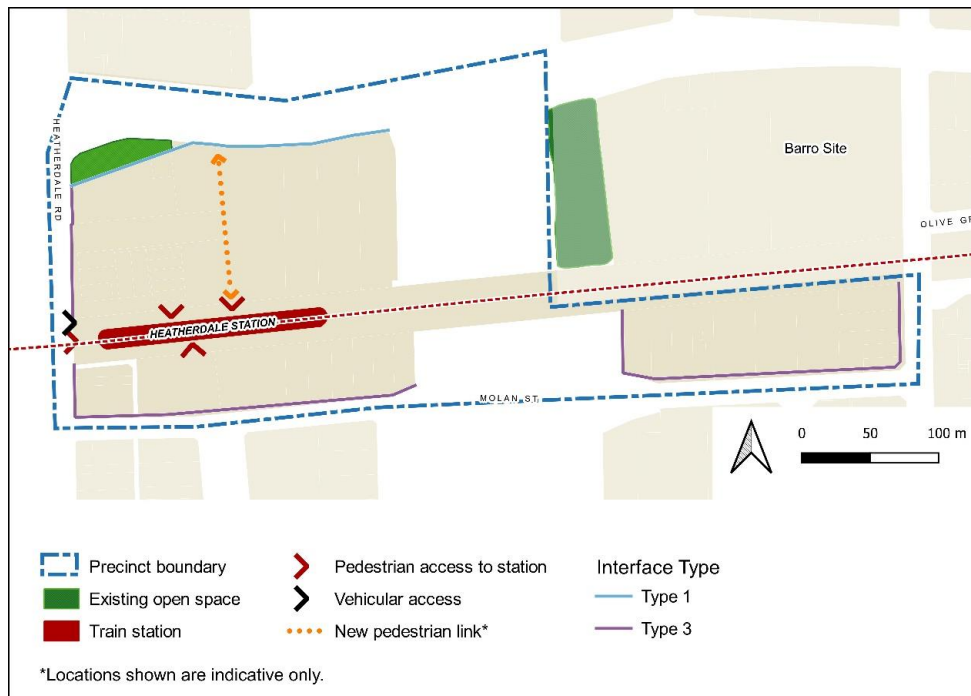
Landscape and environment

- 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








**Sub Precinct Map**

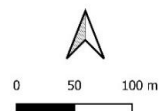
SUB-PRECINCT 7a and 7b

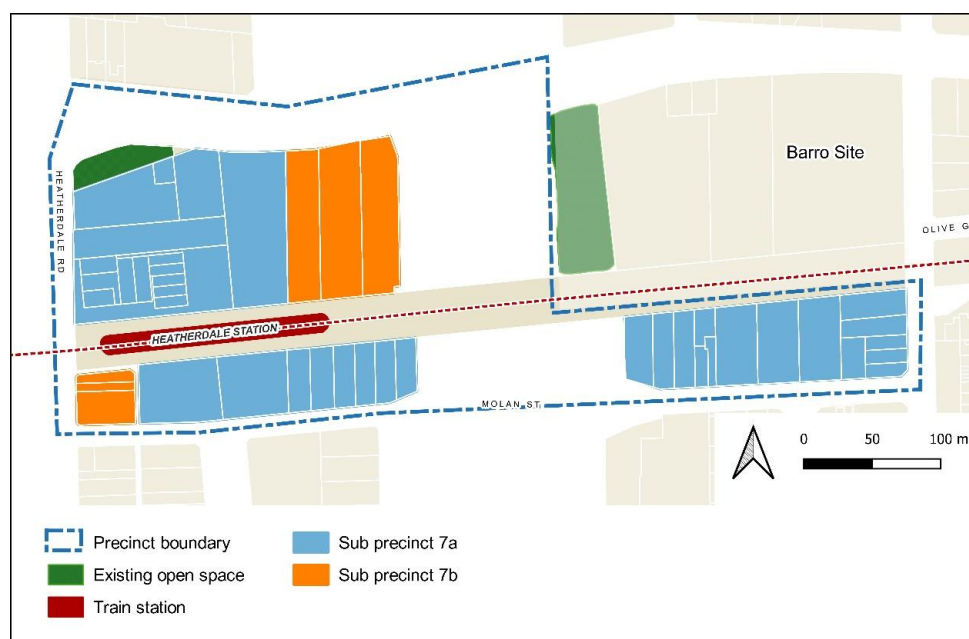


Legend

-  Precinct boundary
-  Train station
-  Existing open space
-  Sub-precinct 7a
-  Sub-precinct 7b

*Locations shown are indicative only.





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 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. 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	<u>2,500 square metres or less</u>	<u>21.5 metres (6 storeys)</u>	<u>Development that takes advantage of the high levels of exposure from the Maroondah Highway and Eastlink frontages and gateway of Heatherdale Station.</u>
	<u>Between 2,500 square metres and 5,000 square metres</u>	<u>28.5 metres (8 storeys) site area above 2,500 square metres.</u>	<u>Development that marks the Maroondah Highways and Eastlink Junction and takes advantage of the fall of the land and separation from the residential area.</u>
	<u>More than 5,000 square metres</u>	<u>35.5 metres (10 storeys) site area above 5,000 square metres.</u>	<u>Development that takes advantage of the high levels of exposure from the Maroondah Highway and Eastlink frontages and gateway of Heatherdale Station.</u>

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.

Standard
Amendment10/09/2021
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]

2.0
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 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.

3.0
10/09/2021
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

4.010/09/2021
C131maro**Application requirements**

None specified.

5.010/09/2021
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.

Standard
Amendment10/09/2021
C131maro**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO2.

MAROONDAH CANOPY TREE PROTECTION AREA1.0
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 ~~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 <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

4.010/09/2021
C131maro**Application requirements**

None specified.

5.010/09/2021
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.

Standard
Amendment10/09/2021
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 AREA**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)

Maroondah City Council Habitat Corridors Strategy (Context Pty Ltd, April 2005) [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 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.

3.010/09/2021
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

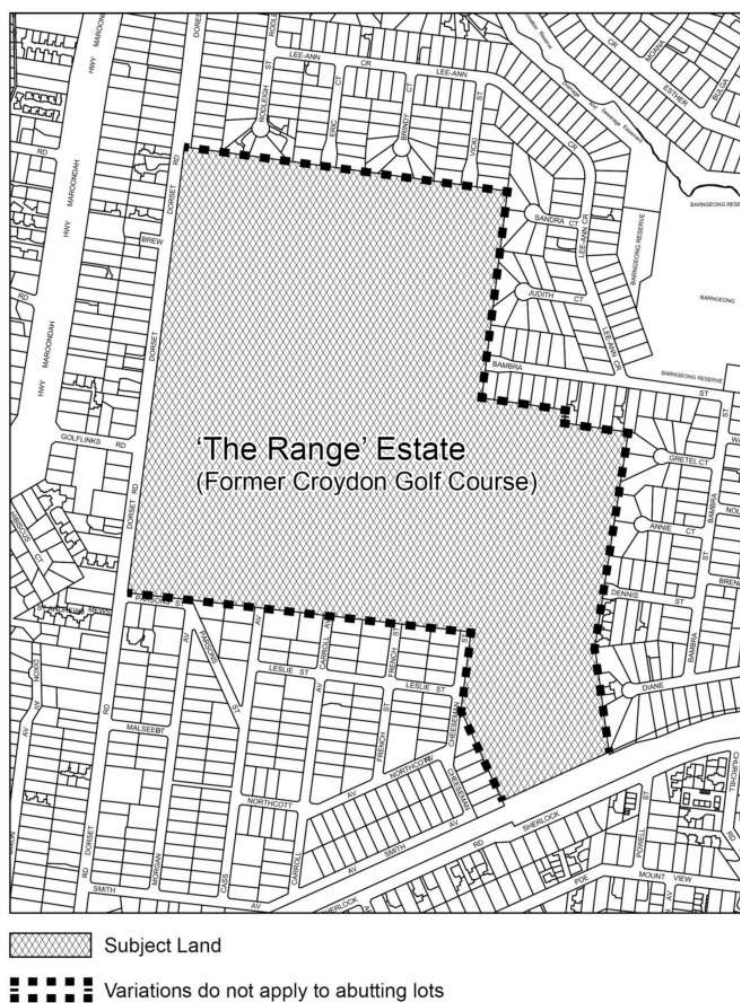
The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

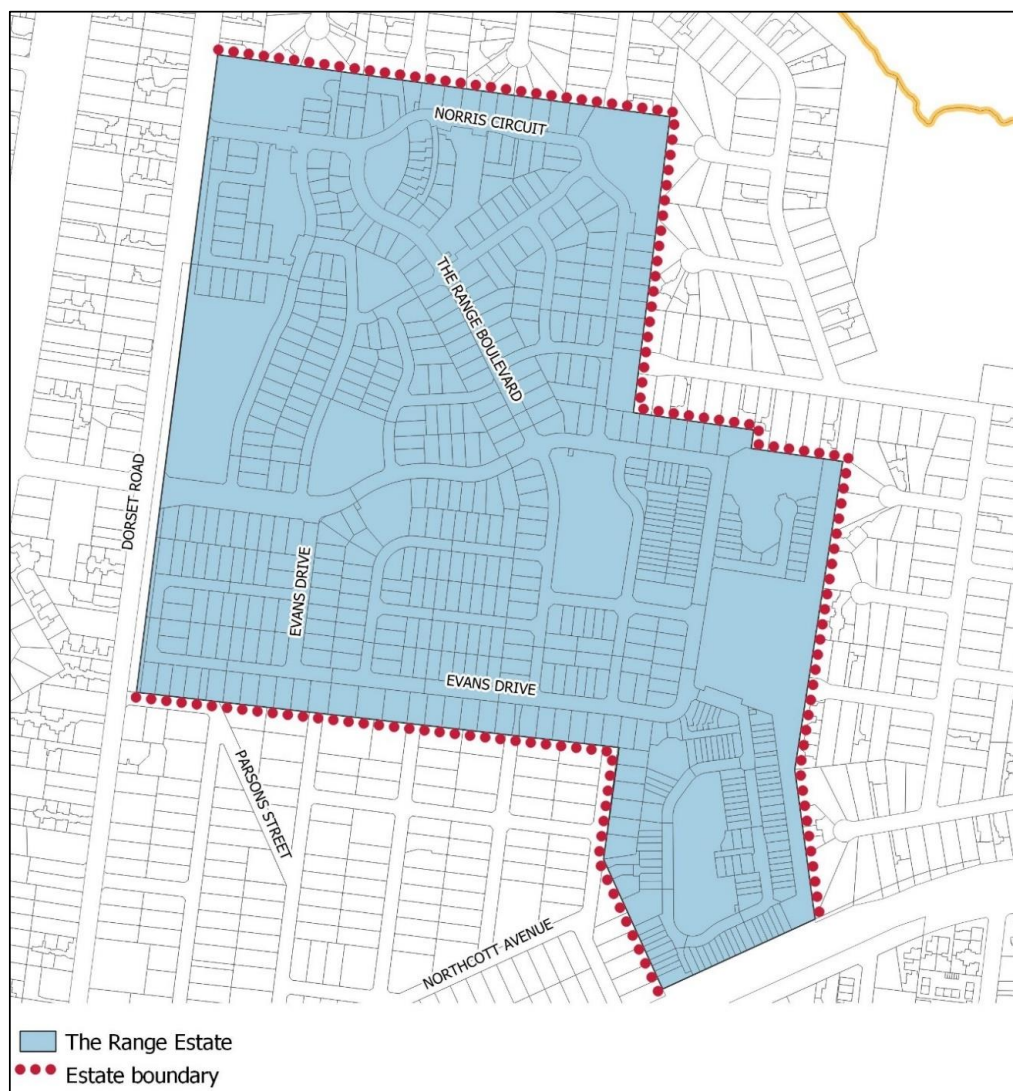
- The effect of the proposed removal of the vegetation on the character and canopy of the area. The significance of the vegetation to the character and environment of the area.
- The habitat value of the vegetation.
- The role of the vegetation in providing vegetation and habitat corridors throughout 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.

- The reason for removing the vegetation and the practicality of alternative options which do not require the removal of the vegetation.
- The effect of the building on the profile of the ridgeline or skyline.
- Whether buildings and works have been designed and sited to allow for the maximum retention of canopy vegetation on the site.

Map 1 to Schedule 3 to Clause 42.03

Variations to Permit Requirements





Standard
Amendment10/09/2021
C131maro**SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO4.

LANDSCAPE CANOPY PROTECTION1.0
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:

- <i>Chamaecytisus proflerius</i>	Tree Lucerne
- <i>Coprosma repens</i>	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.

Standard
Amendment

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	House 67-73 Alto Avenue, Croydon	Yes	No	Yes	No	No	No	No
HO2	Croydon Community School, Formerly Croydon State School, 177-181 Mount Dandenong Road, corner of Anzac Street, Croydon	Yes	No	No	No	No	No	No
HO3	"Aringa" 7 Aringa Court, Ringwood	Yes	No	Yes	No	No	No	No
HO4	"Boonong" 273 Bayswater Road, Bayswater North	Yes	No	Yes	No	No	No	No
HO5	Ringwood Cellars, Former Blood Brothers Premier Store 1 Bedford Road, Ringwood	Yes	No	No	No	No	No	No
HO6	Italianate House 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, Waranwood	No	No	Yes	No	No	No	No
HO16	Candlebark <i>Eucalyptus rubida</i> 18 Delatite Court, Waranwood	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 globoides</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 Greenwood Park-Kindergarten</i> [Action H12] 9 Greenwood Avenue, Ringwood	No	No	Yes	No	No	No	No
HO29	<i>"Wellington Park" Wellington Park</i> [Action H12] 17 Highfield Avenue, Warranwood	Yes	No	Yes	No	No	No	No
HO30	"Wyreana" 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 Ulmus 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, Warranwood (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, Warranwood	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 robur/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>Biribindi</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 Bunglook 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: Statement of Significance: Ellison Street Precinct Statement of Significance [Action H12]	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 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>Taylor's Road Precinct</i> 3 & 5 Taylor's 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	Anglican Church of St John the Divine [Action H16] 5-9 Toorak Avenue, 69 Wicklow Avenue, Croydon	Yes	Yes	No	No	No	Yes	No
HO126	Vernon Street Precinct 1/13-15, 17, 18, 19, 21 & 23 Vernon Street, Croydon	Yes	No	Yes	No	No	No	No
HO127	Coolangatta 47 Warrandyte Road, Ringwood	Yes	No	Yes	No	No	No	No
HO128	House 49 Warrandyte Road, Ringwood	Yes	No	Yes	Yes	No	No	No
HO129	Two semi-detached dwellings 76 & 76A Warrandyte Road, Ringwood	Yes	No	Yes	Yes	No	No	No
HO130	Three rows of Pinus Radiata Monterey Pines 125A Warrandyte Road, Ringwood North	No	No	Yes	No	No	No	No
HO131	Rosebank 149-151 Warrandyte Road, Ringwood North	Yes	No	Yes	No	No	No	No
HO132	Wilana Street Precinct 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	Former Sacred Heart Monastery (now Sacred Heart Parish complex) 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: Haig Street Precinct</u> Statement of Significance [Action H12]	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: Kendall Street Precinct</u> Statement of Significance [Action H12]	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?
	<u>Statement of Significance:</u> 5 Caroline Street Ringwood Statement of Significance [Action H12]							
HO143	<i>House</i> 20 Caroline Street, Ringwood <u>Statement of Significance:</u> Statement of Significance: Carisbrook, 20 Caroline Street Ringwood Statement of Significance [Action H12]	No	No	No	No	No	No	No
HO145	<i>House</i> 22 James Street, Ringwood <u>Statement of Significance:</u> Statement of Significance: 22 James Street Ringwood Statement of Significance [Action H12]	No	No	No	No	No	No	No
HO146	<i>Former 'Thaloo' house and mature specimen trees</i> 3-5 Wonga Road, Ringwood North <u>Statement of Significance:</u> Statement of Significance HO146, <u>Statement of Significance:</u> 3-5 Wonga Road, Ringwood North (Maroondah City Council, 48 November 2019) [Action H12]	No	No	Yes - Deodar Cedar (Tree 14), Cork Oak (Tree 16), Coast Redwood (Tree 17)	No	No	No	No
HO147	<i>Former Kenyon House</i> 35 Alto Avenue, Croydon <u>Statement of Significance:</u> Statement of Significance: Former Kenyon House, ~35 Alto Avenue, Croydon May 2024 [Action H12]	No	No	No	No	No	No	No

MAROONDAH PLANNING SCHEME

Procedural
Amendment10/09/2021
C131maro**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO1.

RIDGELINE PROTECTION AREA - A**1.0**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.

2.010/09/2021
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 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 access way.~~~~Access ways must be at least 5 metres wide.~~

These requirements do not apply to the subdivision of an existing lot, if:

- ~~4~~ 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.

4.010/09/2021
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 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.

MAROONDAH PLANNING SCHEME

Procedural
Amendment10/09/2021
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.

MAROONDAH PLANNING SCHEME

Procedural
Amendment10/09/2021
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 of:
 - high High quality urban form.
 - Whether the reduction will contribute to the development of sSafe and functional public spaces.
 - Whether the reduction will contribute to the development of eConsistent, 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.

Procedural
Amendment10/09/2021
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.

2.004/05/2022
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.

3.004/05/2022
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

	<u>Land abutting a Transport Zone 2 or Transport Zone 3</u>	<u>Any other land</u>

MAROONDAH PLANNING SCHEME

<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
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 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.

MAROONDAH PLANNING SCHEME

Standard
Amendment10/09/2021
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]

MAROONDAH PLANNING SCHEME

Standard
Amendment10/09/2021
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.

5.010/09/2021
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 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.

MAROONDAH PLANNING SCHEME

Standard
Amendment10/09/2021
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 buildings~~ 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-per cent% 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.

3.010/09/2021
C131maro**Subdivision**

None specified.

4.010/09/2021
C131maro**Signs**

None specified.

5.010/09/2021
C131maro**Application requirements**

None specified.

6.010/09/2021
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.

MAROONDAH PLANNING SCHEME

Standard
Amendment10/09/2021
C131maro**SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO9.

MAROONDAH HOSPITAL MEDICAL PRECINCT1.0
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.

MAROONDAH PLANNING SCHEME

Procedural
Amendment10/09/2021
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

MAROONDAH PLANNING SCHEME

- 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.

3.010/09/2021
C131maro**Subdivision**

A permit is not required to subdivide land.

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:

- 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.

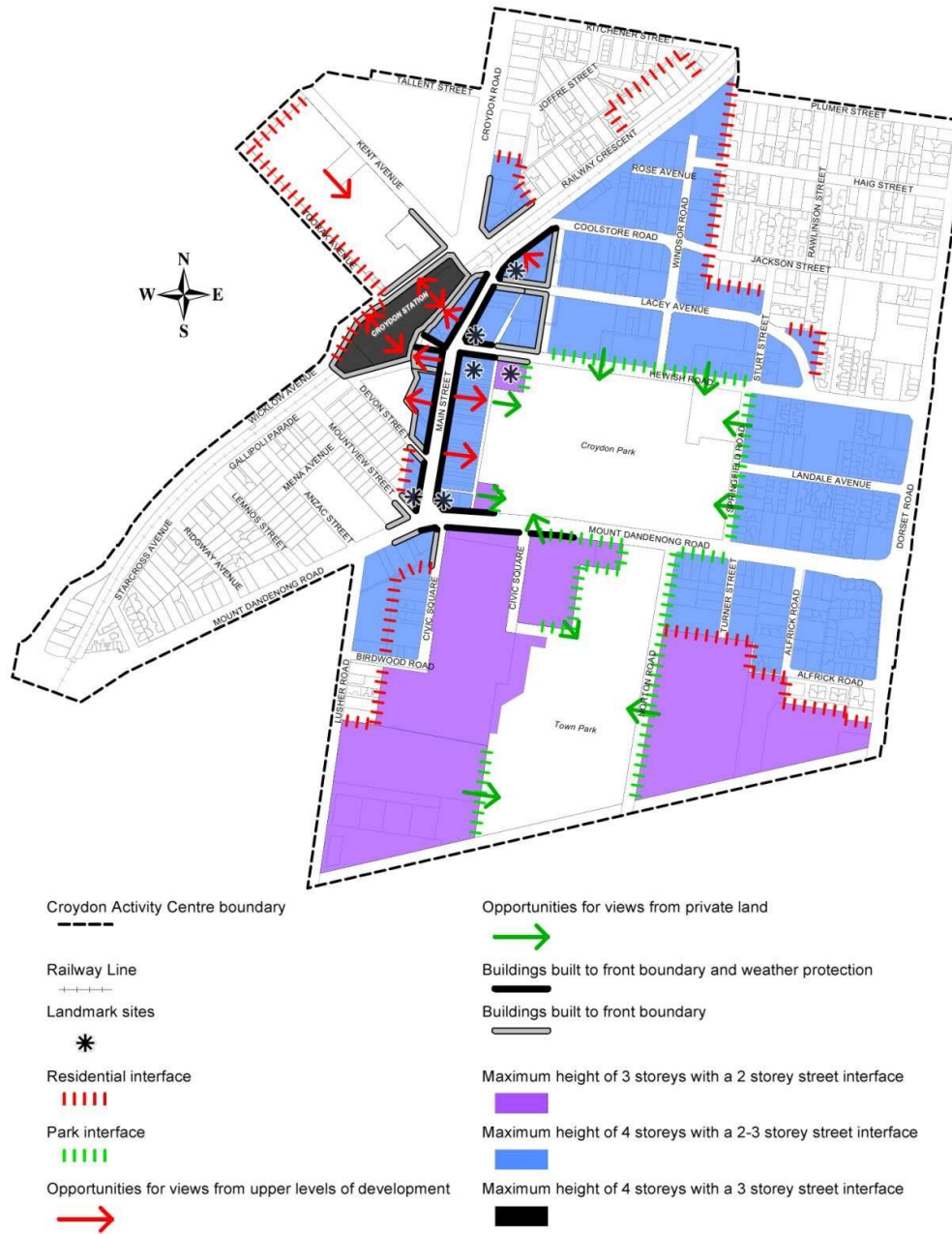
Background Documents

~~Croydon Town Centre Structure Plan (Planisphere, July 2006)~~ [Action L26]

Map 1 to Schedule 10 to Clause 43.02

Built Form

MAROONDAH PLANNING SCHEME



Standard
Amendment10/09/2021
C131maro**SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY) [Action L27]**

Shown on the planning scheme map as DPO2.

RINGWOOD TOWN CENTRE1.0
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.

4.1
10/09/2021
C131maro**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:

MAROONDAH PLANNING SCHEME

- ~~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

10/09/2021
C131maro

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)

MAROONDAH PLANNING SCHEME

- ~~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**

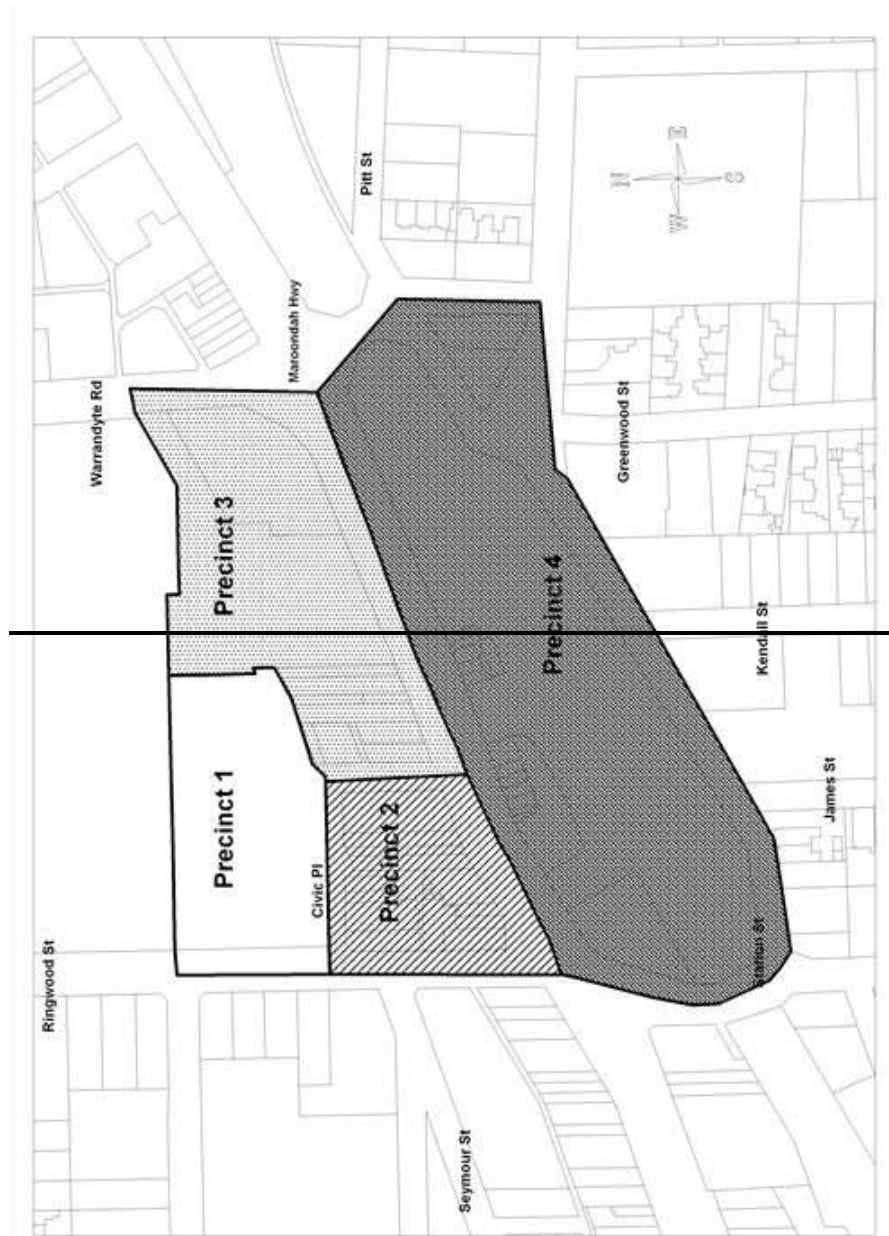
The Development Plan, associated individual precinct plans and permit applications must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

Background documents

Ringwood Transit City Urban Design Masterplan (Hansen Partnership, 2004)

Map 1 to Schedule 2 to Clause 43.04

Ringwood Town Centre – Precinct Plan



MAROONDAH PLANNING SCHEME

Standard
Amendment10/09/2021
C131maro**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.

2.010/09/2021
C131maro**Requirement before a permit is granted**

None specified.

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 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.~~

MAROONDAH PLANNING SCHEME

- ~~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.~~

Standard
Amendment10/09/2021
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**10/09/2021
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 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.

3.010/09/2021
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.

4.010/09/2021
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.

MAROONDAH PLANNING SCHEME

- ~~• 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.~~

Standard
Amendment10/09/2021
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.

MAROONDAH PLANNING SCHEME

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.

Standard
Amendment10/09/2021
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.

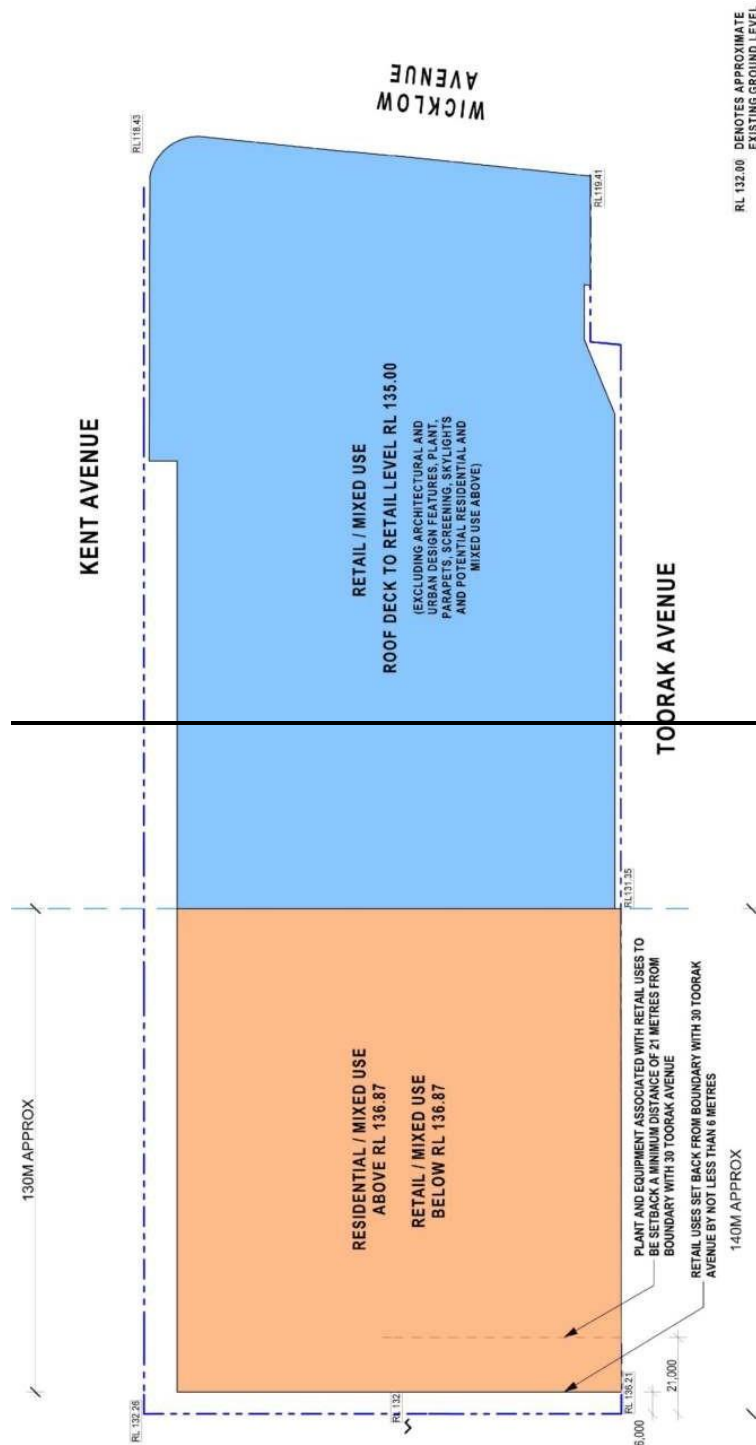
Site Context

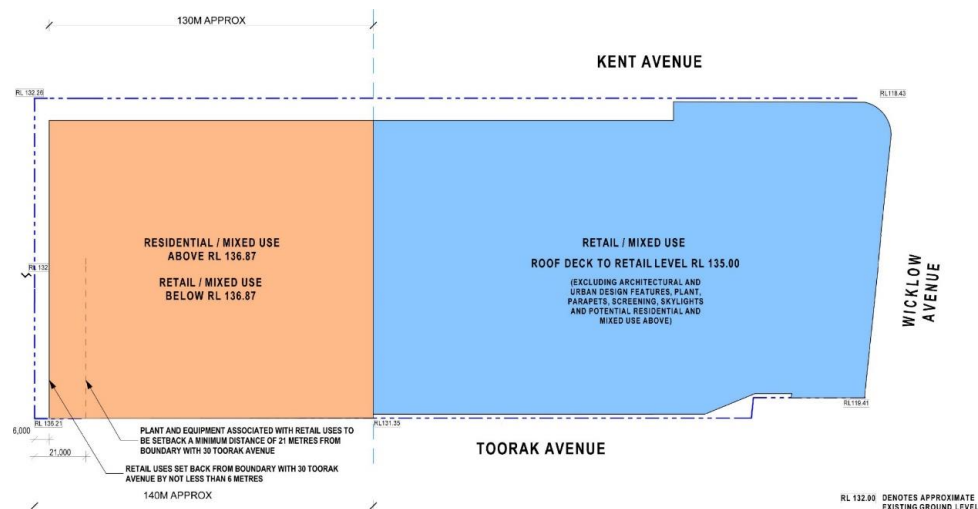
- The Croydon Central Shopping Centre (the subject site) forms part of the Croydon Town Centre which is categorised as a Major Activity Centre.
- Development providing increased retail, commercial and higher density residential uses is generally supported within the Town Centre.
- The Croydon Town Centre 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.

MAROONDAH PLANNING SCHEME

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.

MAROONDAH PLANNING SCHEME

- 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.

MAROONDAH PLANNING SCHEME

- 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.

Procedural
Amendment10/09/2021
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 terracotta 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.

2.010/09/2021
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.

3.010/09/2021
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.

4.010/09/2021
C131maro**Modification to Clause 54 and Clause 55 standards**

Standard	Modified requirement
None specified	None specified

MAROONDAH PLANNING SCHEME

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 PLANNING SCHEME

~~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	A new building not or within 200mm of a boundary should be set back from sideboundaries: <ul style="list-style-type: none">▪ 1.2 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9metres, plus 1 metre for every metre of height over 6.9 metres. A new building not or within 200mm of a boundary should be set back from rearboundaries: <ul style="list-style-type: none">▪ 5 metres, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9metres, plus 1 metre for every metre of height over 6.9 metres.

MAROONDAH PLANNING SCHEME

	<p><u>Side setbacks</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.</p> <p><u>Rear setbacks</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. [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 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]

Procedural
Amendment

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.

MAROONDAH PLANNING SCHEME

[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.

MAROONDAH PLANNING SCHEME

Procedural
Amendment

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



Procedural
Amendment15/01/2024
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.

2.011/08/2022
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%

MAROONDAH PLANNING SCHEME

3.0

11/08/2022
C147maro

Summary of contributions [Action L30]

Facility	Levies Payable By The Development (\$)					
	Developme nt Infrastructu re	non- residen tial	Community infrastructu re	non- residen tial	All infrastructure	
	residential		residential		reside ntial	non- residential
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.

MAROONDAH PLANNING SCHEME

Procedural
Amendment

15/01/2024
VC249

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN
OVERLAY

Shown on the planning scheme map as **DCPO2**.

RINGWOOD GREYFIELD PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0

18/11/2022
C134maro

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

11/08/2022
C147maro

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%

3.011/08/2022
C147maro**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
	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
Traffic management works	\$0	\$0	\$0	\$0	\$0	\$0
Streetscape & environment	\$4,353.51	\$36.28	\$0	\$0	\$4,353.51	\$36.28

MAROONDAH PLANNING SCHEME

<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>

4.015/01/2024
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.

Procedural
Amendment

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

MAROONDAH PLANNING SCHEME

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>

4.015/01/2024
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.

MAROONDAH PLANNING SCHEME

Standard
Amendment

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 bound by Maroondah Highway, Ringwood Bypass, Warrandyte Road and Ringwood Street 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 bound by Maroondah Highway, New Street, Charter Street, Market Street and Seymour Street, Ringwood
Former Ringwood Market, Ringwood	Land on the southwest corner of Ringwood Street and Bond Street, Ringwood
Ardale Civic Square Shopping Centre, Croydon	Land on the southeast corner of Mt Dandenong Road and Civic Square, Croydon
Croydon Market Central, 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 Road, Croydon North
Canterbury Gardens Shopping Centre, Bayswater North	Land on the south side of Canterbury Road, approximately 150m west of Colchester Road, Bayswater North
North Ringwood Shopping Centre, North Ringwood	Land bounded by Warrandyte Road, Oban Road and Dickson Crescent, North Ringwood

3.0
14/11/2023

Prohibition of a gaming machine in a strip shopping centre

MAROONDAH PLANNING SCHEME

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.

4.014/11/2023
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.

5.014/11/2023
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.

6.014/11/2023
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.

MAROONDAH PLANNING SCHEME

Procedural
Amendment

31/07/2018
VC148

1.0
11/01/2024
C146maro

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

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	8 per cent%
All subdivisions in the Canterbury Road and Dorset Road Strategic Industrial Area	
72-84 Belmont Road West, Croydon South	0 per cent%
All subdivisions within the remainder of the City of Maroondah	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>

MAROONDAH PLANNING SCHEME

Procedural
Amendment

10/09/2021
C131maro

1.0
11/08/2022
C147maro

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

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 accommodation, 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 separated 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

1.0
20/11/2020
C116maro

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

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~~

MAROONDAH PLANNING SCHEME

Standard
Amendment15/01/2024
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 (Hill PDA, December 2023)</i>	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 (Maroondah City Council, December 2023)</i>	C155maro
Manchester Road, Mooroolbark Level Crossing Removal Project Incorporated Document (February 2020)	GC152
<i>Ringwood Greyfield Precinct, Development Contributions Plan (Hill PDA, December 2023)</i>	VC249
<i>Ringwood Metropolitan Activity Centre Development Contributions Plan (HillPDA, December 2023)</i>	VC249
<i>Statement of Significance: 22 James Street Ringwood (November 2019)</i>	C116maro
<i>Statement of Significance: 3-5 Wonga Road, Ringwood North Statement of Significance HQ146, 3-5 Wonga Road, Ringwood North (Maroondah City Council, 18 November 2019)</i>	C128maro
<i>Statement of Significance: 5 Caroline Street Ringwood (November 2019)</i>	C116maro
<i>Statement of Significance: 'Carisbrook' 20 Caroline Street Ringwood (November 2019)</i>	C116maro
<i>Statement of Significance: Ellison Street Precinct (November 2019)</i>	C116maro
<i>Statement of Significance: Former Kenyon House, 35 Alto Avenue, Croydon (May 2021)</i> Statement of Significance: Former Kenyon House – 35 Alto Avenue, Croydon, May 2021	C142maro
Ringwood Greyfield Precinct, Development Contributions Plan (Hill PDA, December 2023)	VC249
<i>Croydon South Greyfield Precinct, Development Contributions Plan, 25 August 2024</i>	C136maro
<i>Statement of Significance: Haig Street Precinct (November 2019)</i>	C116maro
<i>Statement of Significance: Kendall Street Precinct (November 2019)</i>	C116maro
<i>Statement of Significance: 'St John the Divine Anglican Church' 69 Wicklow Avenue, Croydon</i>	C155maro

Standard
Amendment31/07/2018
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
<i>An Assessment of the Tree Canopy Cover in the City of Maroondah</i> (O'Neill, June 1995)	NFPS - Clauses 02, 12 and 42.03s1, s2, s3 and s4.
<i>Approved outdoor advertising site locations on EastLink</i> (ConnectEast, June 2010)	C92 - Clause 18.02-3L
<i>Bayswater North Industrial Urban Design Guidelines</i> (Maroondah City Council, September 1999)	NFPS - Clauses 02, 15 and 17
<i>Croydon Major Activity Centre Parking Strategy</i> (Traffic Group, December 2011)	C91 - Clause 11
<i>Croydon Town Centre Structure Plan</i> (Planisphere, July 2006)	C56 - Clauses 02, 11, 12, 14, 16 and 17 and 43.02s10
Design Framework and Concept Plan, Croydon South Greyfield Precinct, 2019	C136 - Clauses 15.01-5L, 43.04s8 and 45.06s3
Design Framework and Concept Plan, Ringwood Greyfield Precinct, 2019	C134 - Clauses 15.01-5L, 43.04s7 and 45.06s2
<i>EastLink Advertising Code</i> (Linking Melbourne Authority, November 2009)	C92 - Clause 18.02-3L
<i>Gaming Policy and Statement of Practice</i> (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
<i>Maroondah 2040: Our future together</i> (Maroondah City Council, June 2020)	C130 - Clause 02
<i>Maroondah Business Analysis</i> (Maroondah City Council, 2012)	C91 - Clauses 02 and 17
<i>Maroondah Habitat Corridors Strategy</i> (Context, April 2005)	C44 - Clauses 02, 12 and 42.03s3 and s4
<i>Maroondah Heritage Identification Study</i> (Peterson and Barrett, November 1998)	NFPS - Clauses 02 and 43.01s
<i>Maroondah Heritage Study Stage Two Vol 1</i> (Peterson and Barrett, November 2003)	C42 - Clauses 02, 43.01s and 43.05s1 and s2 C116 - Clause 43.05s3
<i>Maroondah Heritage Study Stage Two Vol 2</i> (Peterson and Barrett, November 2003)	C42 - Clauses 02, 43.01s and 43.05s1 and s2 C116 - Clause 43.05s3
<i>Maroondah Housing Strategy: 2022 Refresh</i> (Maroondah City Council, June 2016/December 2020) [Action R21]	C430-C155maro - Clauses 02, and 16

MAROONDAH PLANNING SCHEME

<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

Standard
Amendment14/11/2023
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.

MAROONDAH PLANNING SCHEME

- 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.~~

Standard
Amendment14/11/2023
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.

MAROONDAH PLANNING SCHEME

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

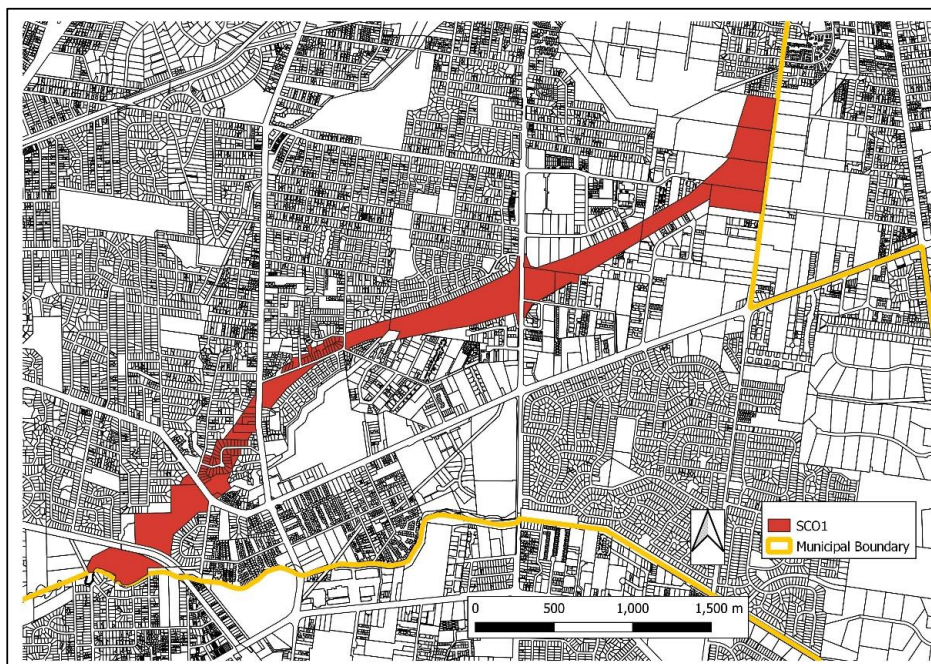
This document is an Incorporated Document for the Specific Controls Overlay (SCO1) of the Maroondah Planning Scheme pursuant to Clause 45.12 of the Scheme. The purpose of the Specific Controls Overlay SCO1 is to ensure that buildings and works and subdivision of the land do not impact upon its future 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

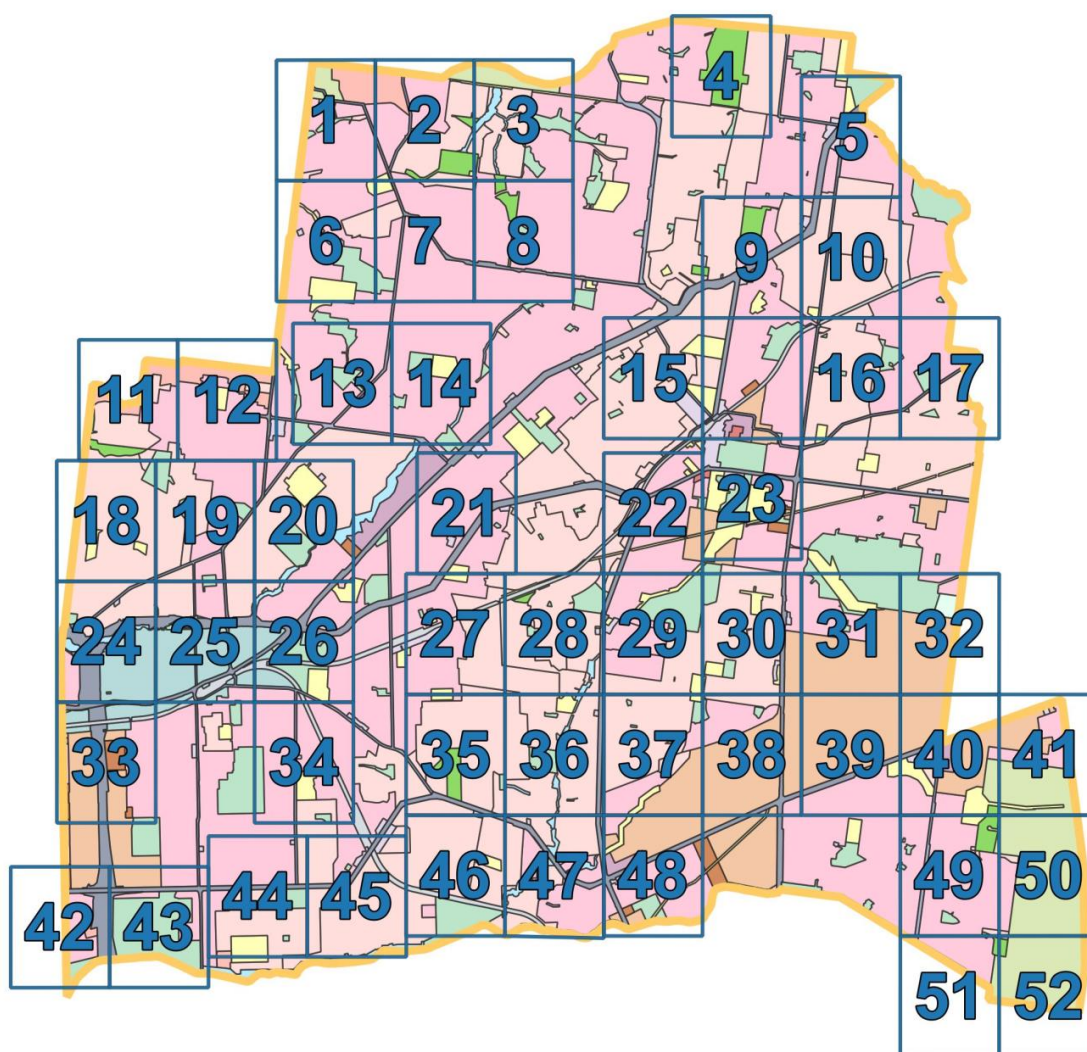
Regardless of anything elsewhere within the Maroondah Planning Scheme, a planning permit is required for subdivision within the Specific Controls Overlay (SCO1).

Decision guidelines

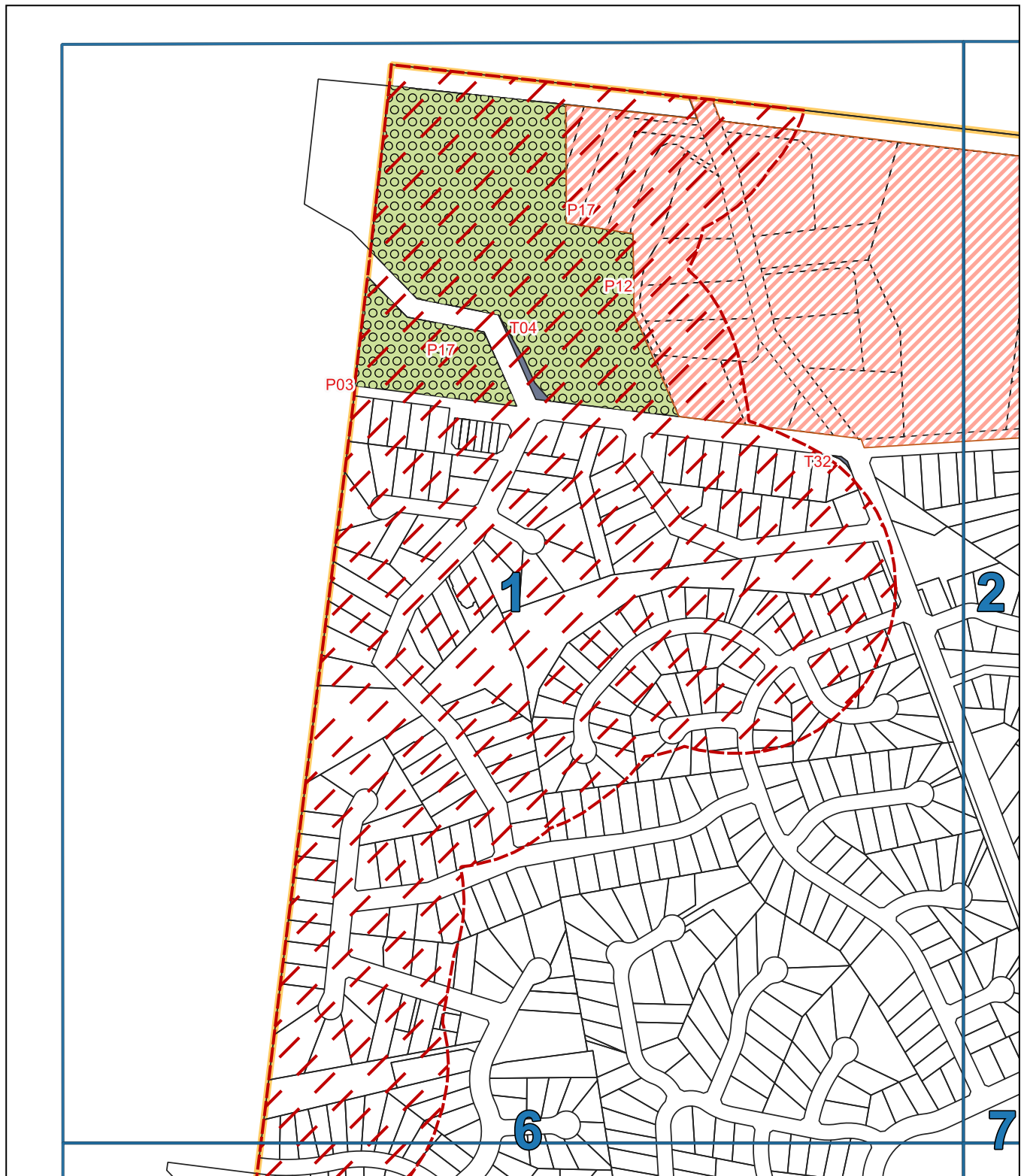
Before deciding on an application, in addition to the decision guidelines elsewhere in the Maroondah Planning Scheme, the responsible authority must consider, as appropriate:

- 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

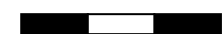
Rename to GWAZ1

Amendment C155maro

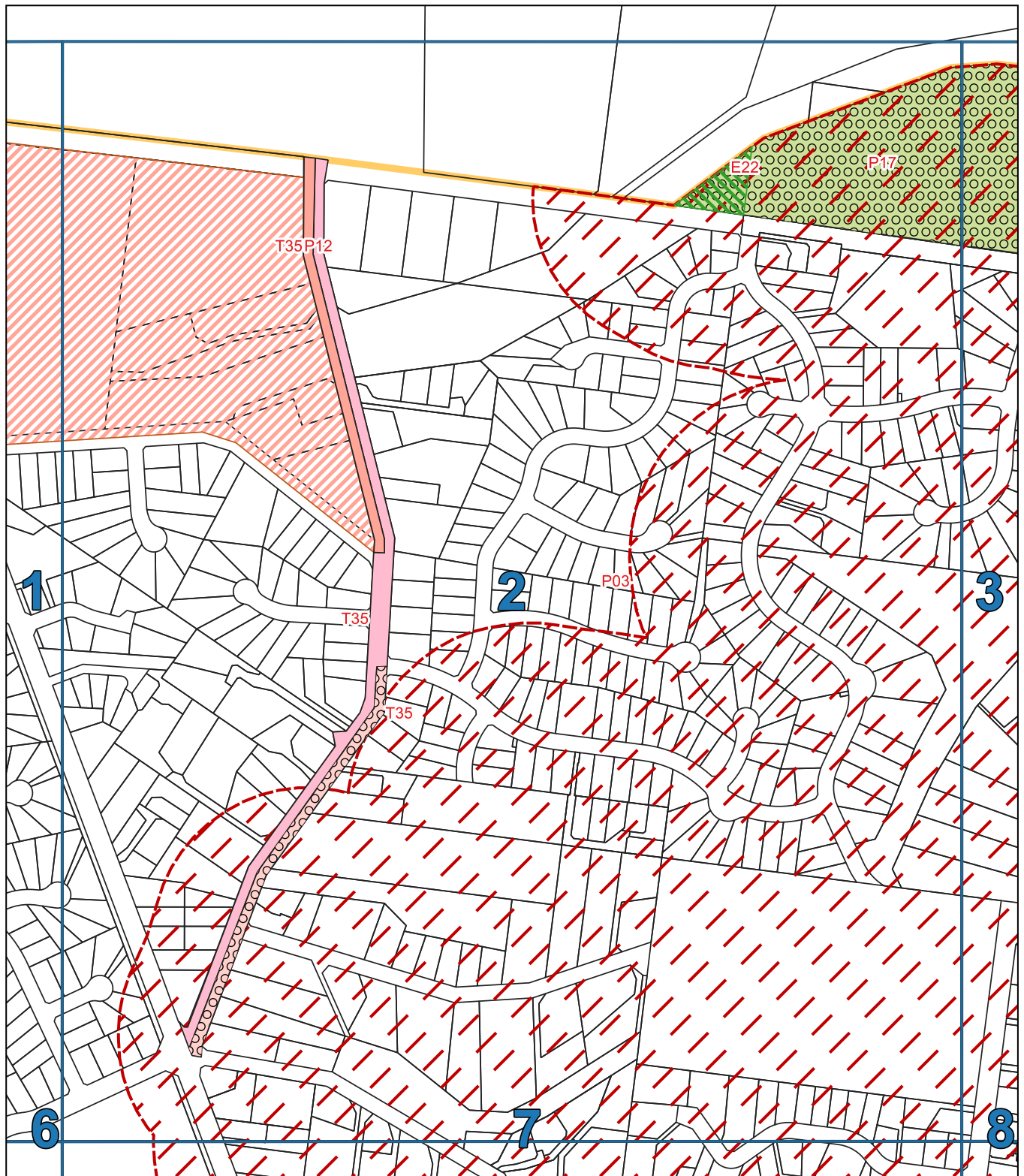
Rename to BMO1



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

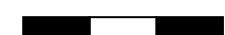
 Apply SLO1

 Rezone to LDRZ1

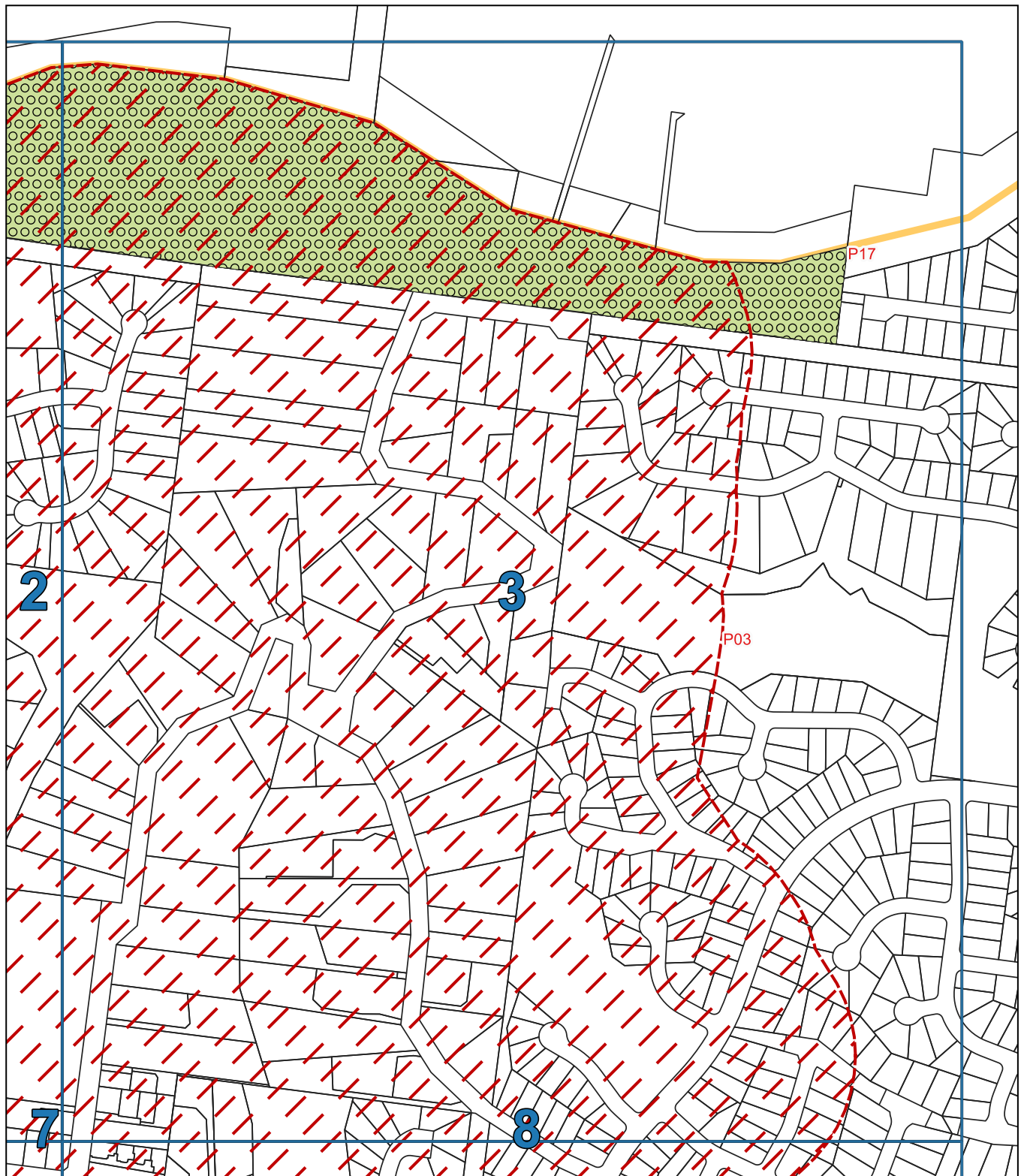
 Rename to BMO1



0 50 100 150 m



Map 2



Outcome of Review

Amendment C153maro

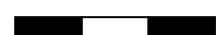
Rename to GWAZ1

Amendment C155maro

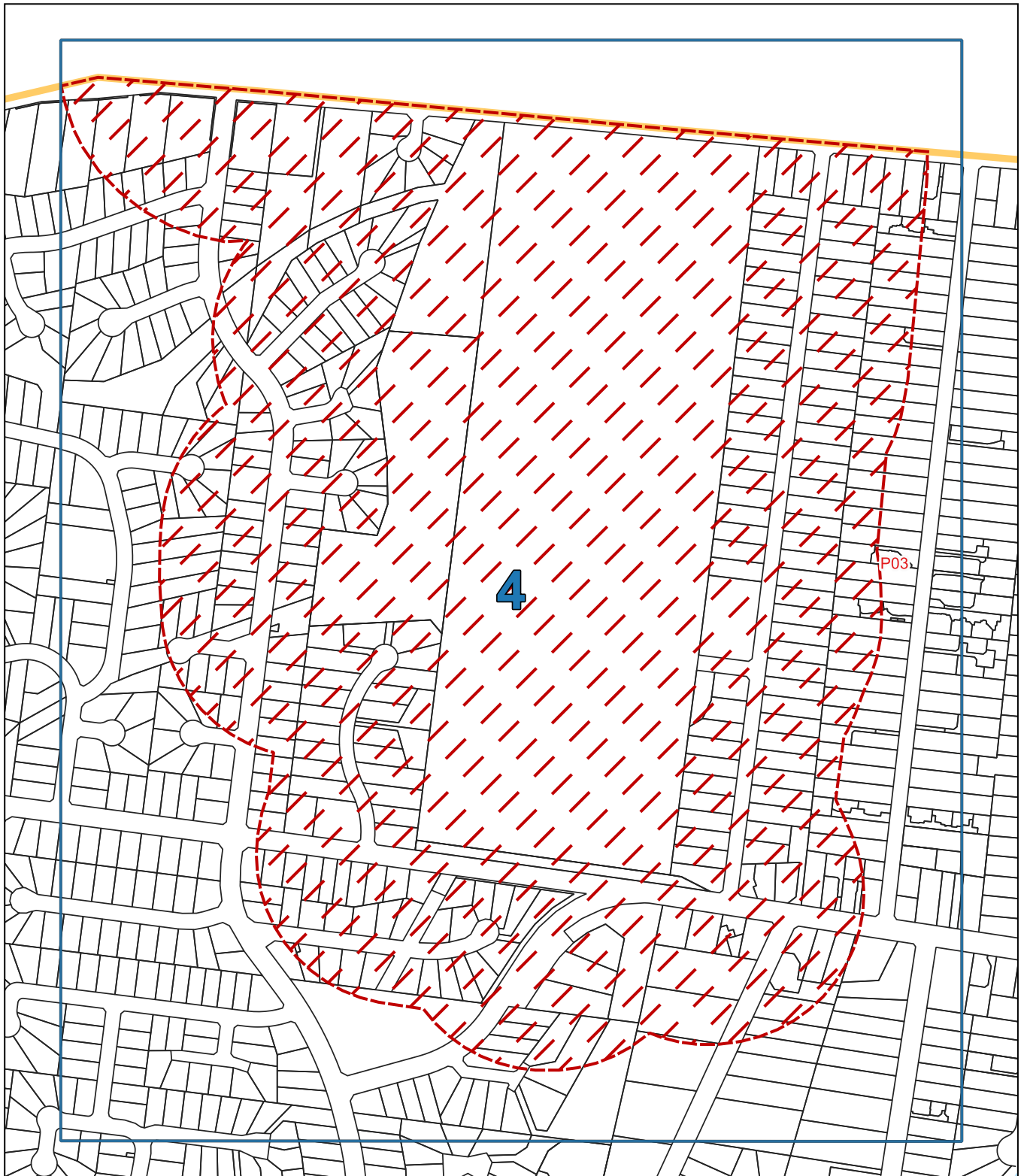
Rename to BMO1



0 50 100 150 m



Map 3



Outcome of Review

Amendment C153maro

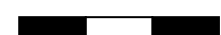
 Rename to SBO1

Amendment C155maro

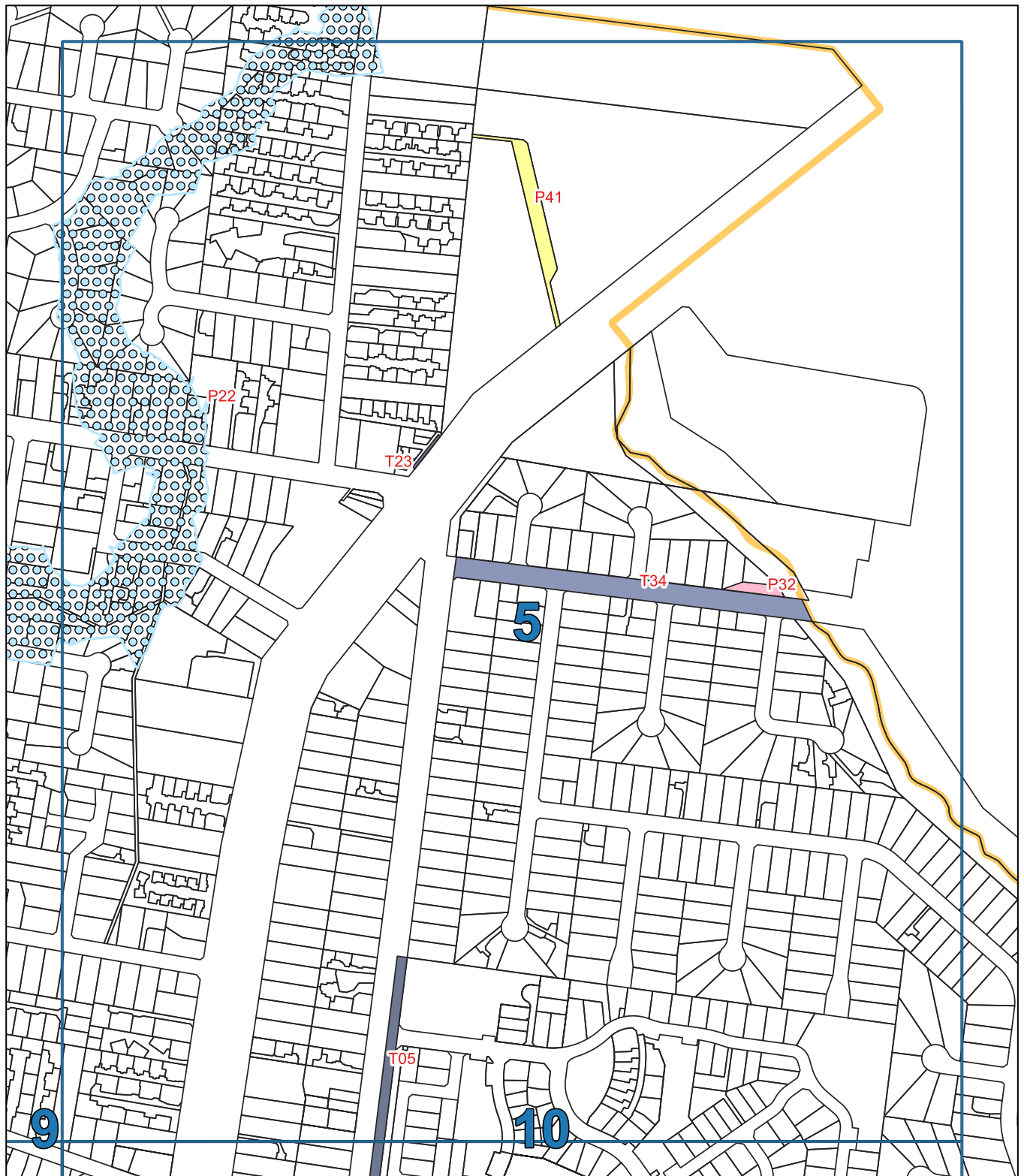
 Rename to BMO1



0 50 100 150 m



Map 4



Outcome of Review

Amendment C153maro

Rezone to GRZ1

Rezone to TRZ2

Rename to SBO1

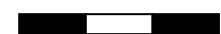
Amendment C155maro

Rezone to PUZ2

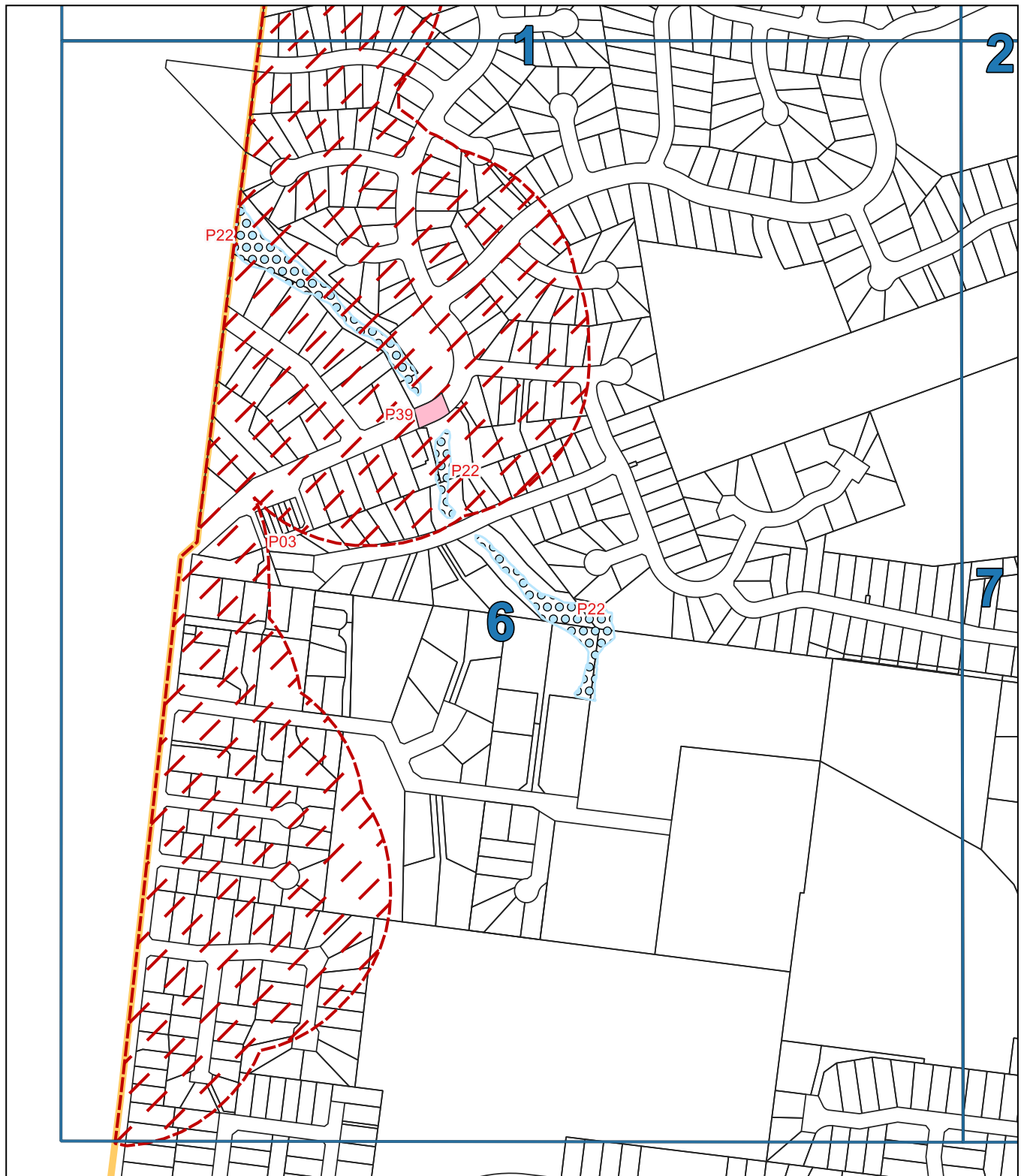
Rezone to TRZ3



0 50 100 150 m



Map 5




Outcome of Review

Amendment C153maro

 Rename to SBO1

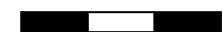
Amendment C155maro

 Rezone to GRZ1

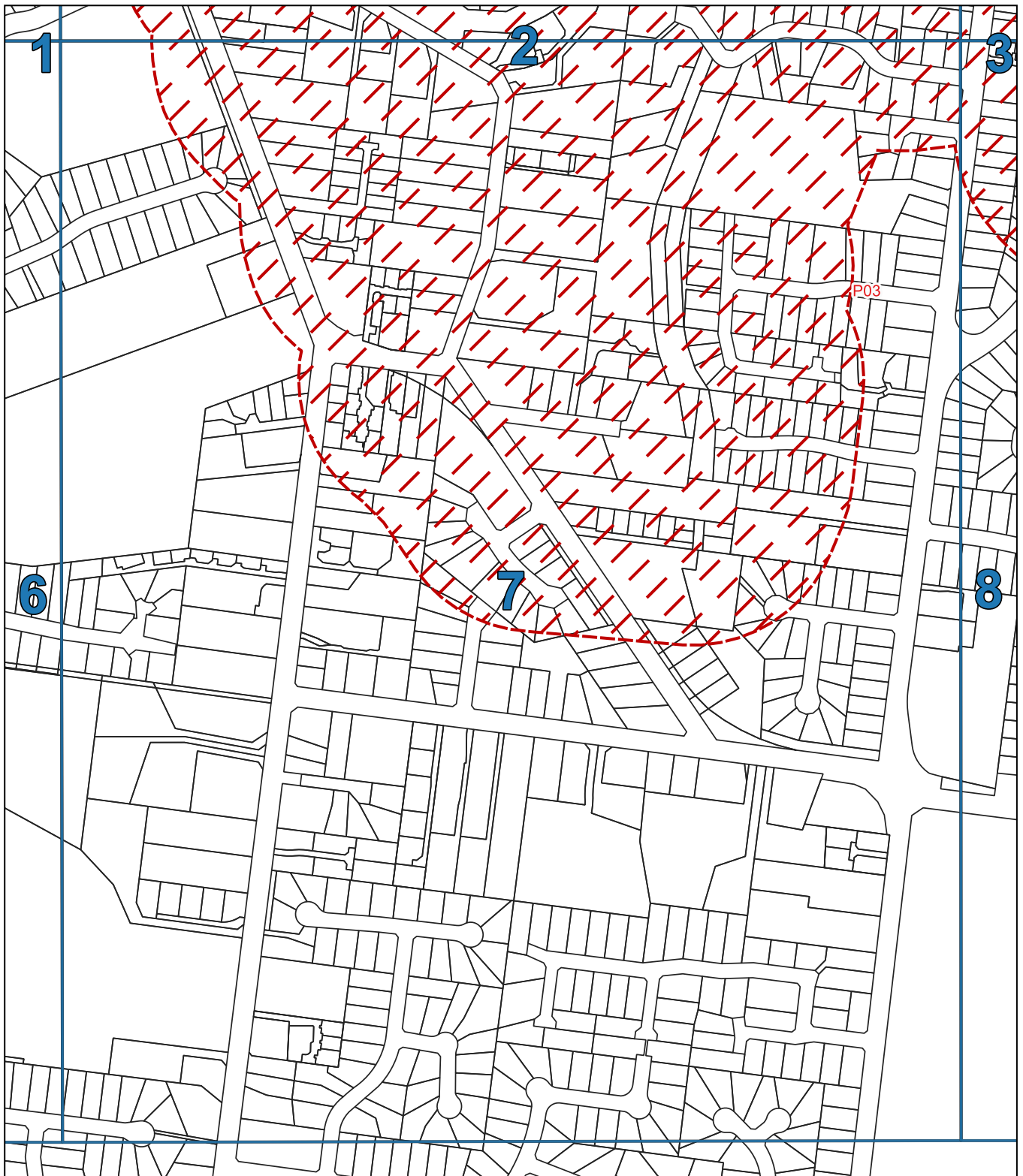
 Rename to BMO1



0 50 100 150 m



Map 6



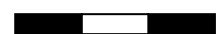
Outcome of Review

Amendment C155maro

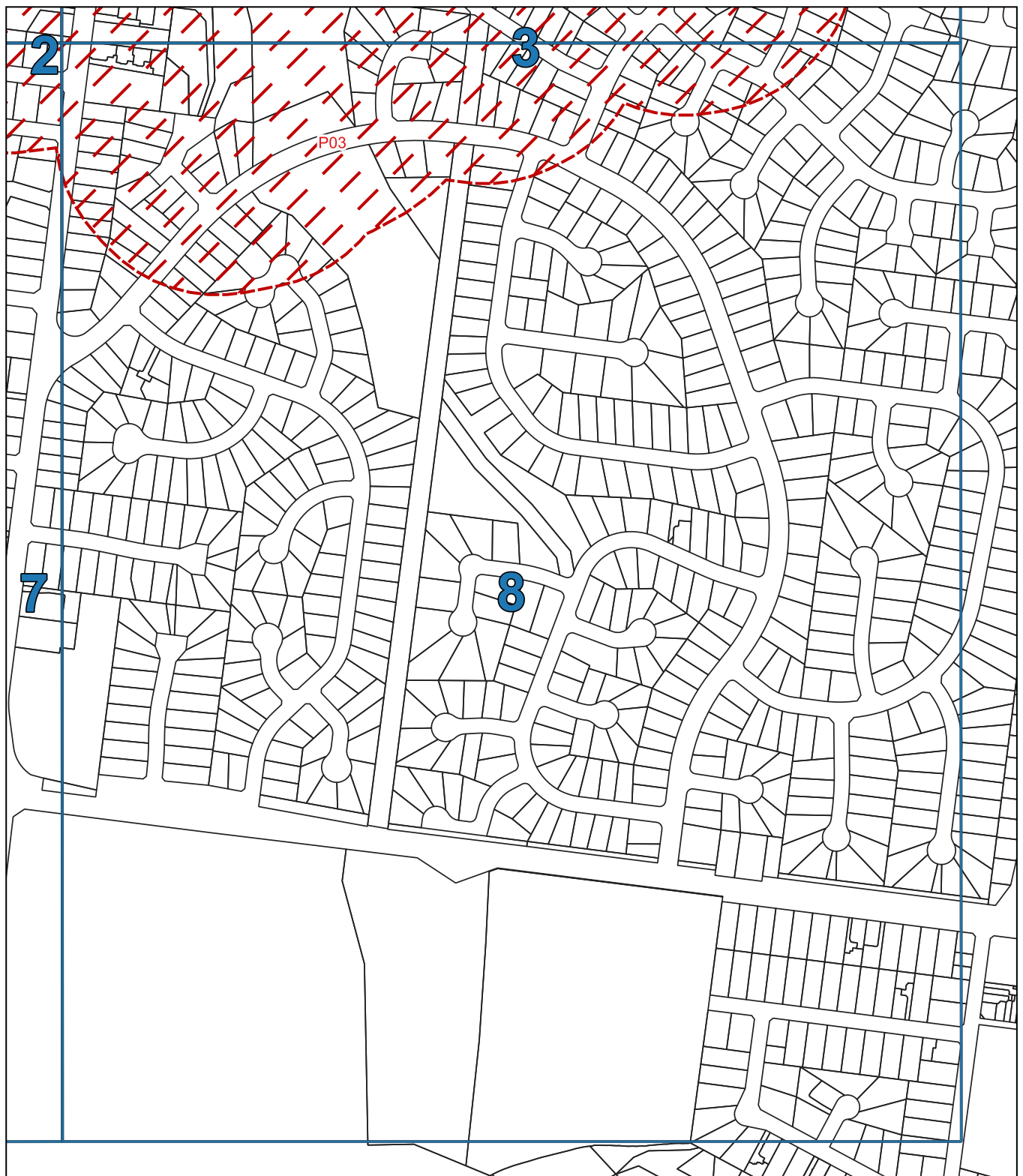
 Rename to BMO1



0 50 100 150 m



Map 7



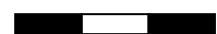
Outcome of Review

Amendment C155maro

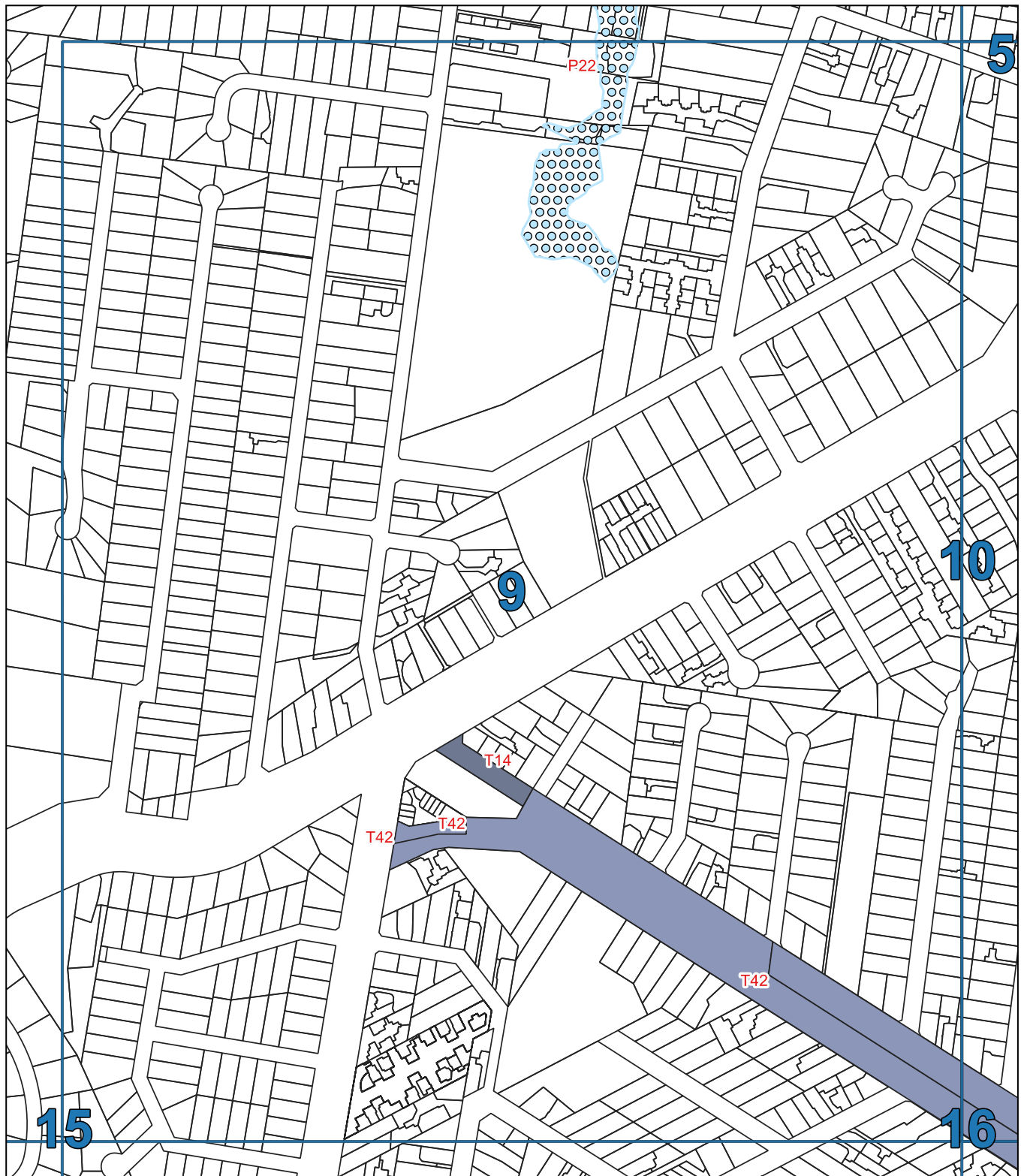
 Rename to BMO1



0 50 100 150 m



Map 8



Outcome of Review

Amendment C153maro

Rezone to TRZ2

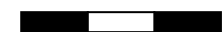
Rename to SBO1

Amendment C155maro

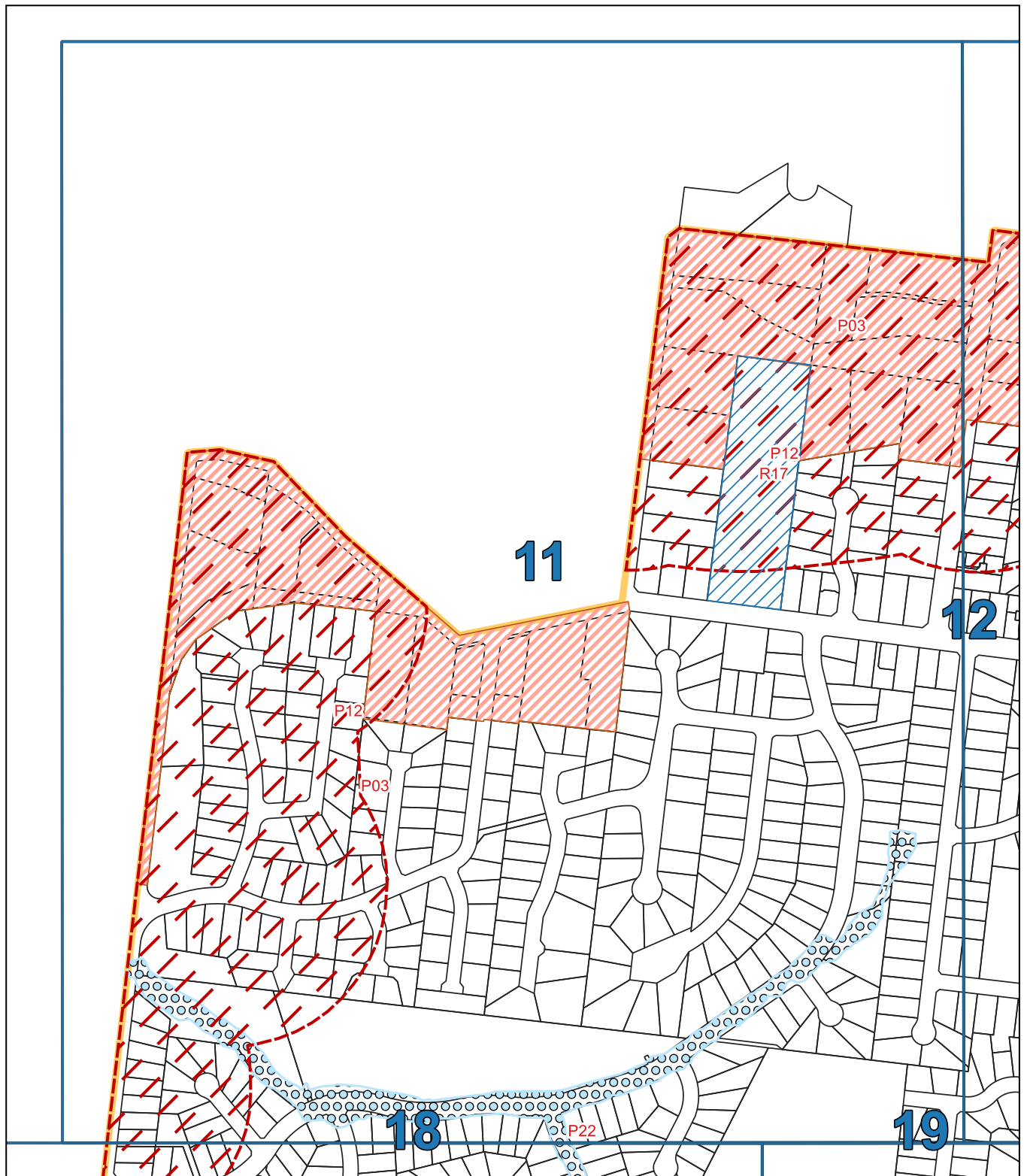
Rezone to TRZ3



0 50 100 150 m



Map 9



Outcome of Review

Amendment C153maro

Rename to LDRZ1

Rename to SBO1

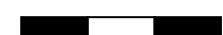
Amendment C155maro

Remove DPO4

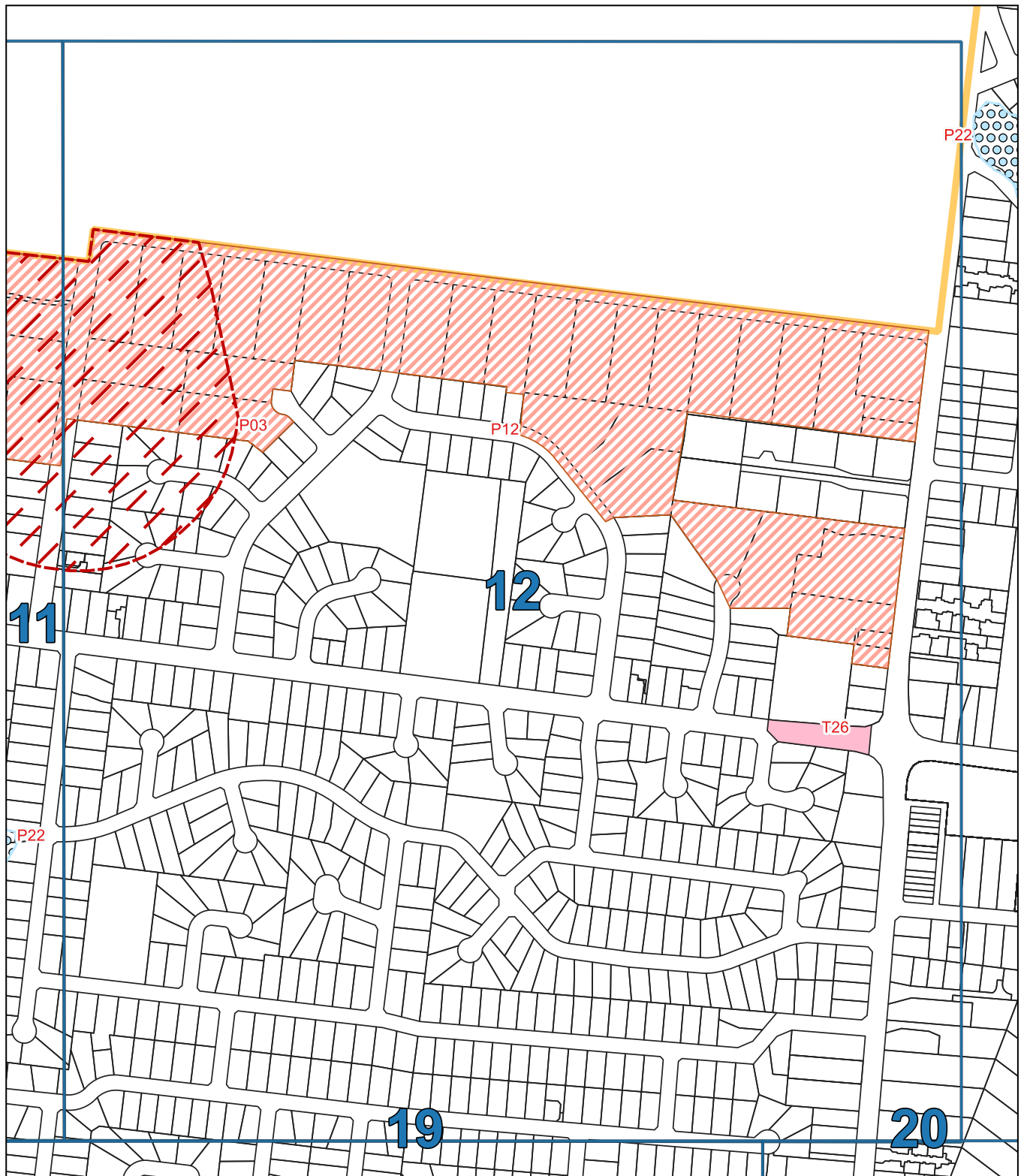
Rename to BMO1



0 50 100 150 m



Map 11



Outcome of Review

Amendment C153maro

 Rename to LDRZ1

 Rename to SBO1

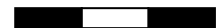
Amendment C155maro

 Rezone to GRZ1

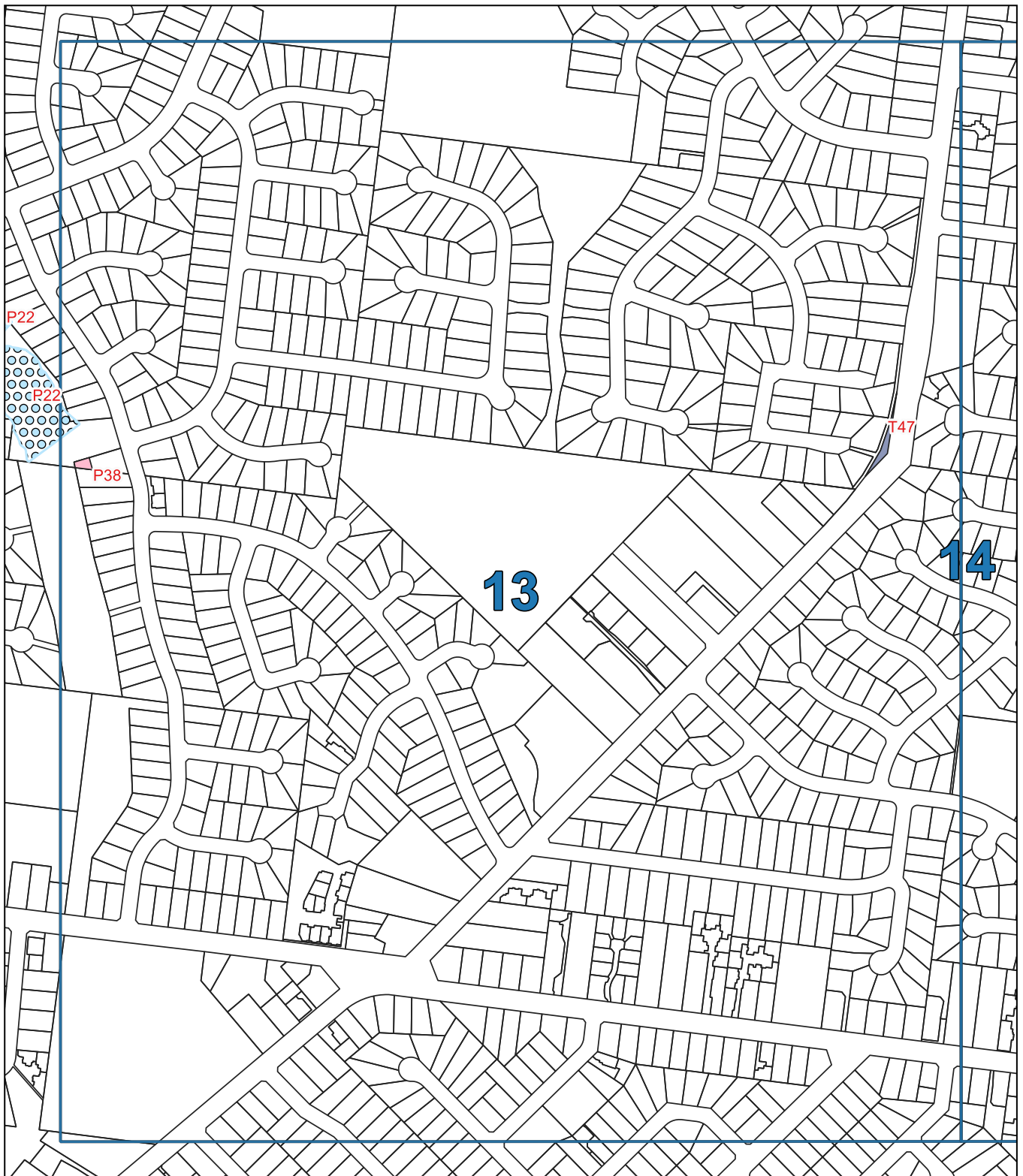
 Rename to BMO1



0 50 100 150 m



Map 12




Outcome of Review

Amendment C153maro

 Rename to SBO1

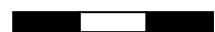
Amendment C155maro

 Rezone to GRZ1

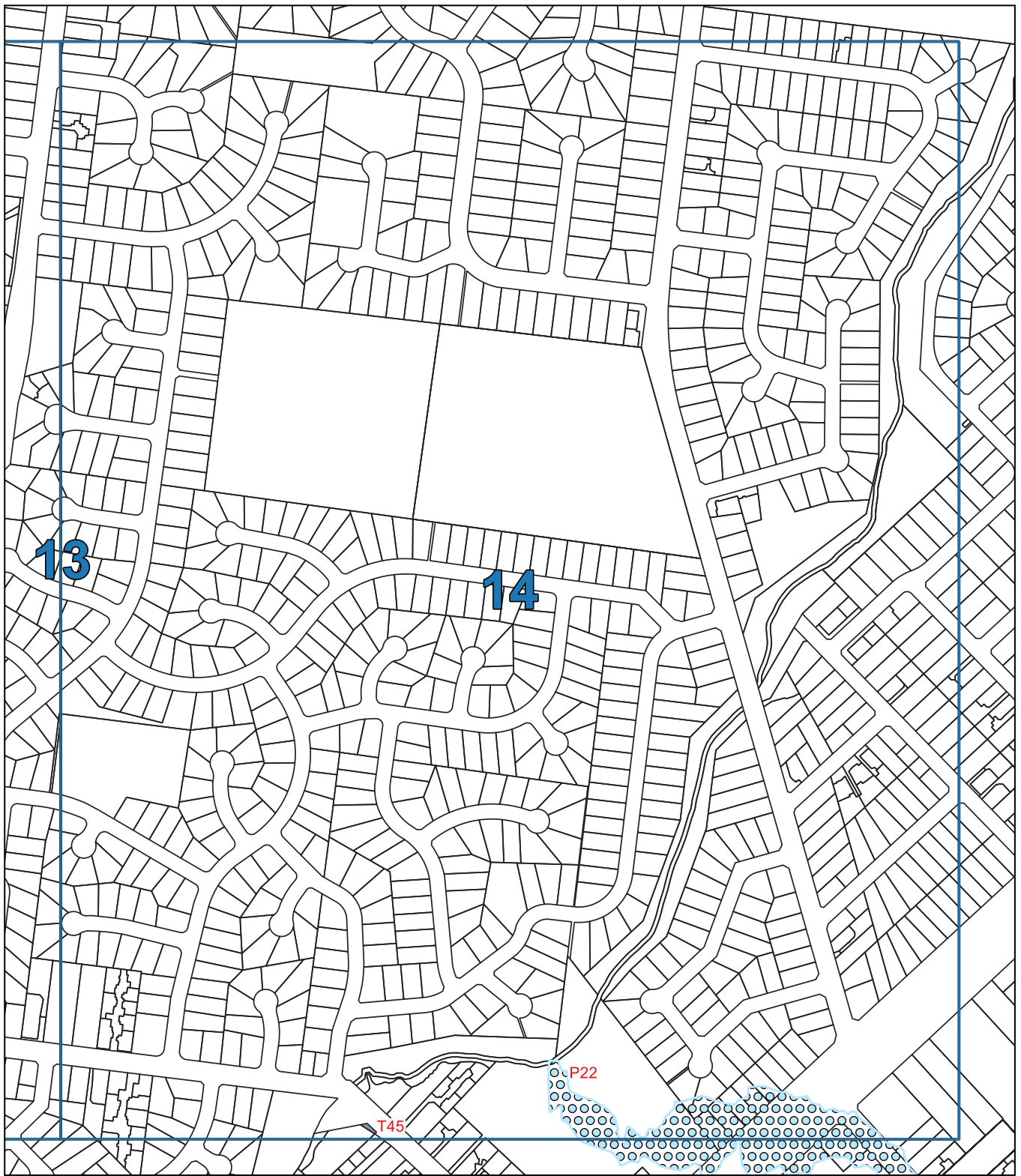
 Rezone to TRZ3



0 50 100 150 m



Map 13



Outcome of Review

Amendment C153maro

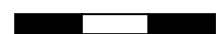
 Rename to SBO1

Amendment C155maro

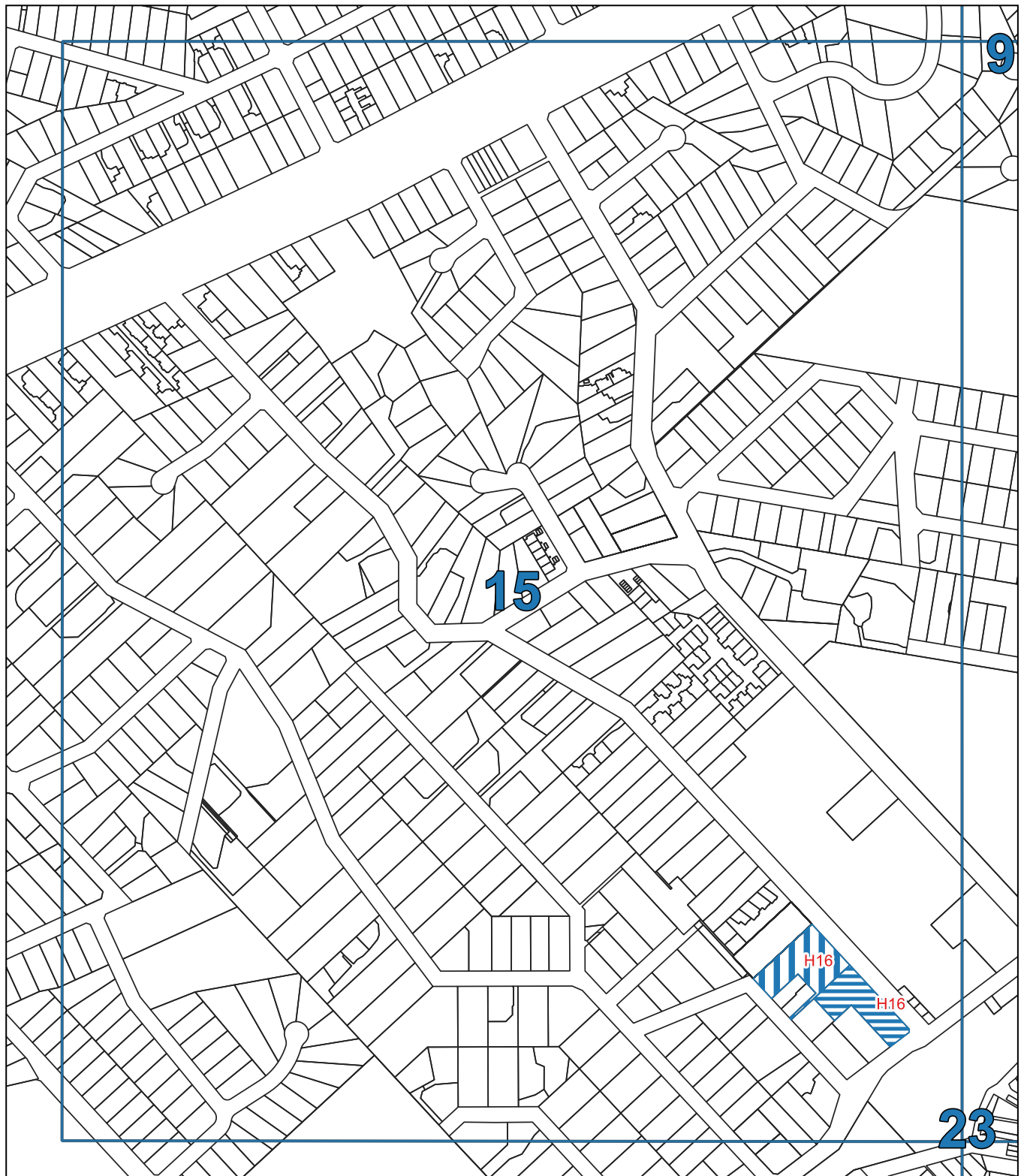
 Rezone to TRZ3



0 50 100 150 m



Map 14



Outcome of Review

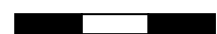
Amendment C155maro

 Remove HO125

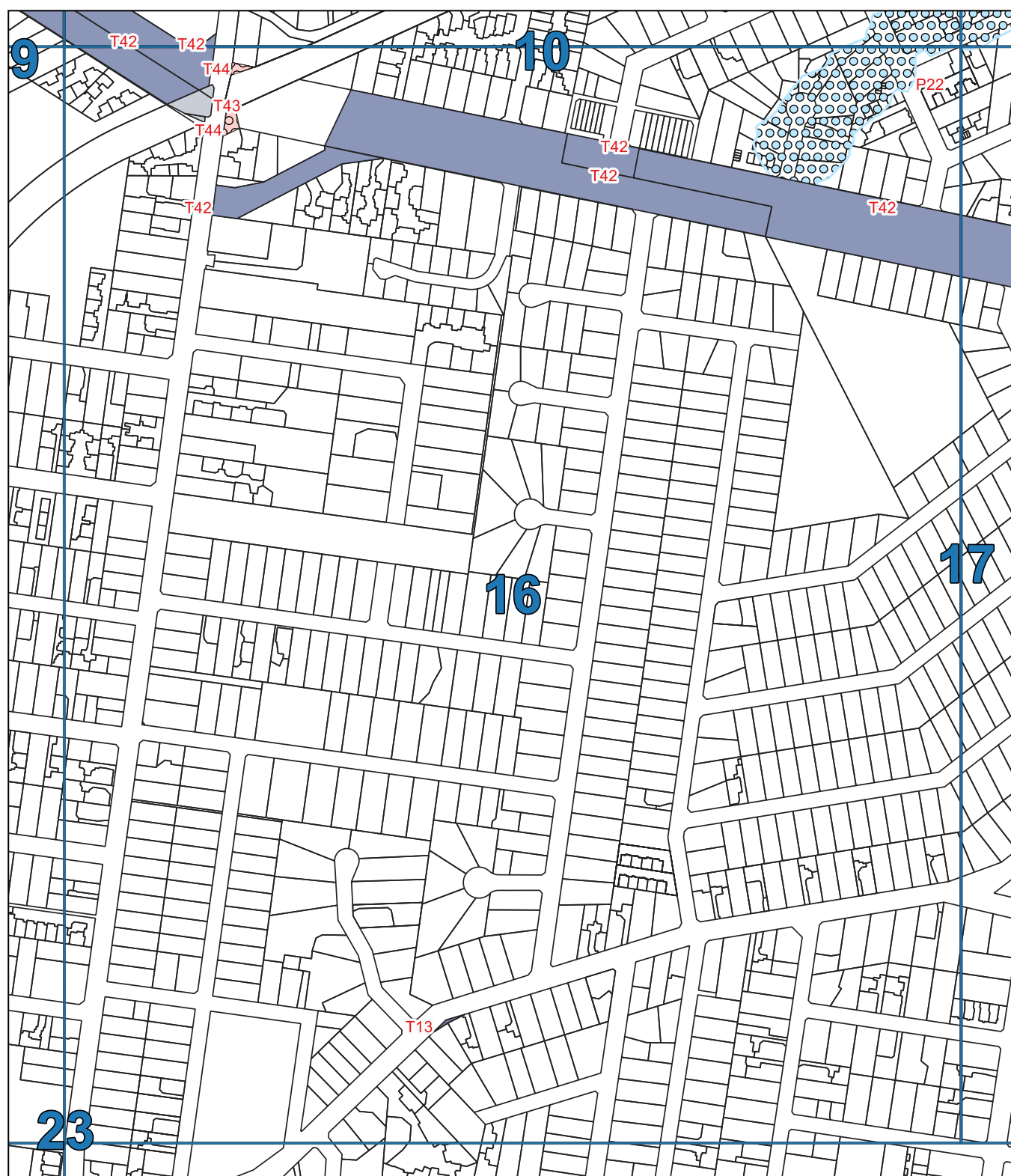
 Apply HO125



0 50 100 150 m





Map 15






Outcome of Review

Amendment C153maro

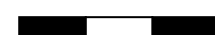
-  Rezone to TRZ2
-  Rename to SBO1

Amendment C155maro

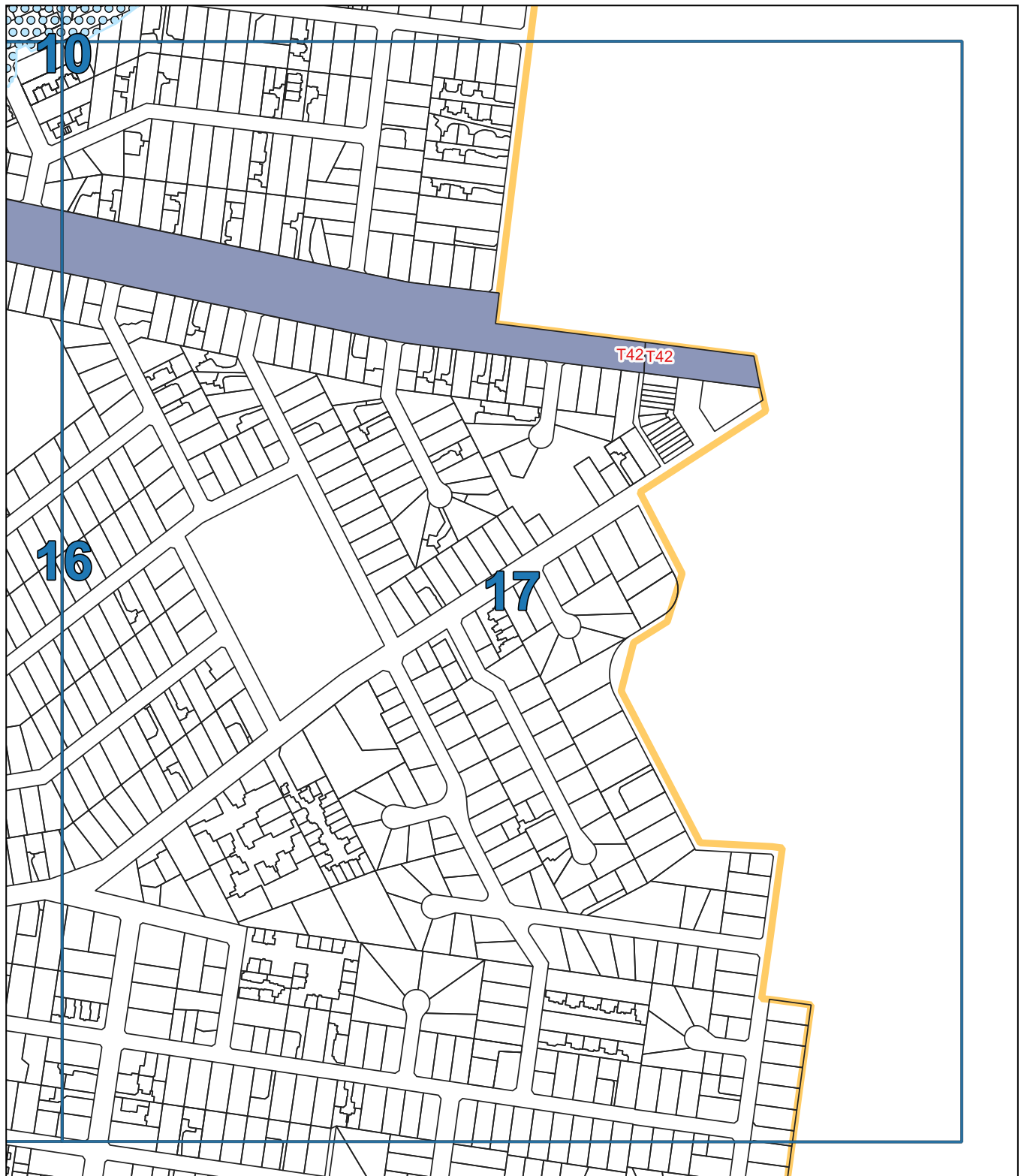
-  Rezone to NRZ3
-  Rezone to TRZ1
-  Rezone to TRZ3



0 50 100 150 m




Map 16




Outcome of Review

Amendment C153maro

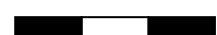
 Rename to SBO1

Amendment C155maro

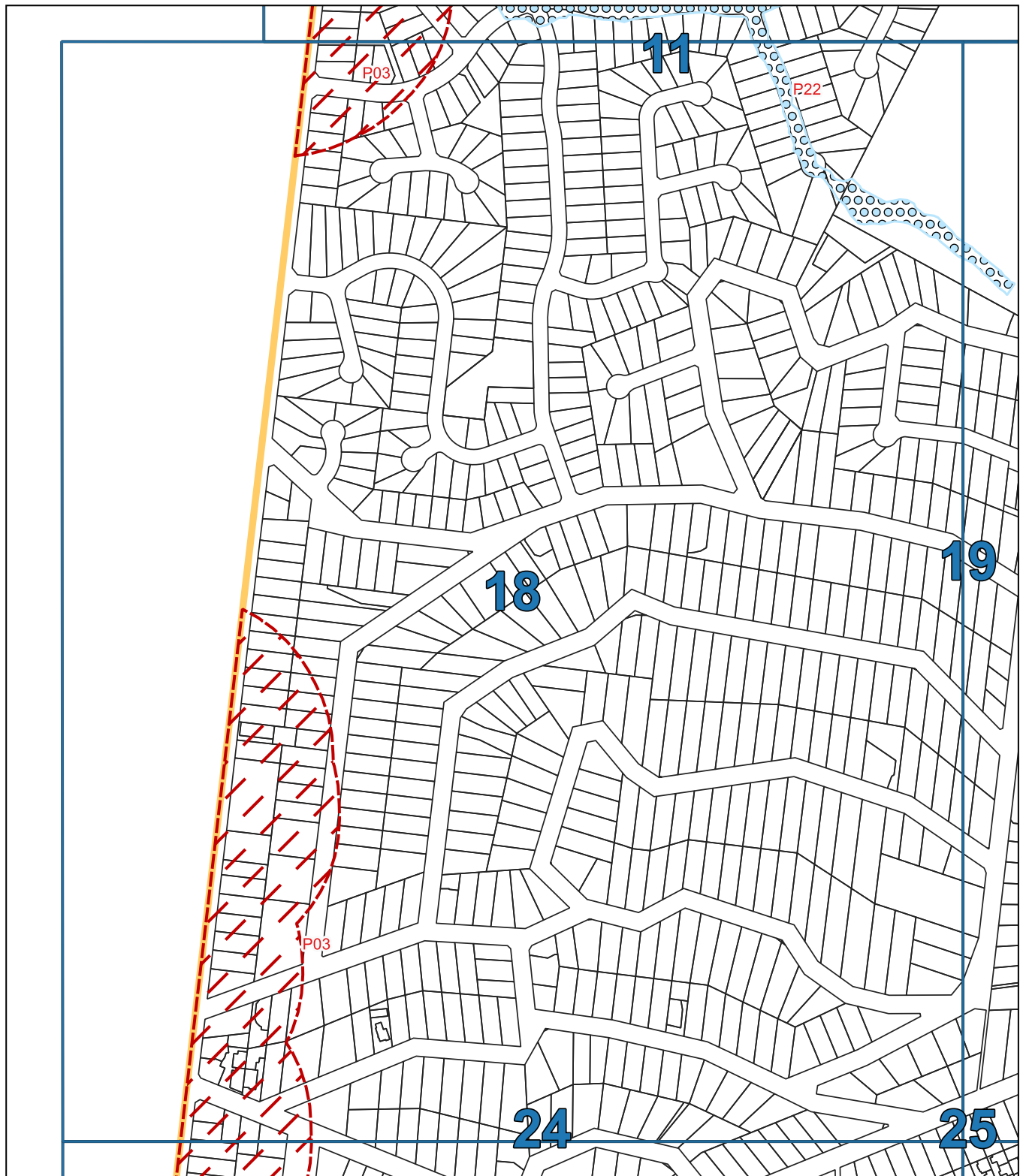
 Rezone to TRZ3



0 50 100 150 m



Map 17



Outcome of Review

Amendment C153maro

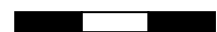
 Rename to SBO1

Amendment C155maro

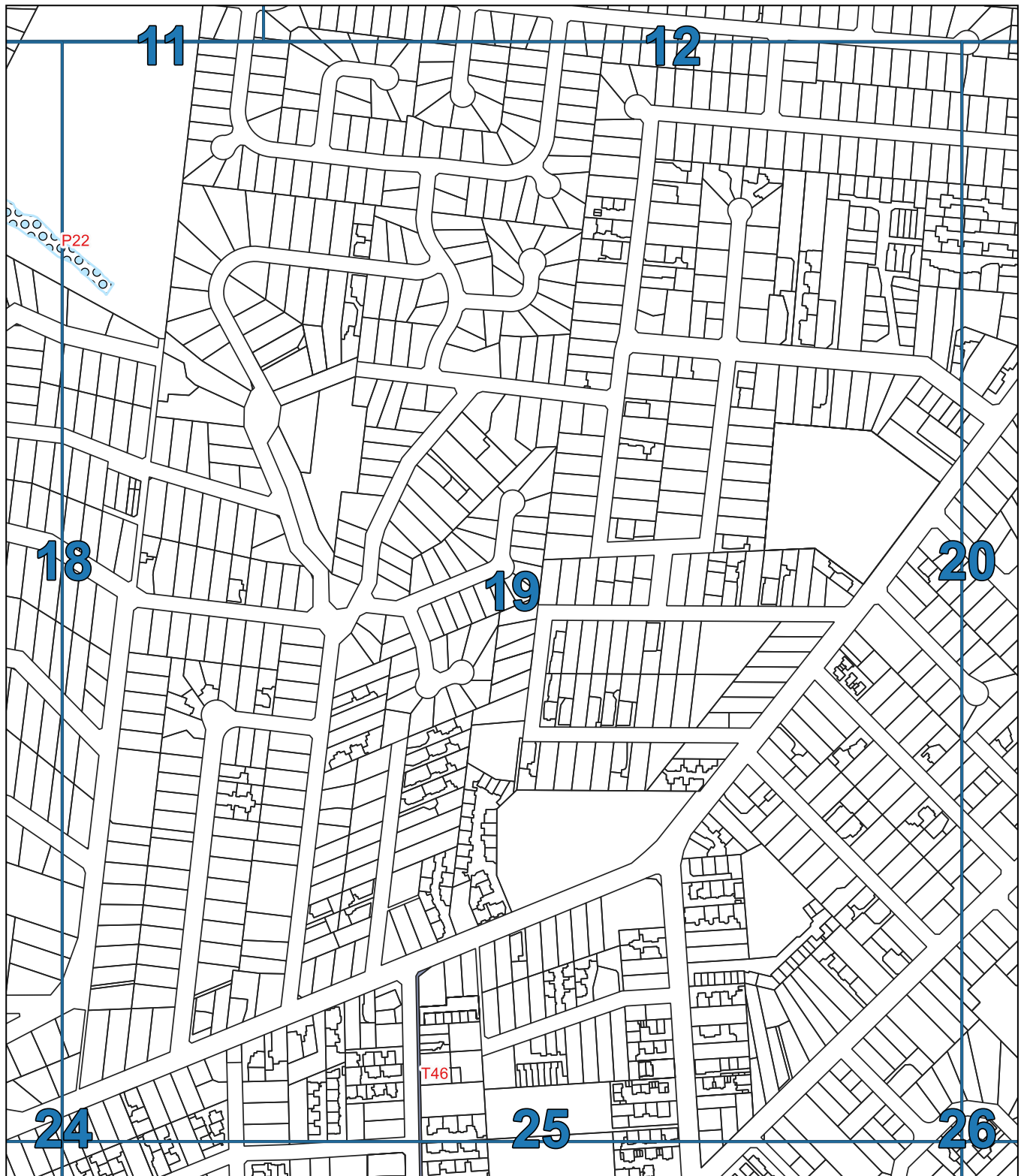
 Rename to BMO1



0 50 100 150 m



Map 18



Outcome of Review

Amendment C153maro

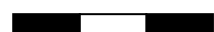
 Rename to SBO1

Amendment C155maro

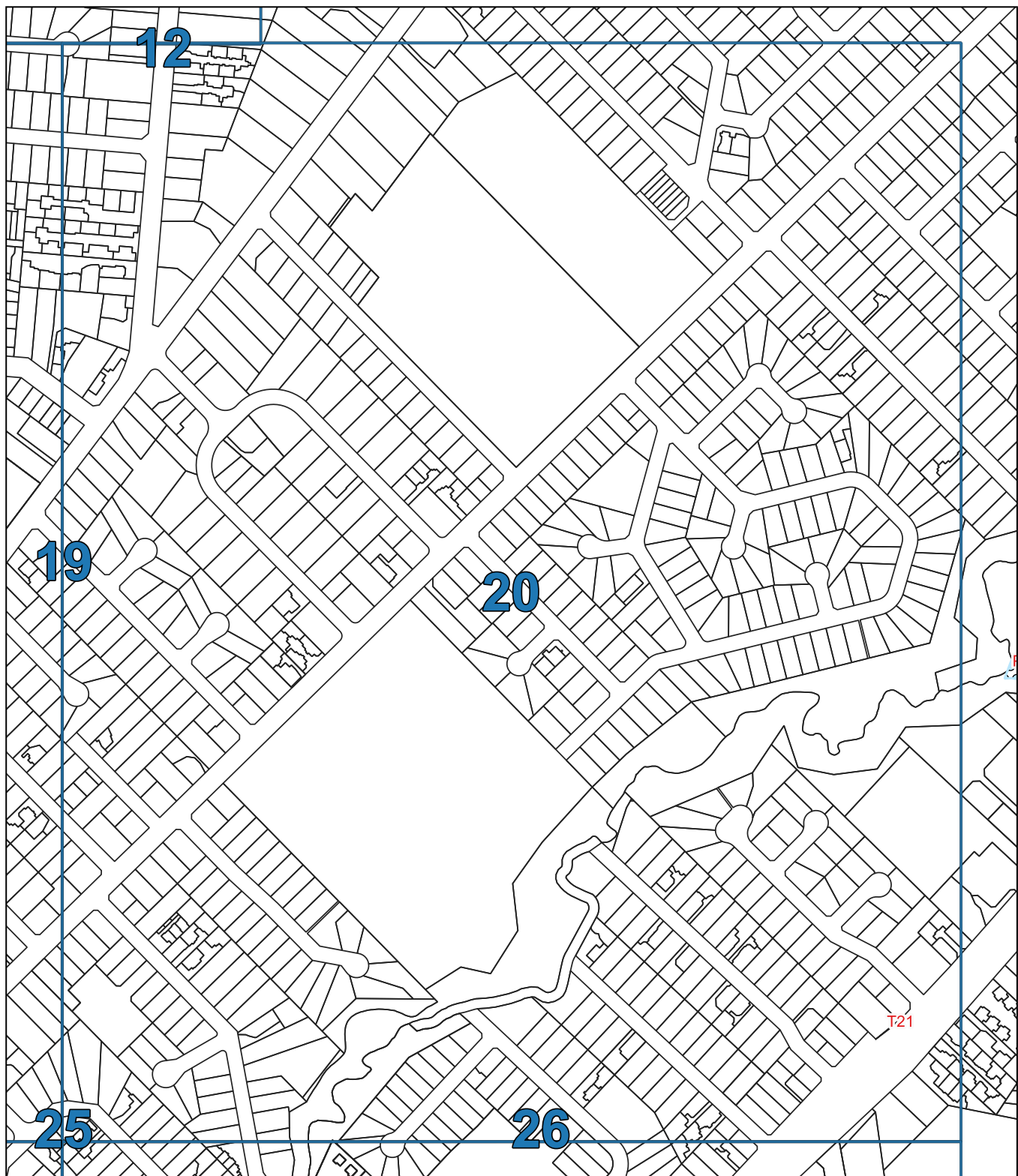
 Rezone to TRZ3



0 50 100 150 m



Map 19



Outcome of Review

Amendment C153maro

Rezoned to TRZ2

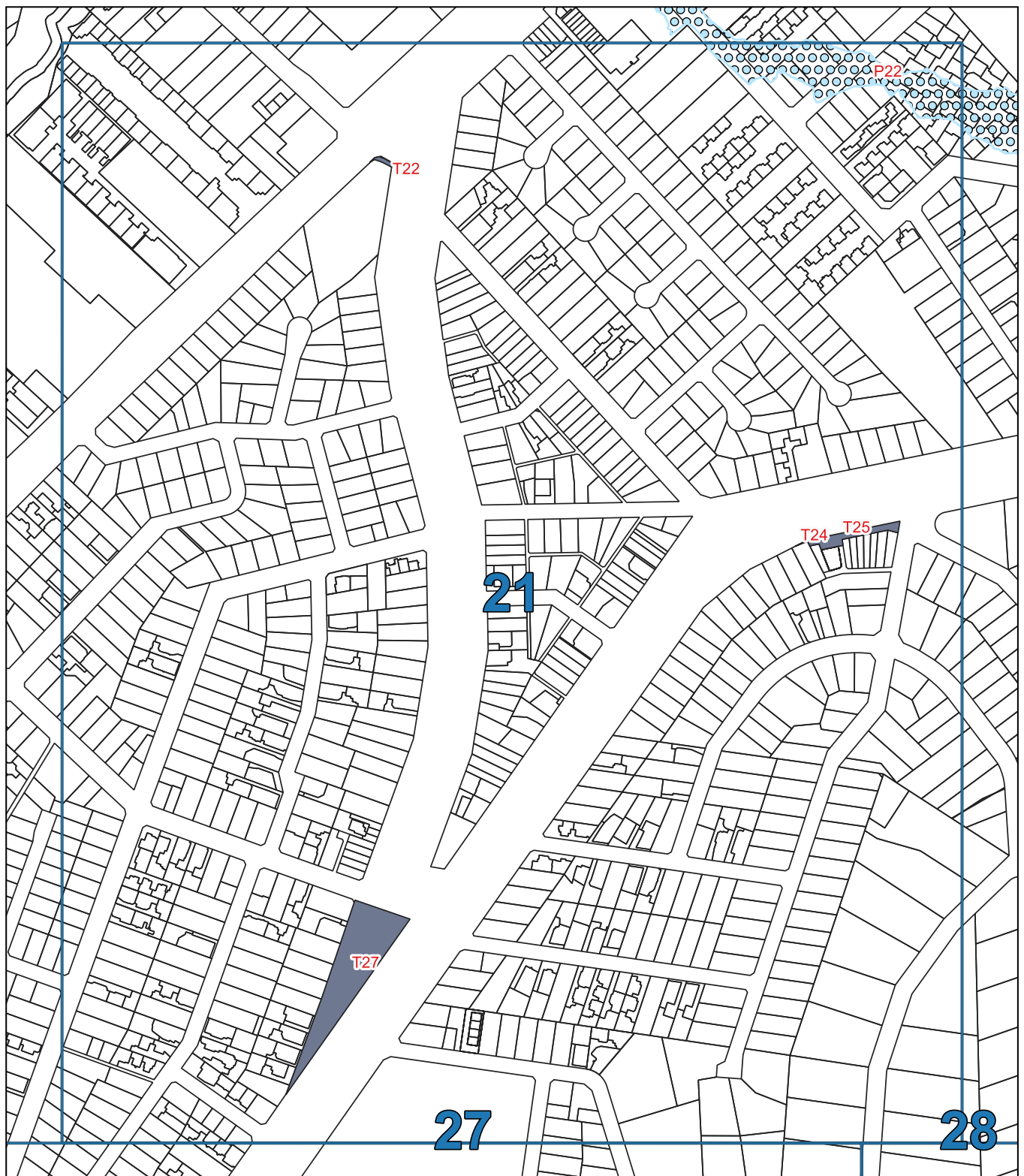
Rename to SBO1



0 50 100 150 m



Map 20



Outcome of Review

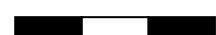
Amendment C153maro

 Rename to SBO1

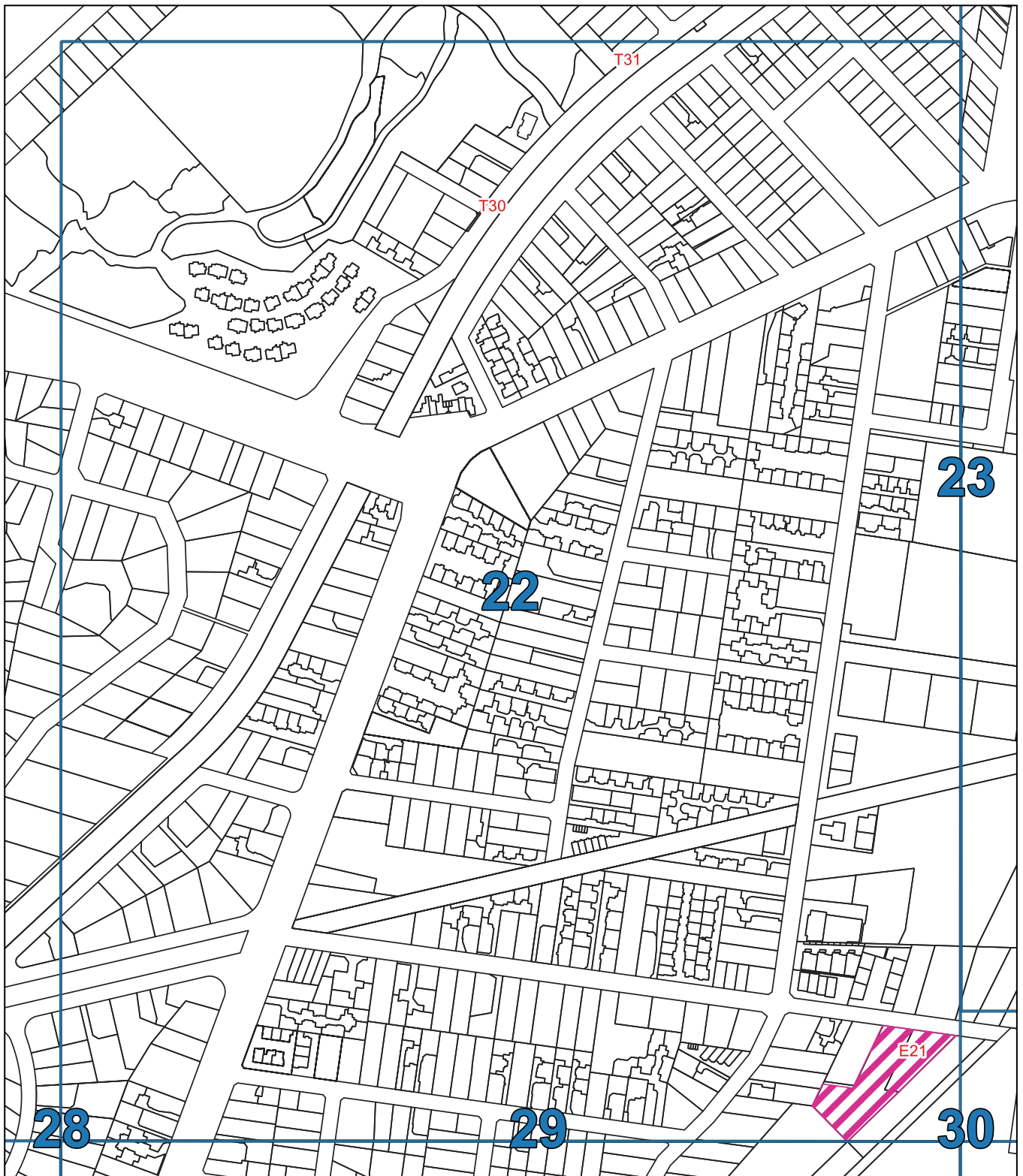
 Rezone to TRZ2



0 50 100 150 m



Map 21



Outcome of Review

Amendment C153maro



Rezoning to NRZ3



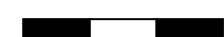
Rezoning to TRZ2



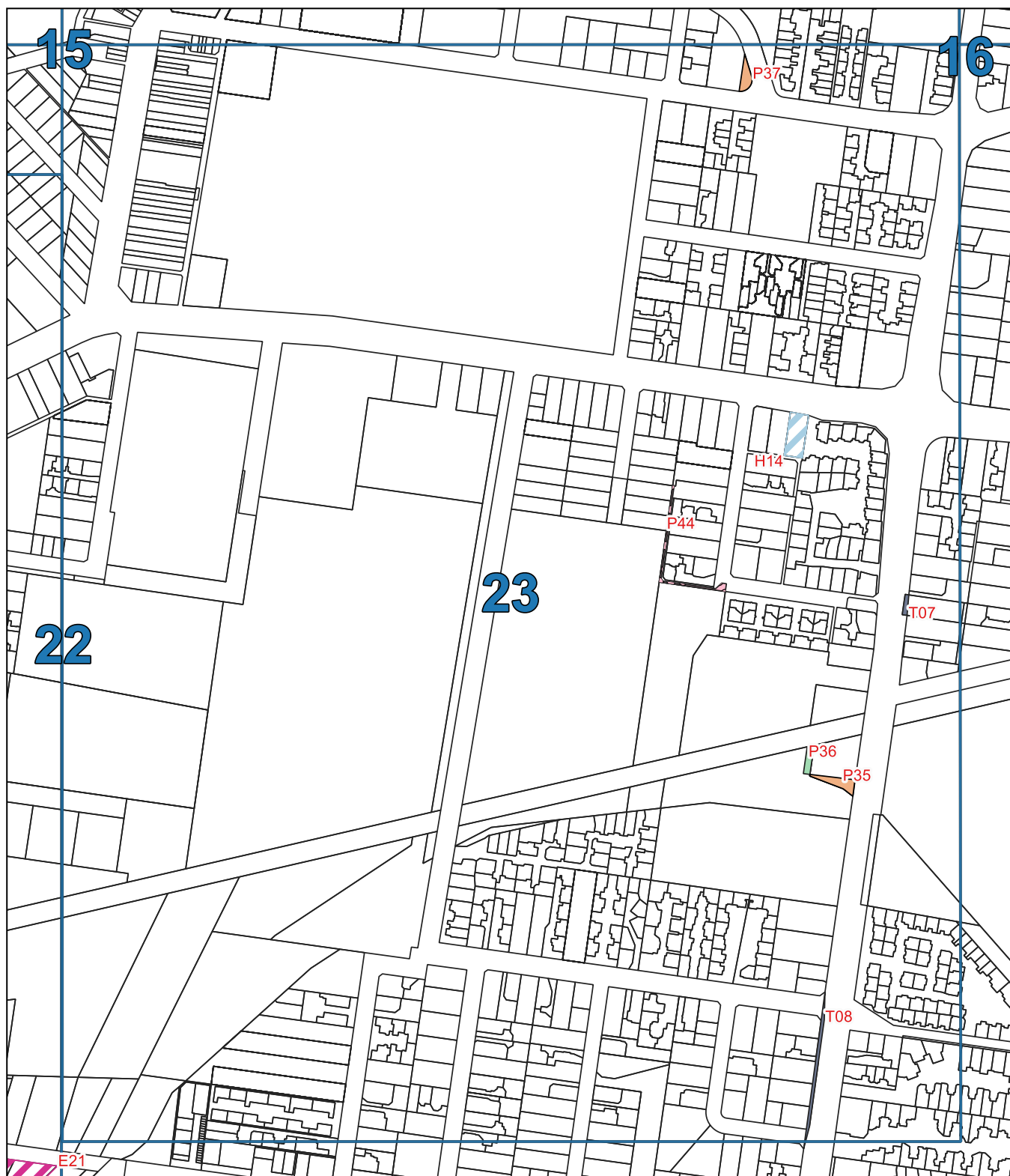
Remove EAO



0 50 100 150 m



Map 22



Outcome of Review

Amendment C153maro

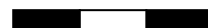
- Rezone to PPRZ
- Rezone to TRZ2
- Remove EAO

Amendment C155maro

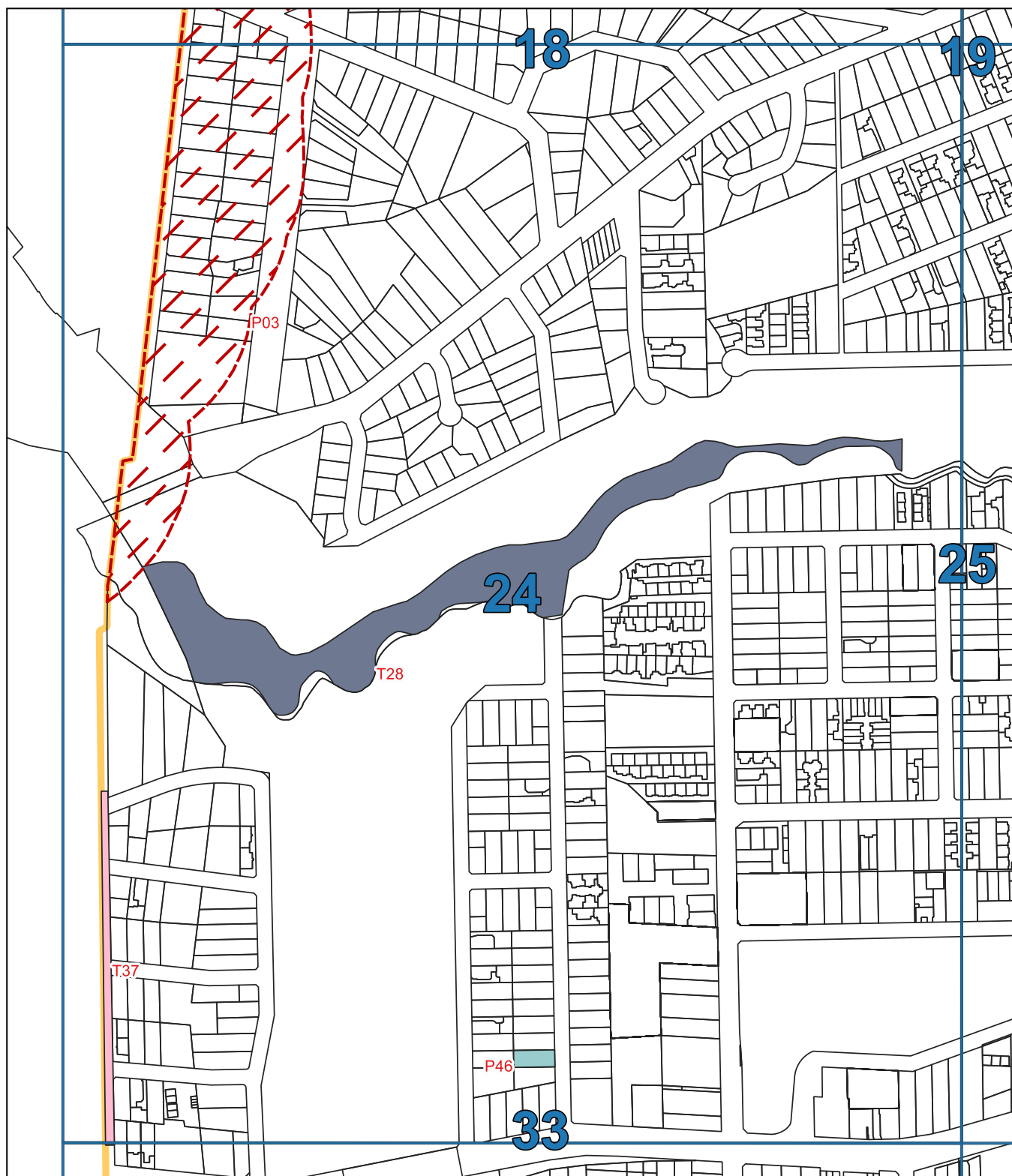
- Rezone to GRZ2
- Rezone to IN1Z
- Remove HO111



0 50 100 150 m



Map 23



Outcome of Review

Amendment C153maro

Rezone to TRZ2

Rezone to GRZ1

Rename to BMO1

Amendment C155maro

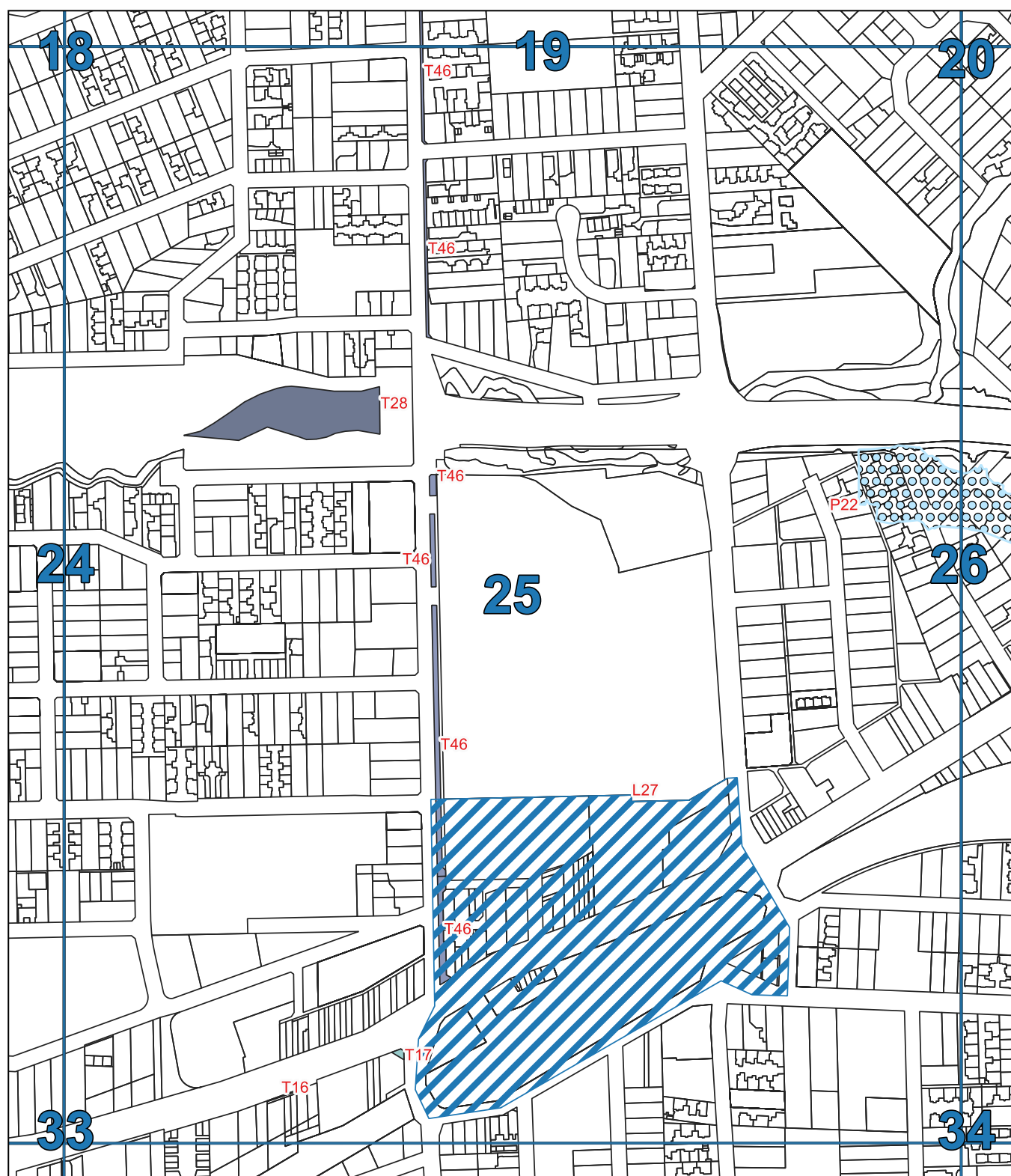
Rezone to ACZ1



0 50 100 150 m





Map 24






Outcome of Review

Amendment C153maro

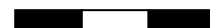
-  Rezone to TRZ2
-  Rename to SBO1

Amendment C155maro

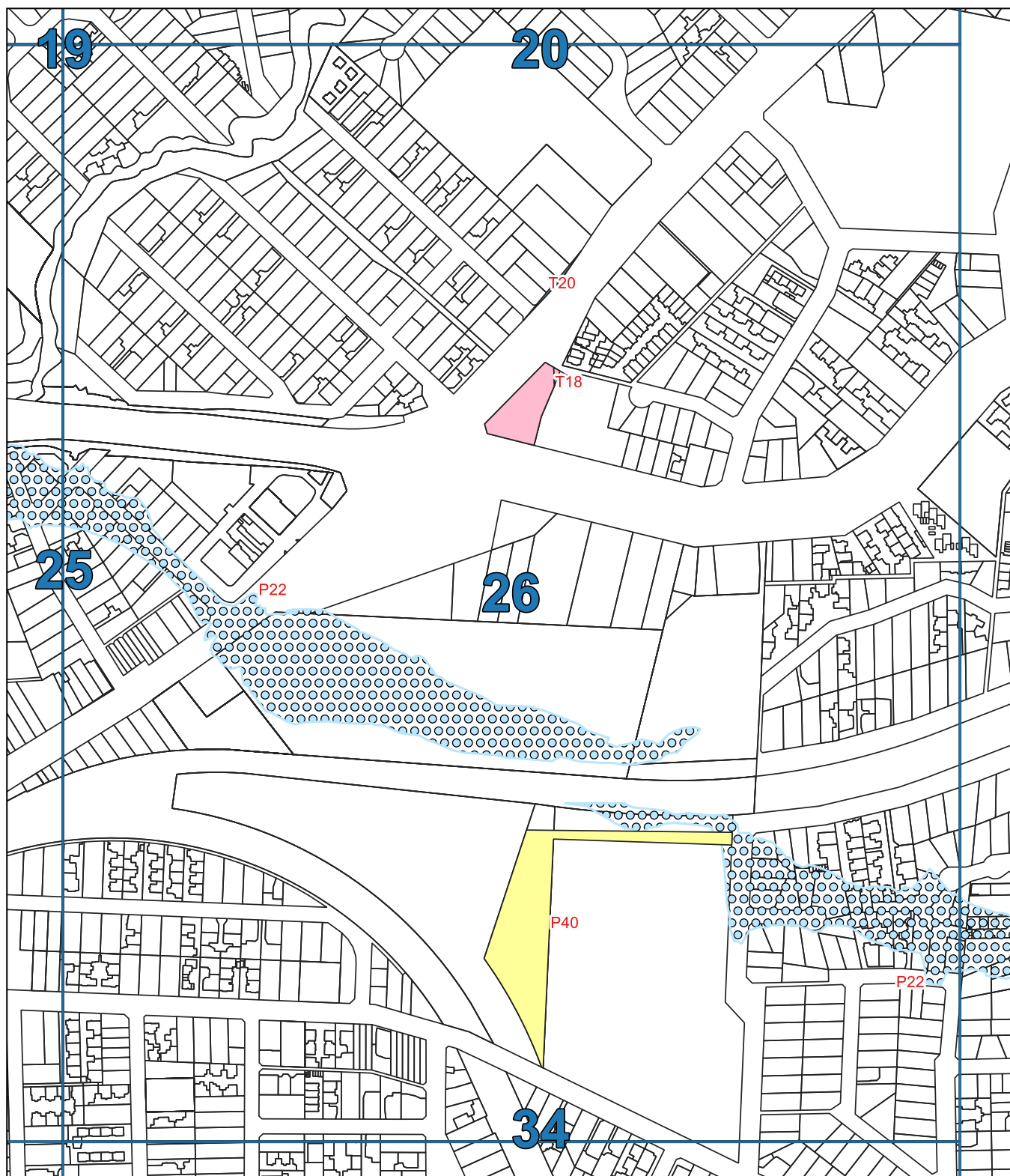
-  Rezone to ACZ1
-  Rezone to TRZ3
-  Remove DPO2



0 50 100 150 m



Map 25



Outcome of Review

Amendment C153maro

Rezone to TRZ2

Rename to SBO1

Amendment C155maro

Rezone to GRZ1

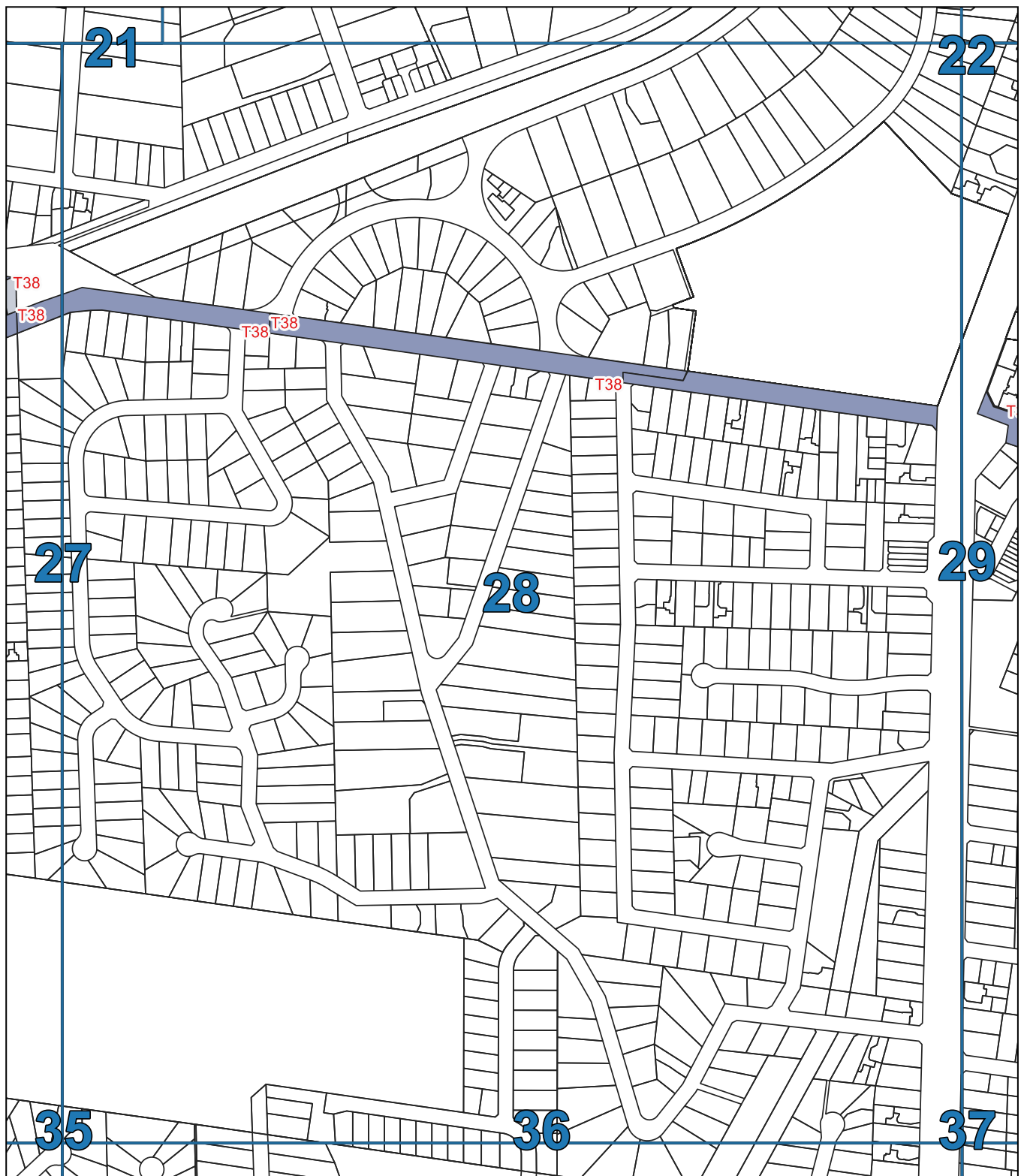
Rezone to PUZ2



0 50 100 150 m



Map 26



Outcome of Review

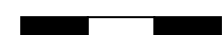
Amendment C155maro

Rezoned to TRZ1

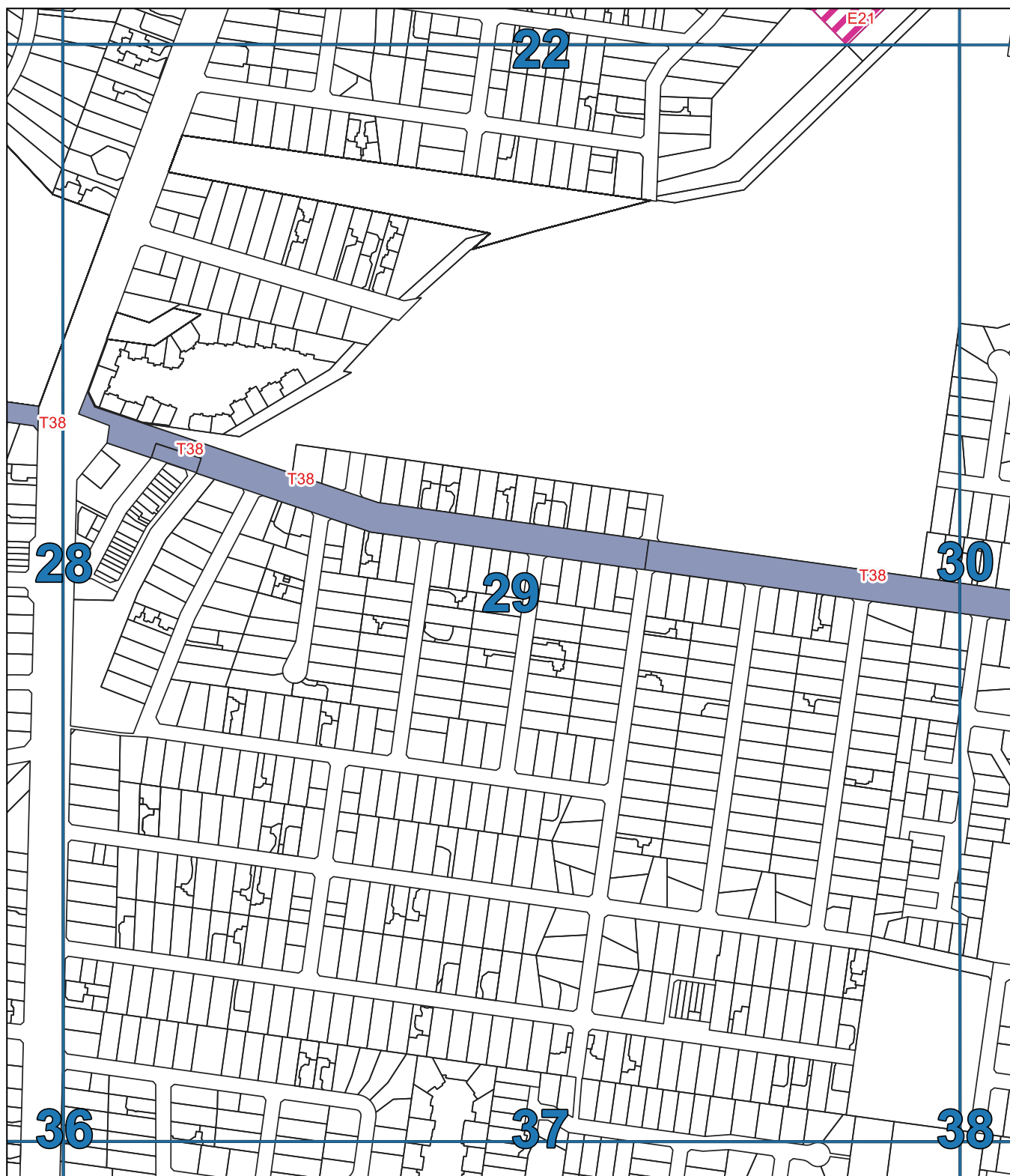
Rezoned to TRZ3



0 50 100 150 m



Map 28



Outcome of Review

Amendment C153maro

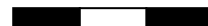
 Remove EAO

Amendment C155maro

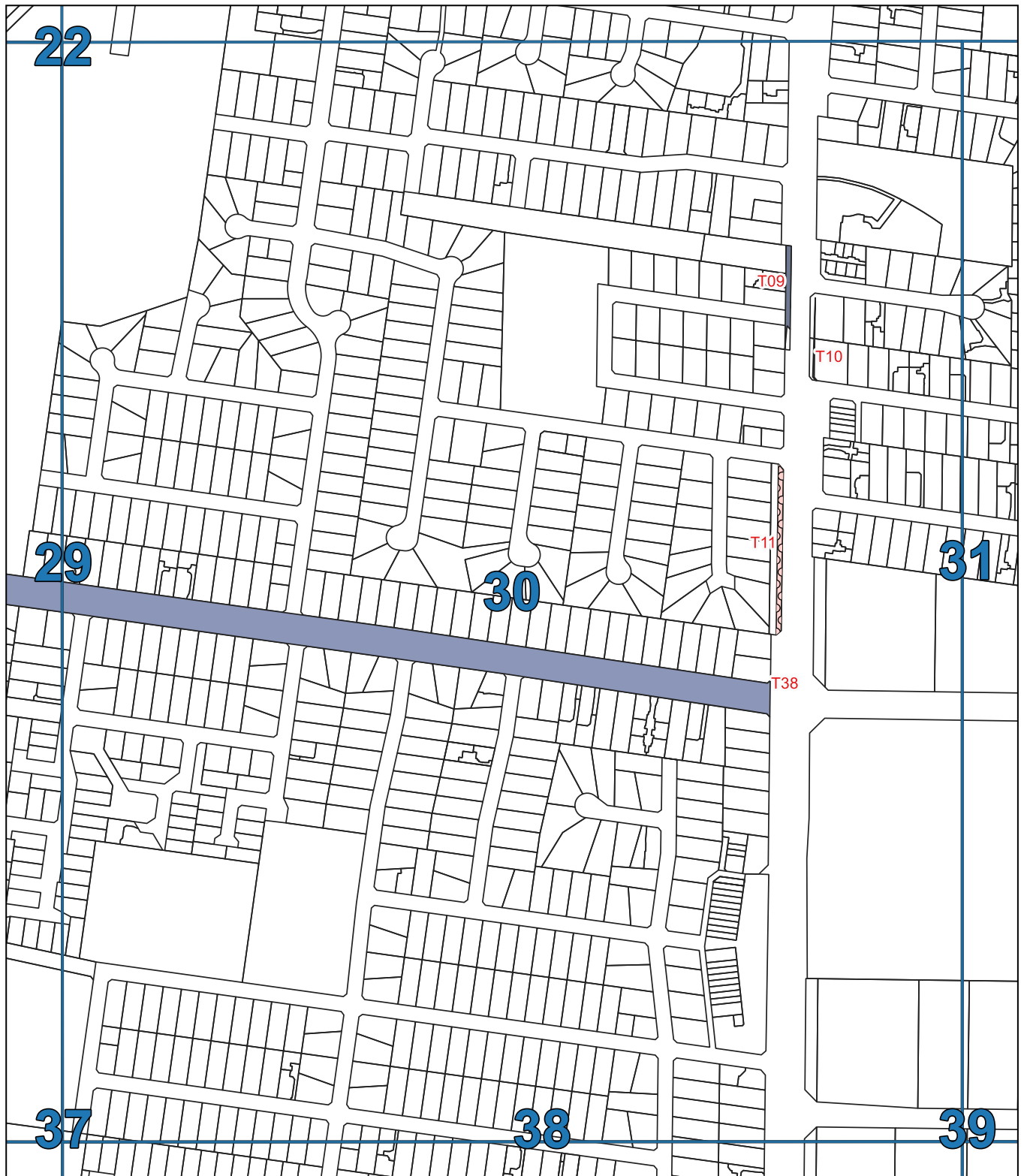
 Rezone to TRZ3



0 50 100 150 m



Map 29



Outcome of Review

Amendment C153maro

Rezone to TRZ2

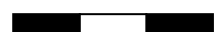
Amendment C155maro

Rezone to NRZ3

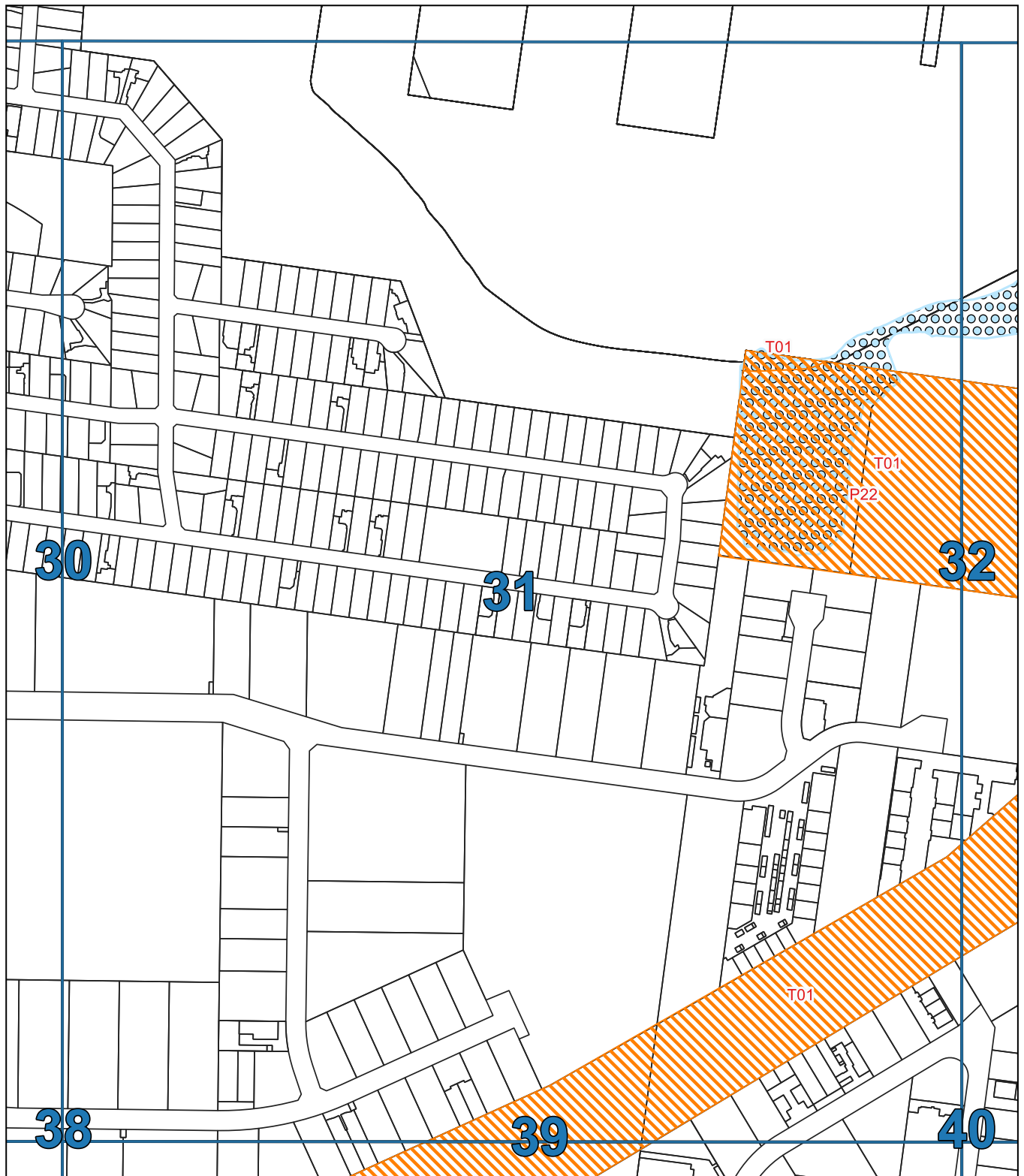
Rezone to TRZ3



0 50 100 150 m



Map 30



Outcome of Review

Amendment C153maro

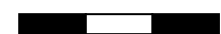
 Rename to SBO1

Amendment C155maro

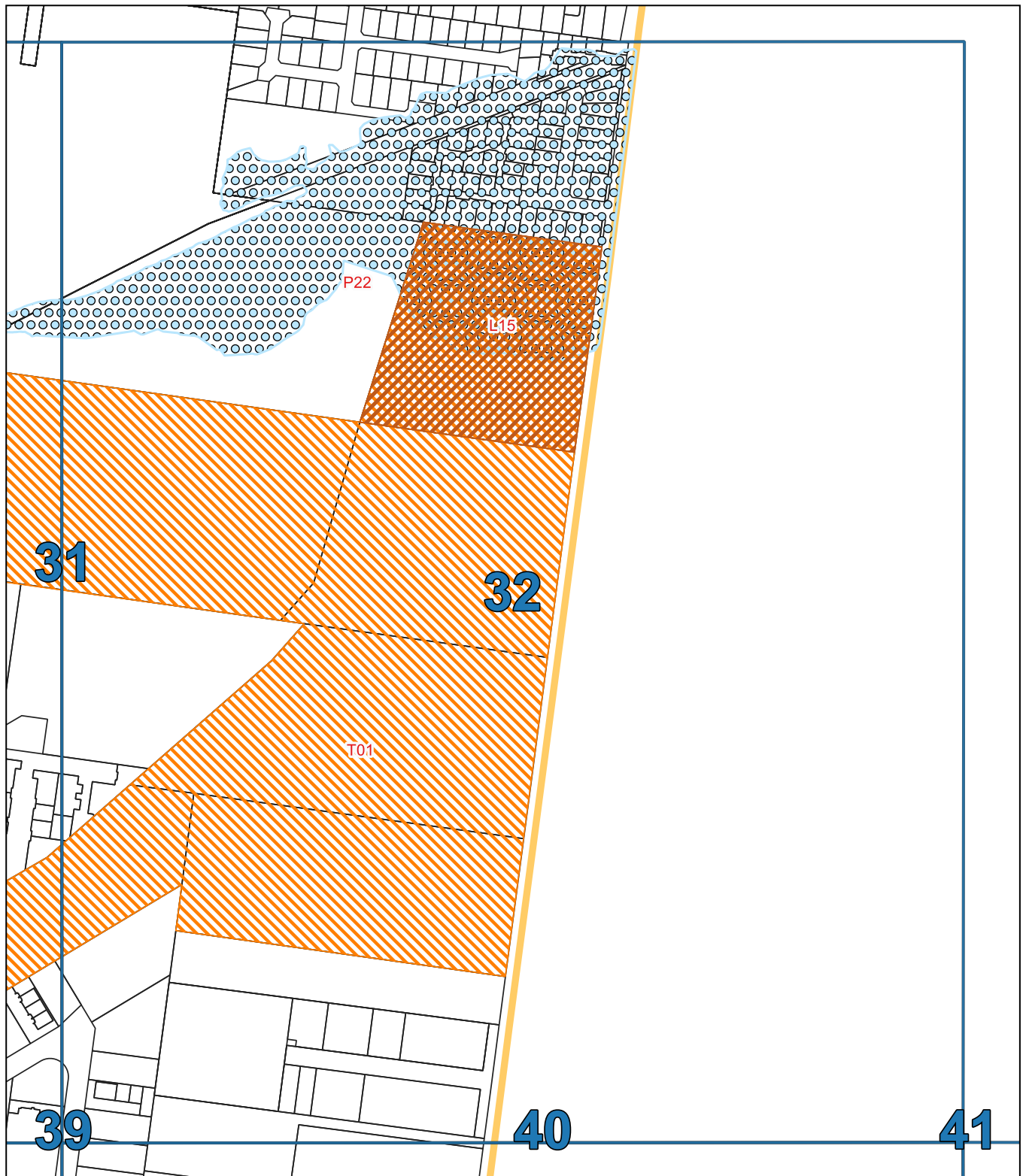
 Apply SCO1



0 50 100 150 m

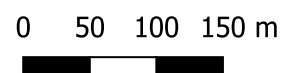


Map 31

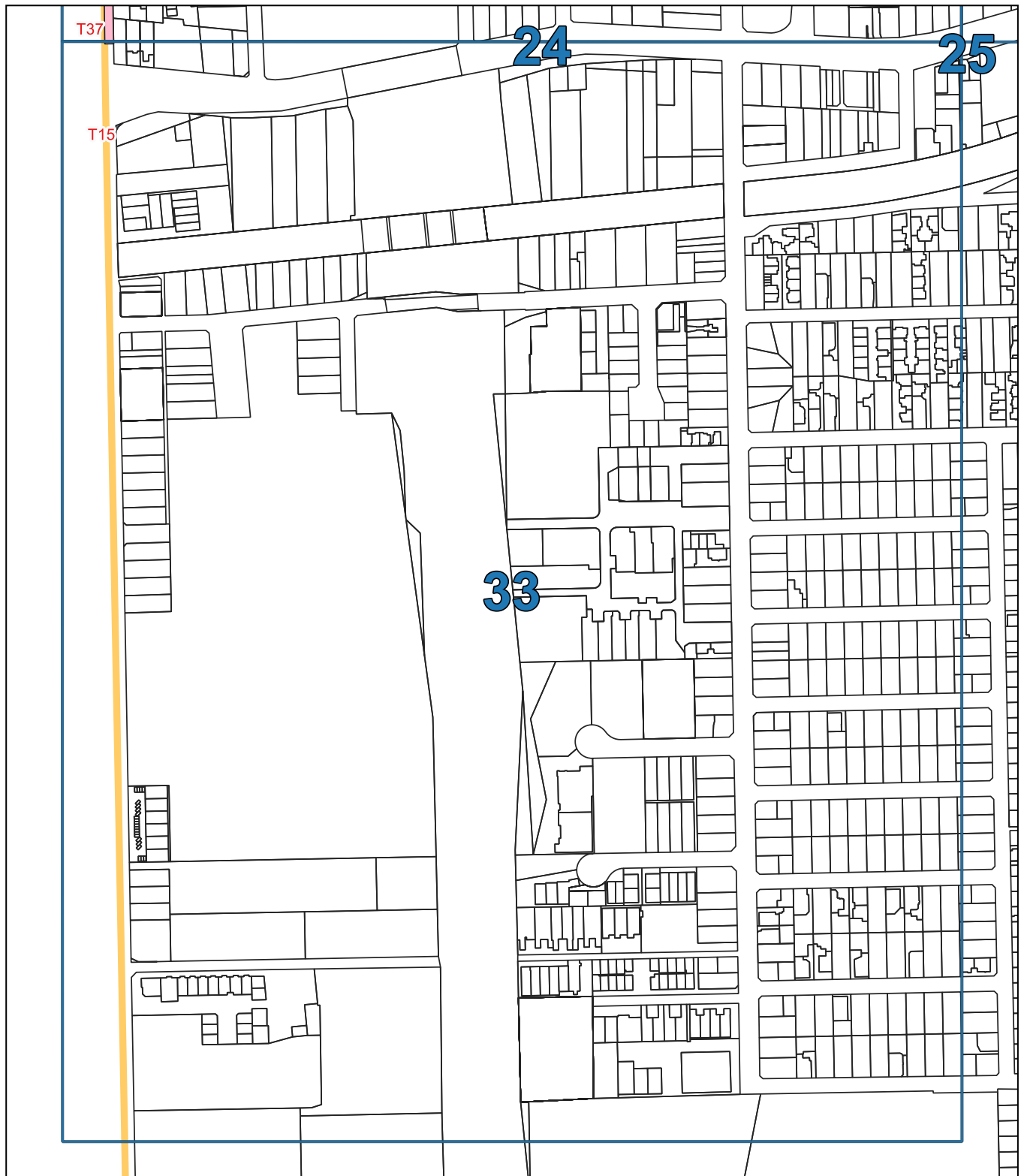


Outcome of Review

Amendment C153maro	Amendment C155maro
Rename to SBO1	Rezone to IN3Z
	Apply SCO1



Map 32



Outcome of Review

Amendment C153maro

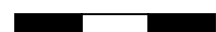
Rezone to TRZ2

Amendment C155maro

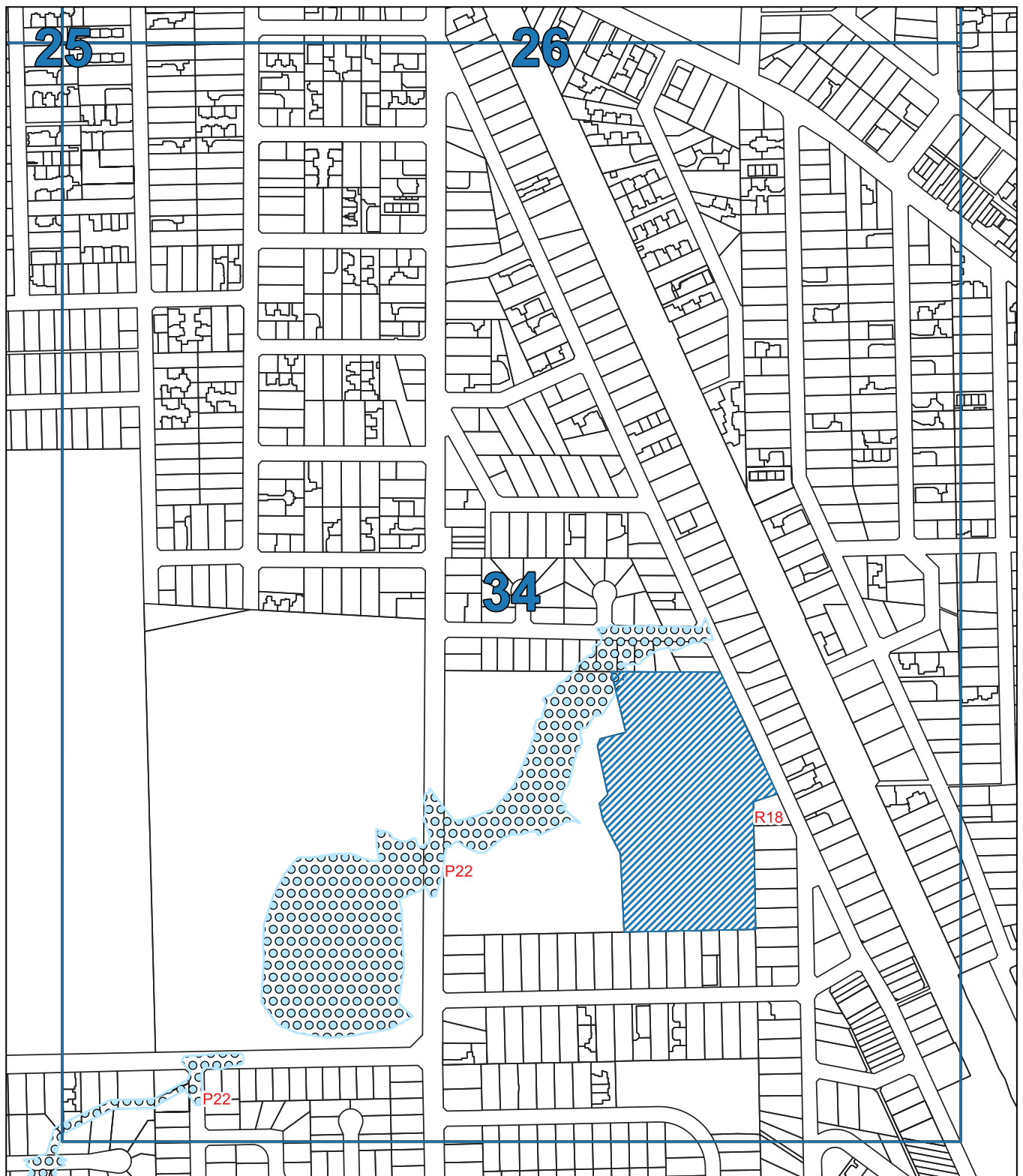
Rezone to GRZ1



0 50 100 150 m



Map 33



Outcome of Review

Amendment C153maro

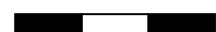
 Rename to SBO1

Amendment C155maro

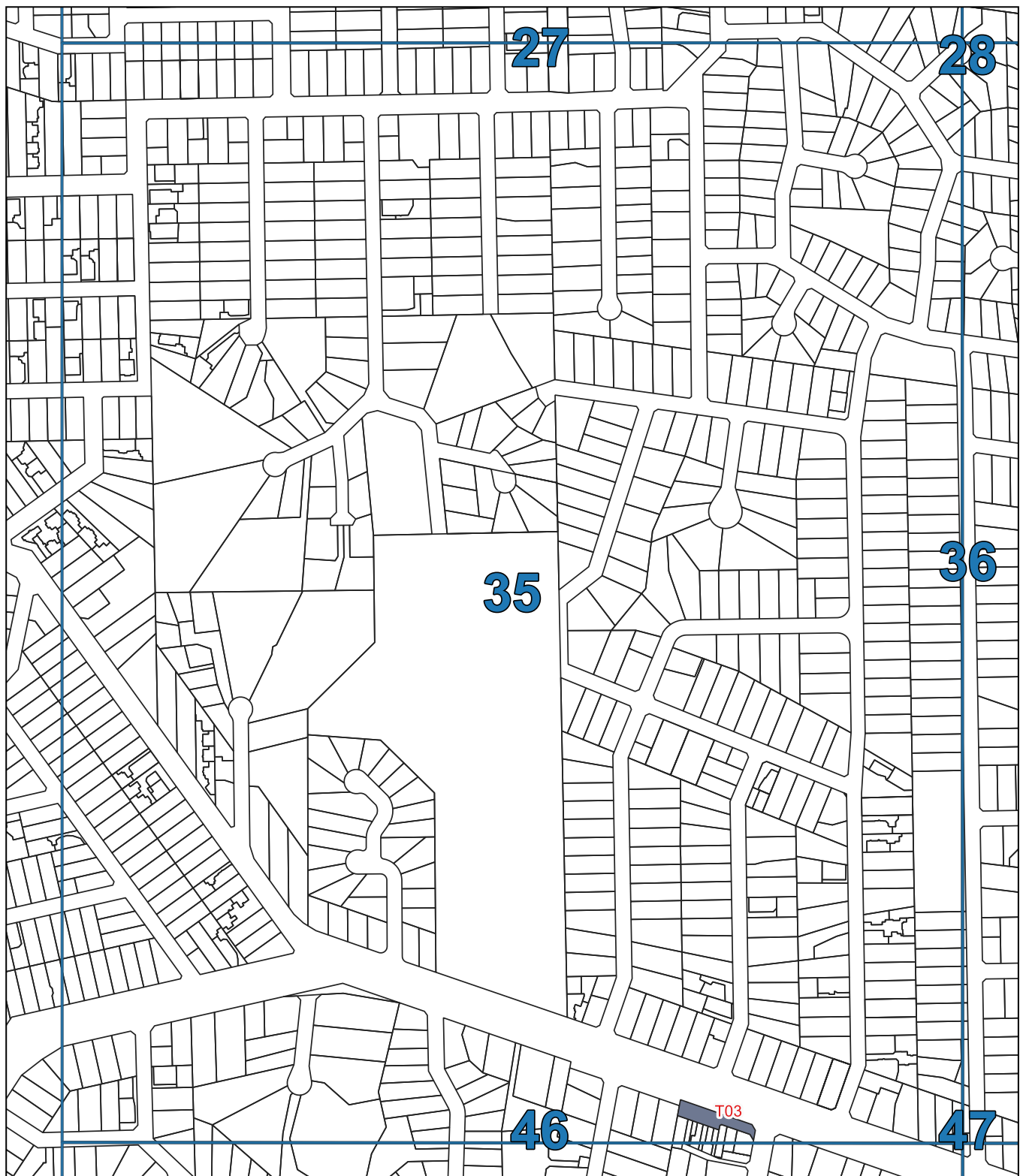
 Remove DPO5



0 50 100 150 m



Map 34



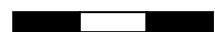
Outcome of Review

Amendment C153maro

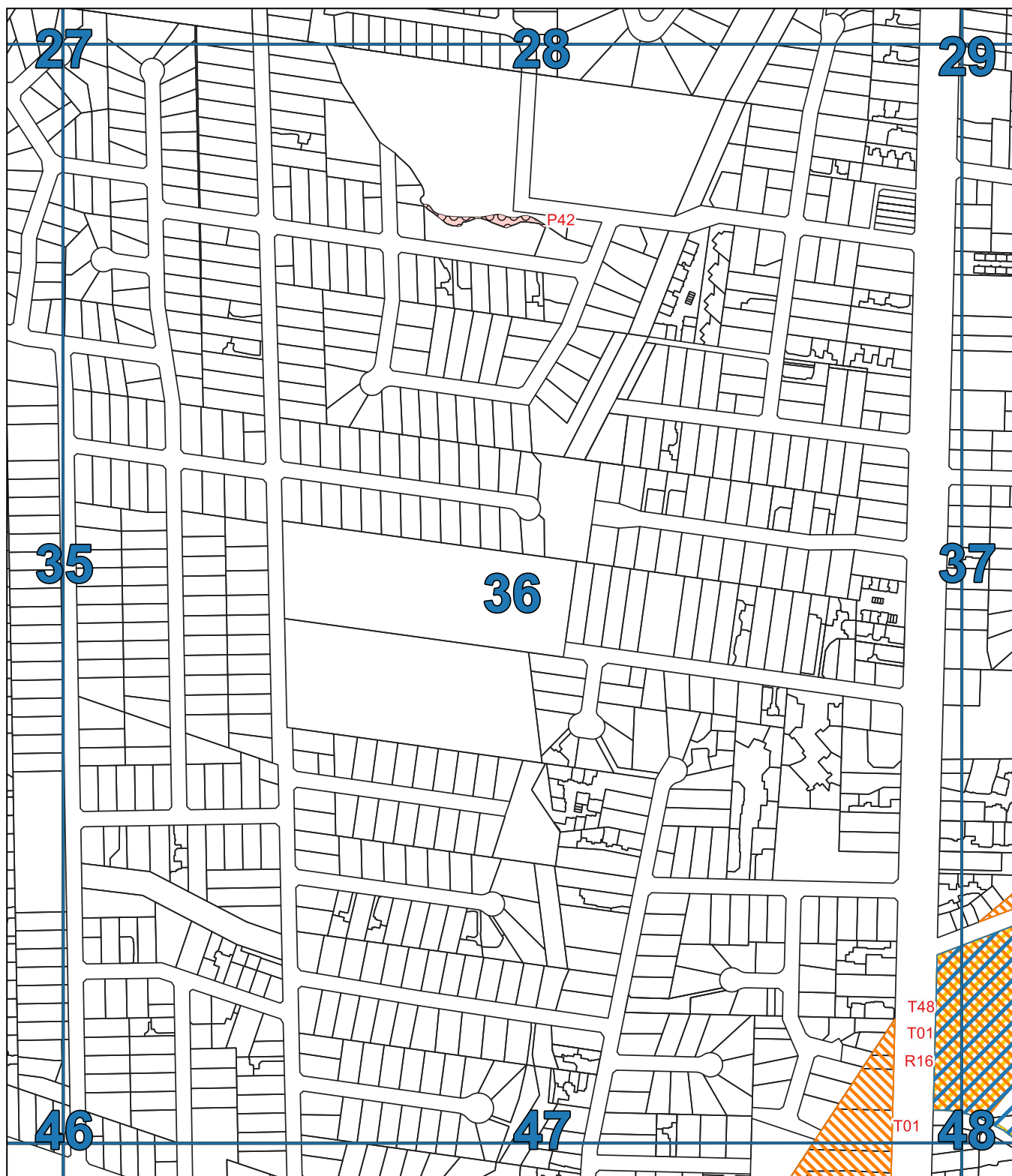
 Rezone to TRZ2



0 50 100 150 m



Map 35



Outcome of Review

Amendment C153maro

 Rezone to NRZ3

 Remove PAO3

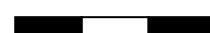
Amendment C155maro

 Remove DPO3

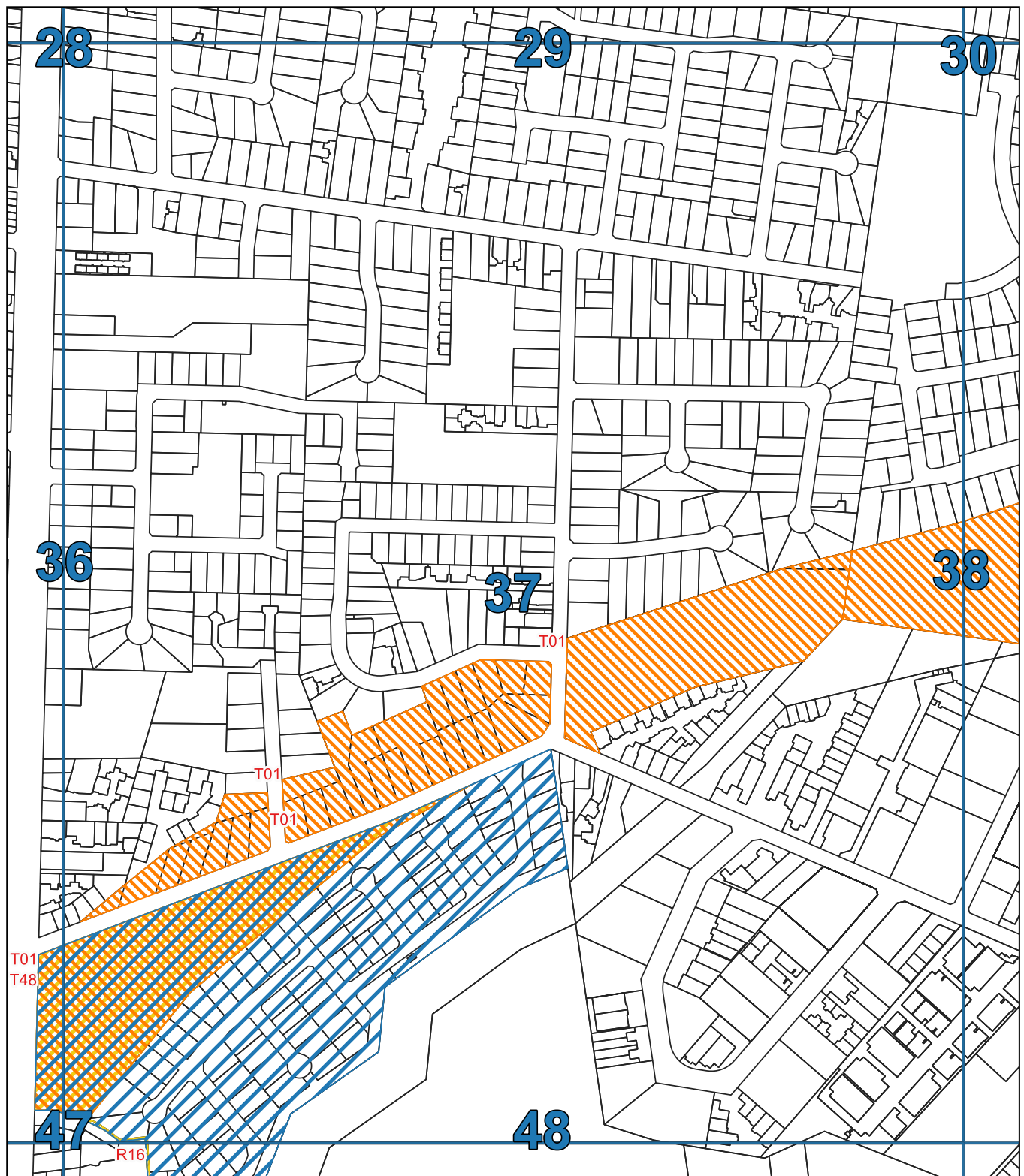
 Apply SCO1



0 50 100 150 m



Map 36



Outcome of Review

Amendment C153maro

 Remove PAO3

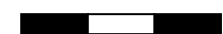
Amendment C155maro

 Remove DPO3

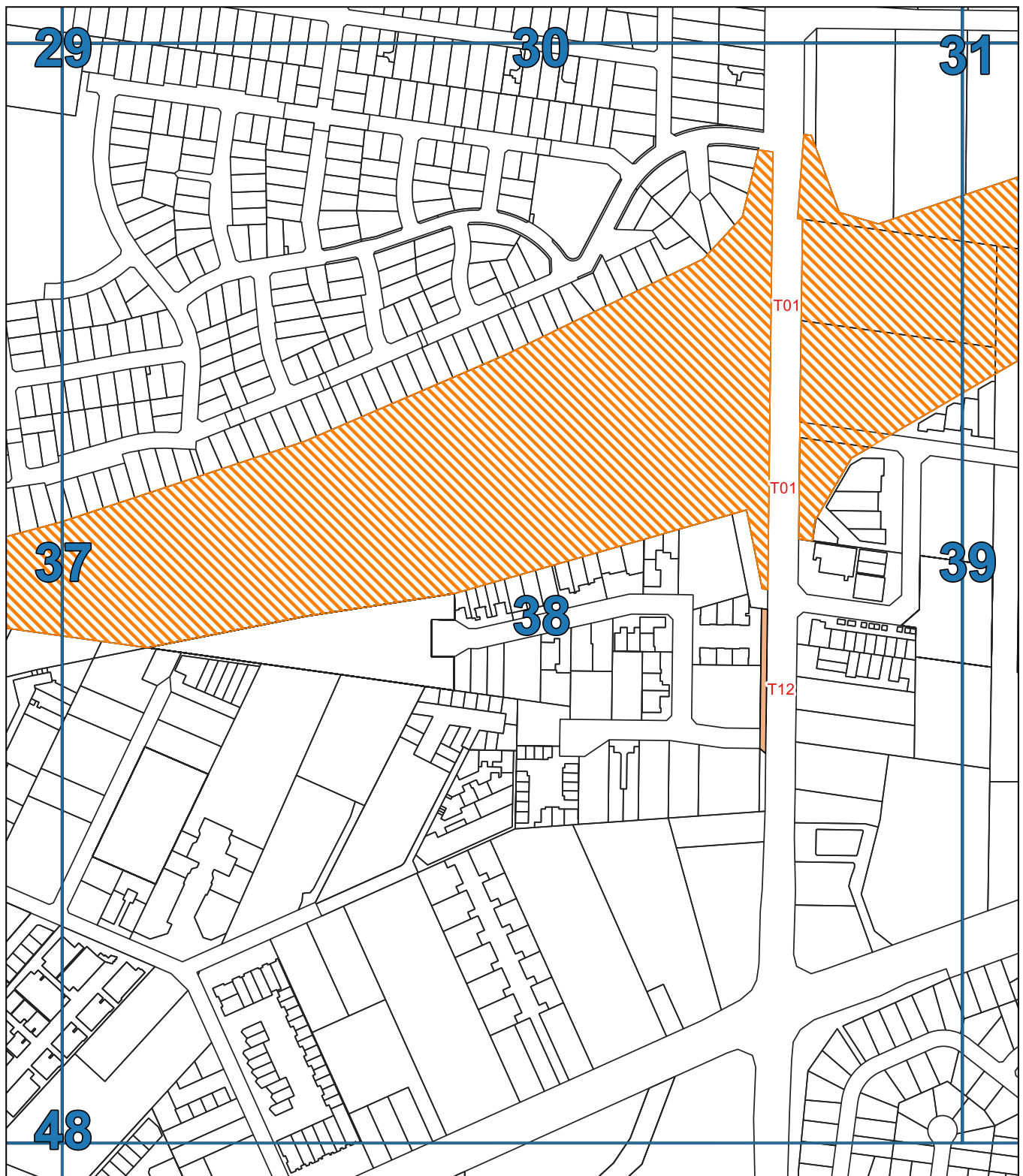
 Apply SCO1



0 50 100 150 m



Map 37



Outcome of Review

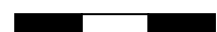
Amendment C155maro

 Apply SCO1

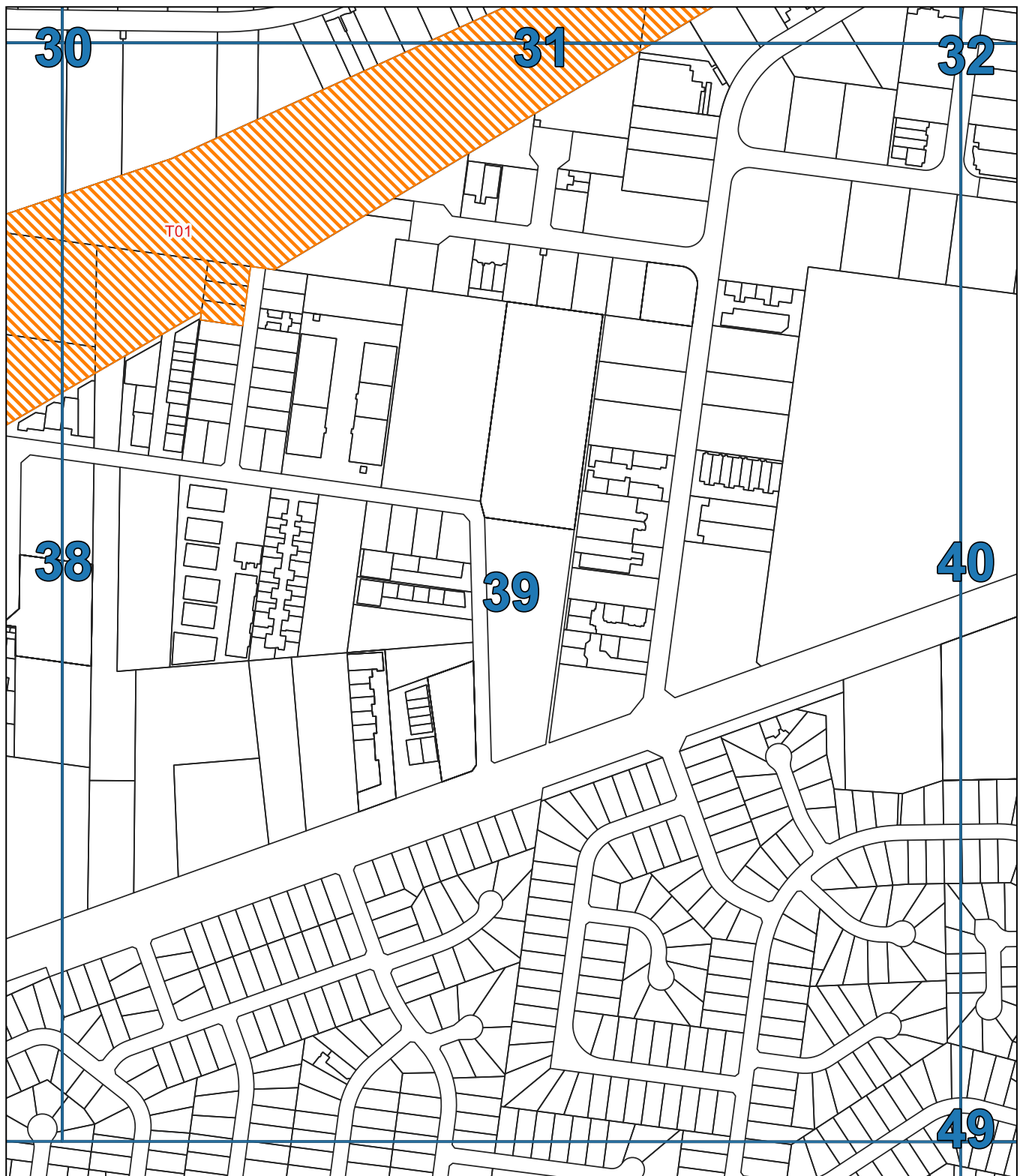
 Rezone to IN1Z



0 50 100 150 m



Map 38



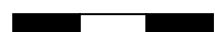
Outcome of Review

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



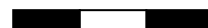
Outcome of Review

Amendment C153maro

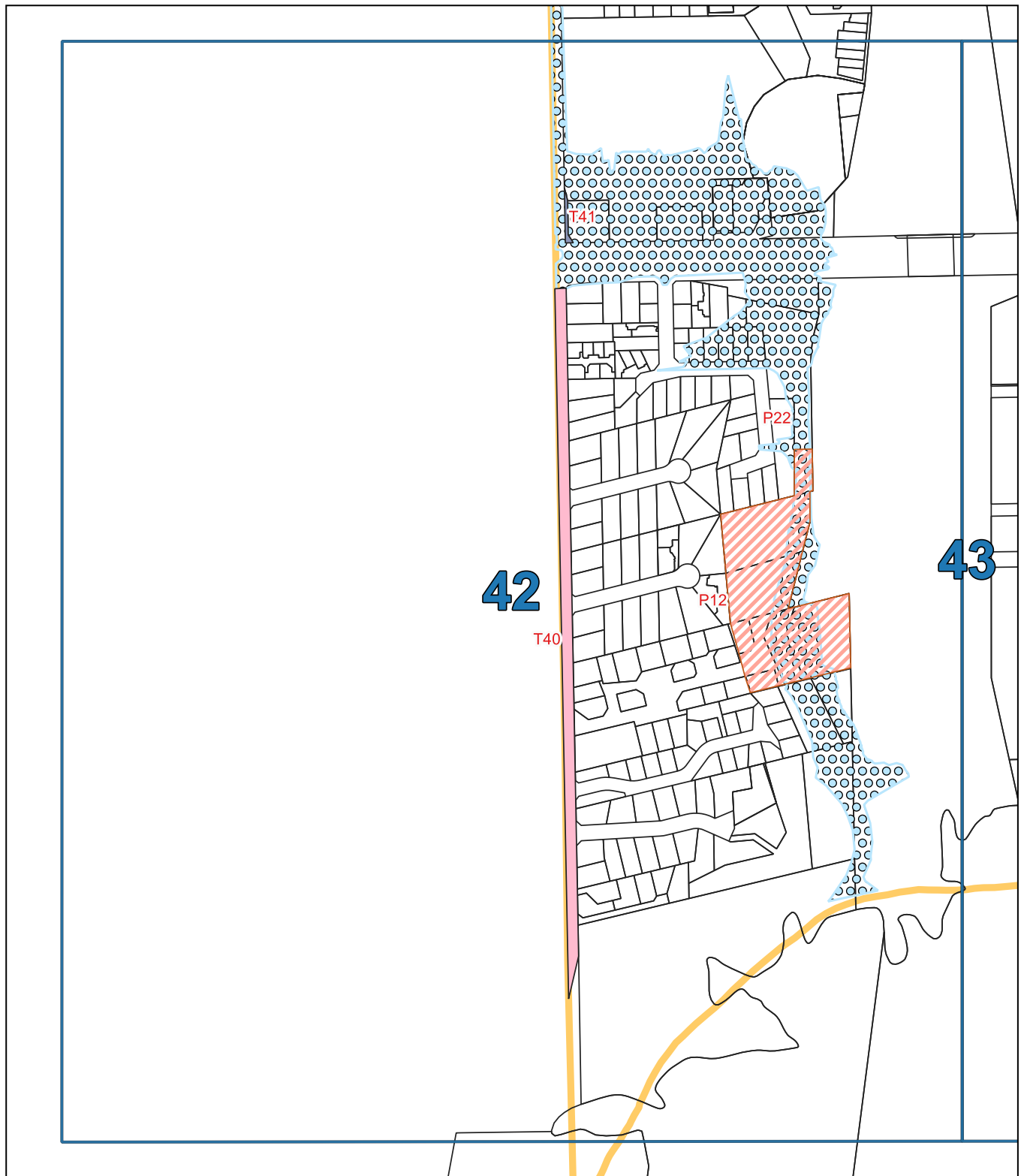
 Rename to GWAZ1



0 50 100 150 m




Map 41



Outcome of Review


Amendment C153maro

 Rename to LDRZ1

 Rename to SBO1

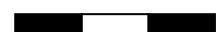
Amendment C155maro

 Rezone to GRZ1

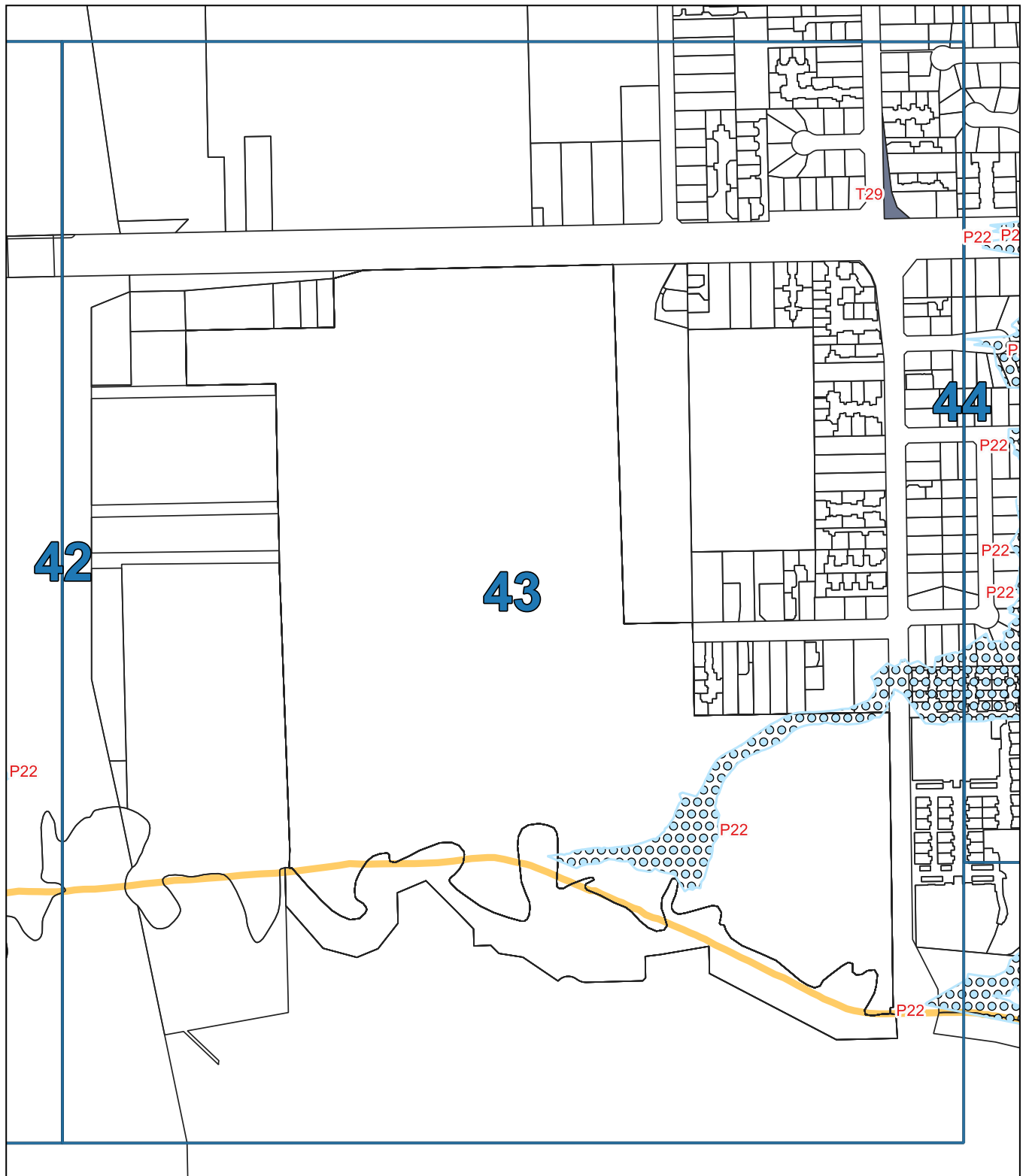
 Rezone to TRZ3



0 50 100 150 m



Map 42



Outcome of Review

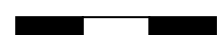
Amendment C153maro

 Rezone to TRZ2

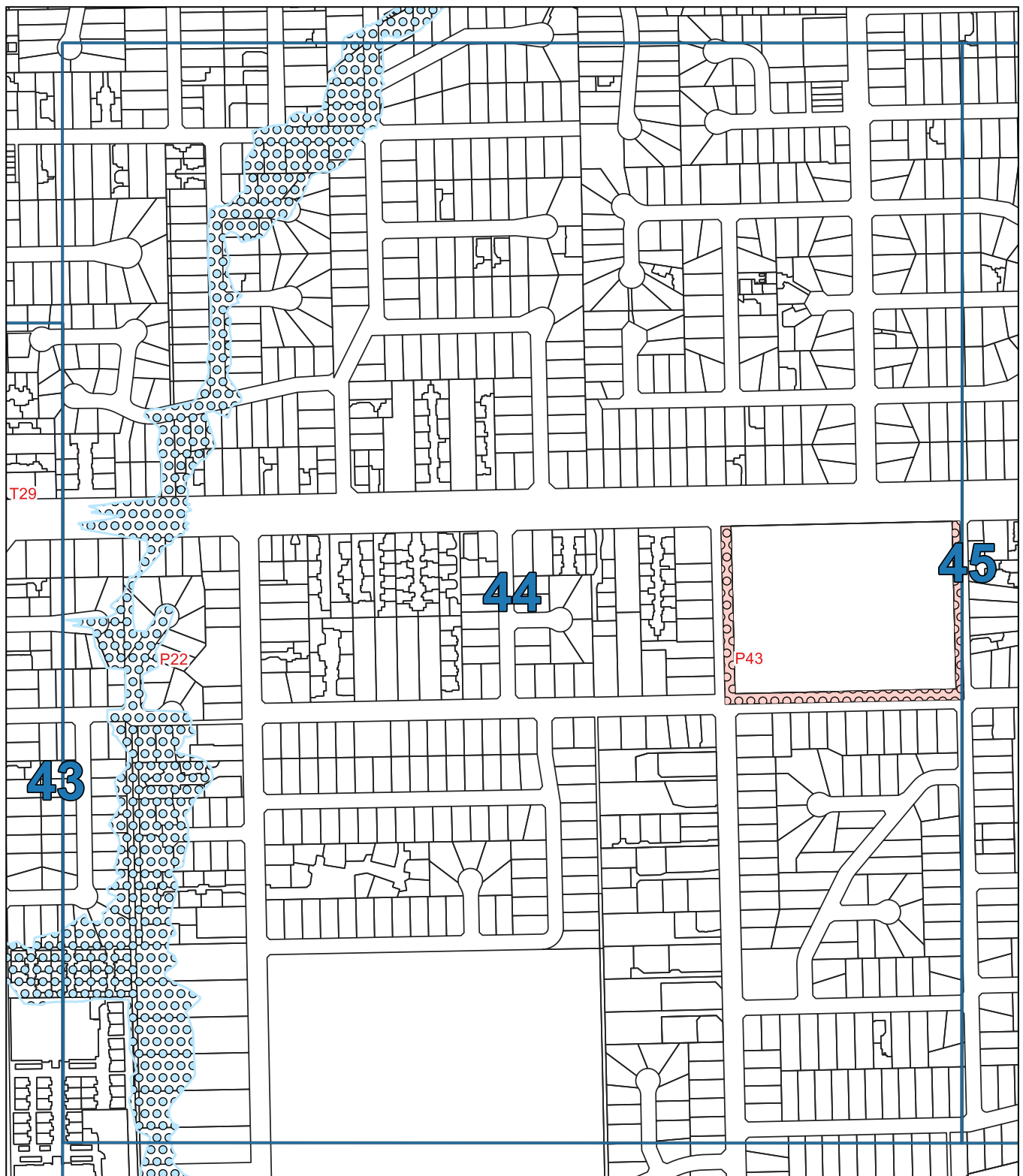
 Rename to SBO1



0 50 100 150 m



Map 43



Outcome of Review

Amendment C153maro

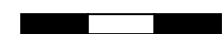
Rezone to NRZ3

Rezone to TRZ2

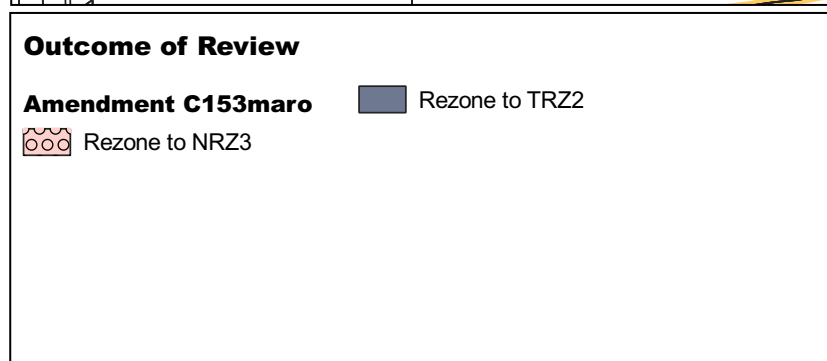
Rename to SBO1



0 50 100 150 m

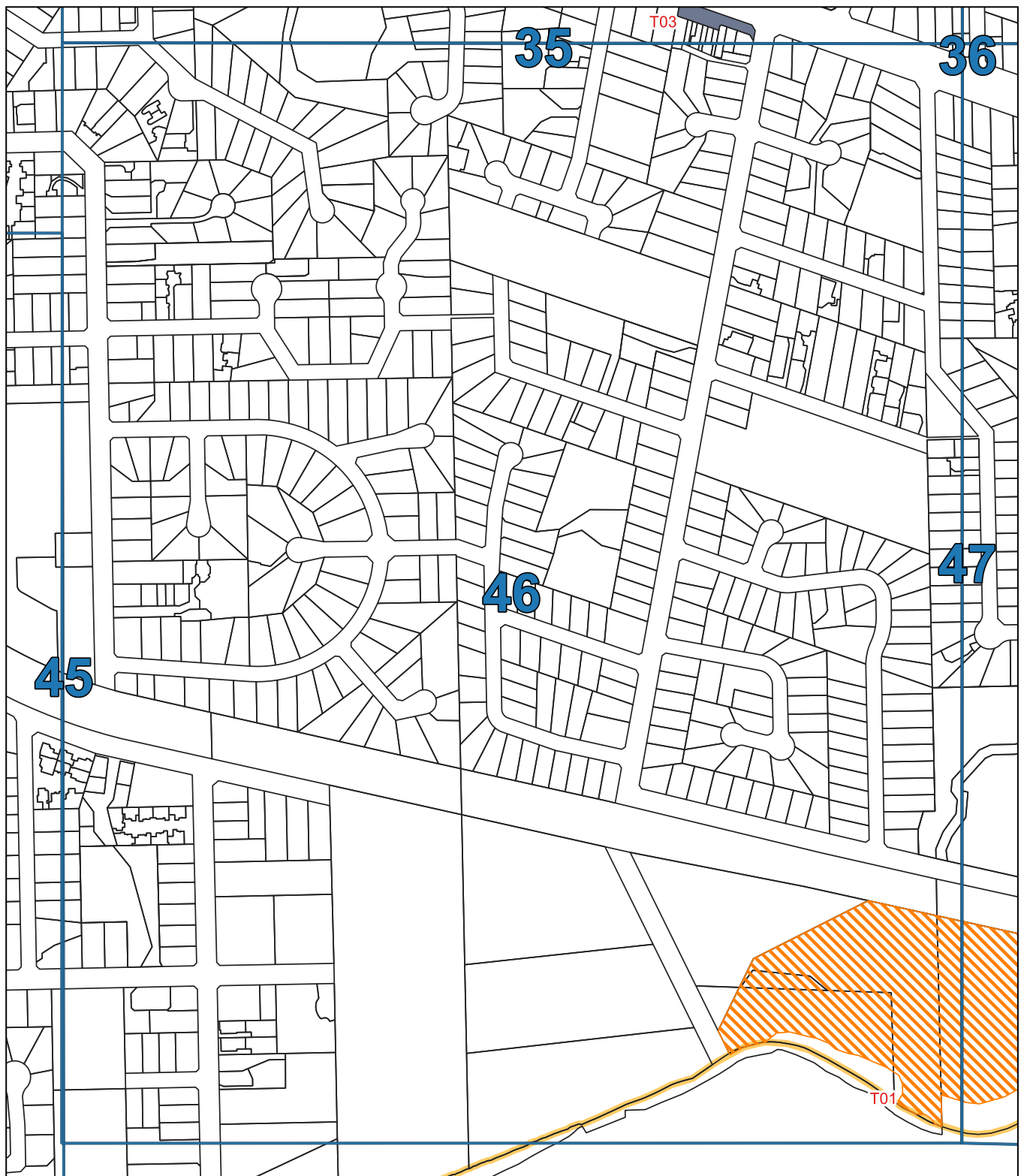


Map 44



0 50 100 150 m

Map 45



Outcome of Review

Amendment C153maro

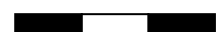
Rezone to TRZ2

Amendment C155maro

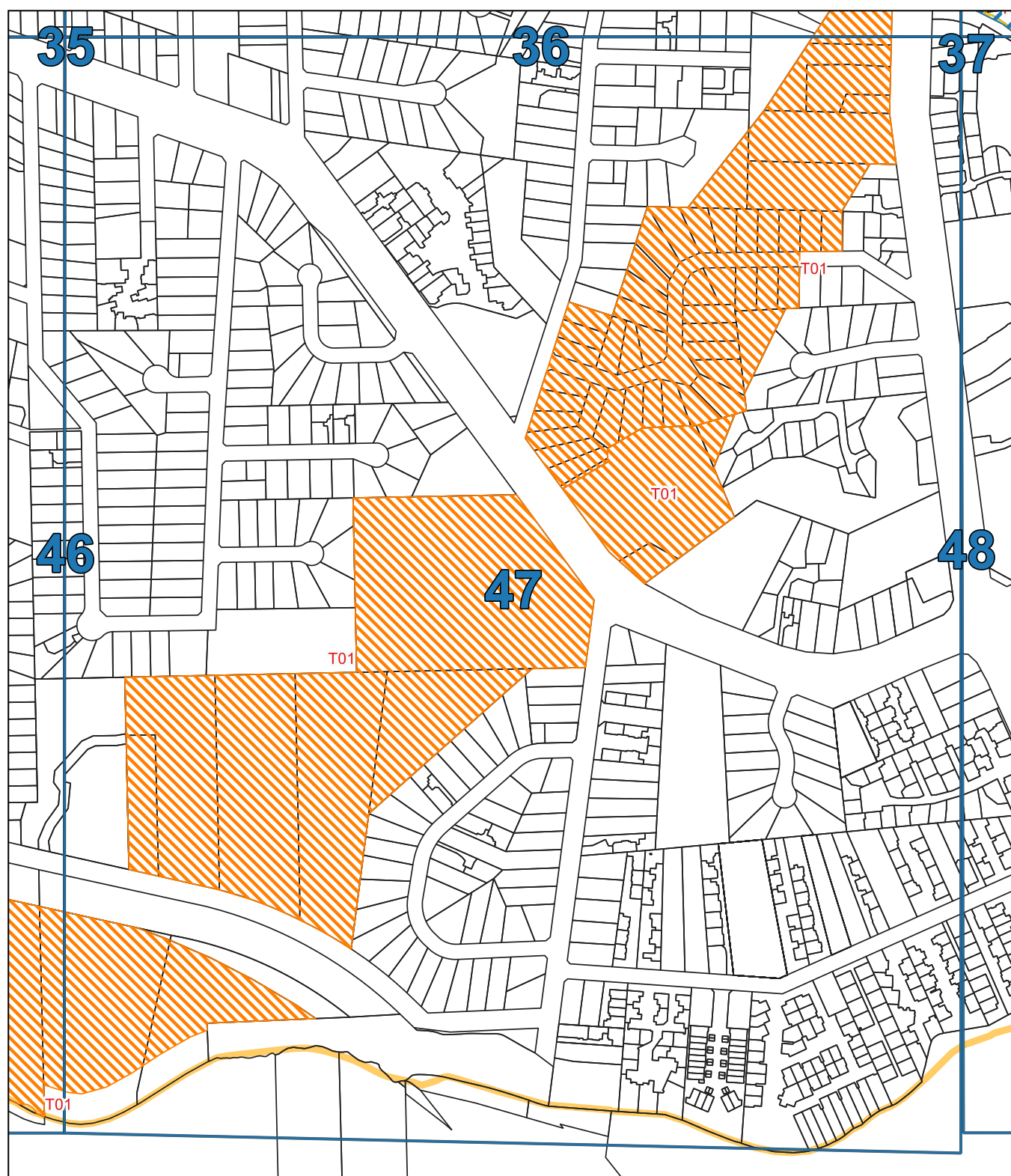
Apply SCO1



0 50 100 150 m



Map 46



Outcome of Review

Amendment C153maro

 Remove PAO3

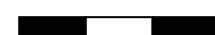
Amendment C155maro

 Remove DPO3

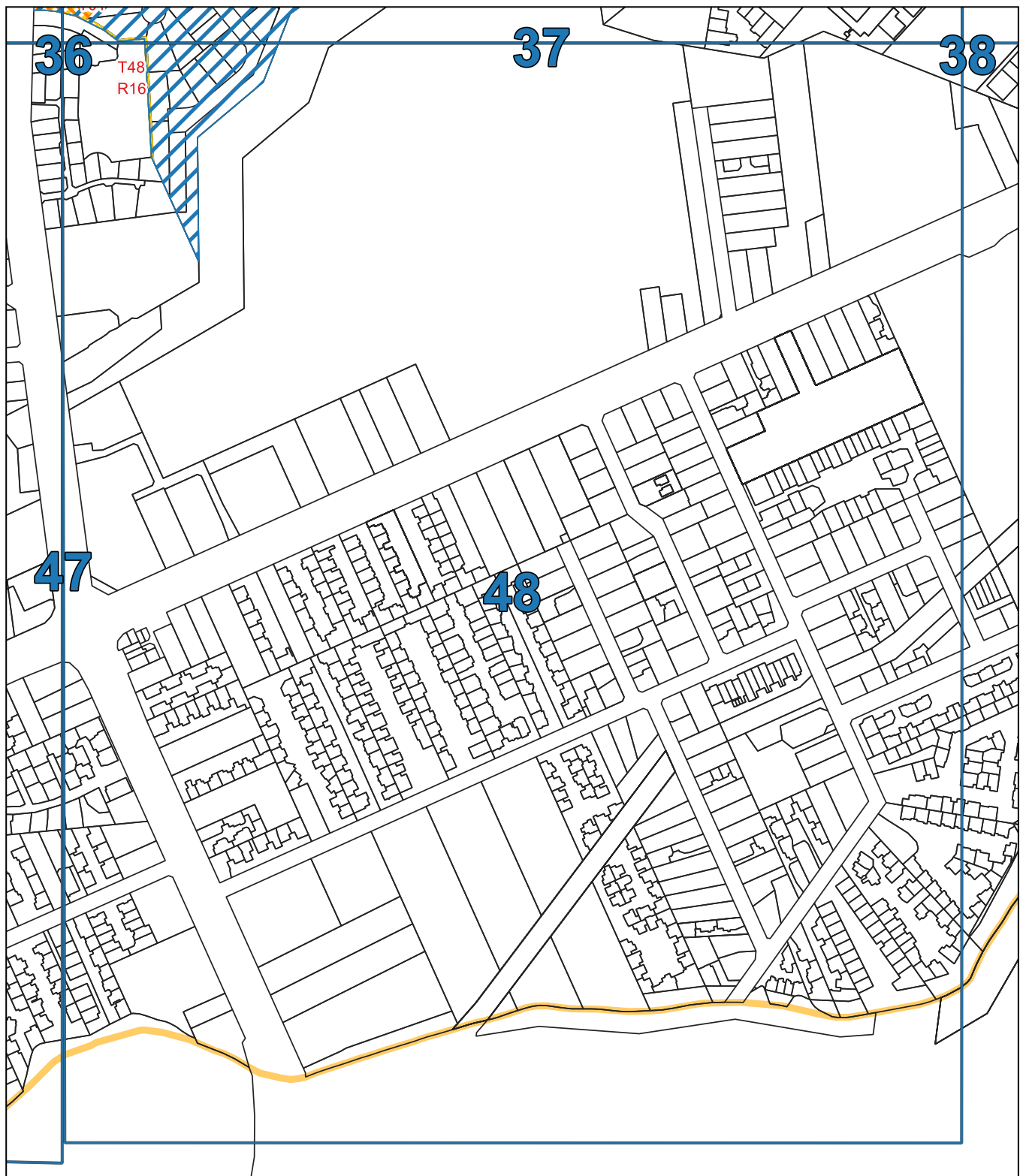
 Apply SCO1



0 50 100 150 m



Map 47



Outcome of Review

Amendment C153maro

 Remove PAO3

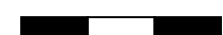
Amendment C155maro

 Remove DPO3

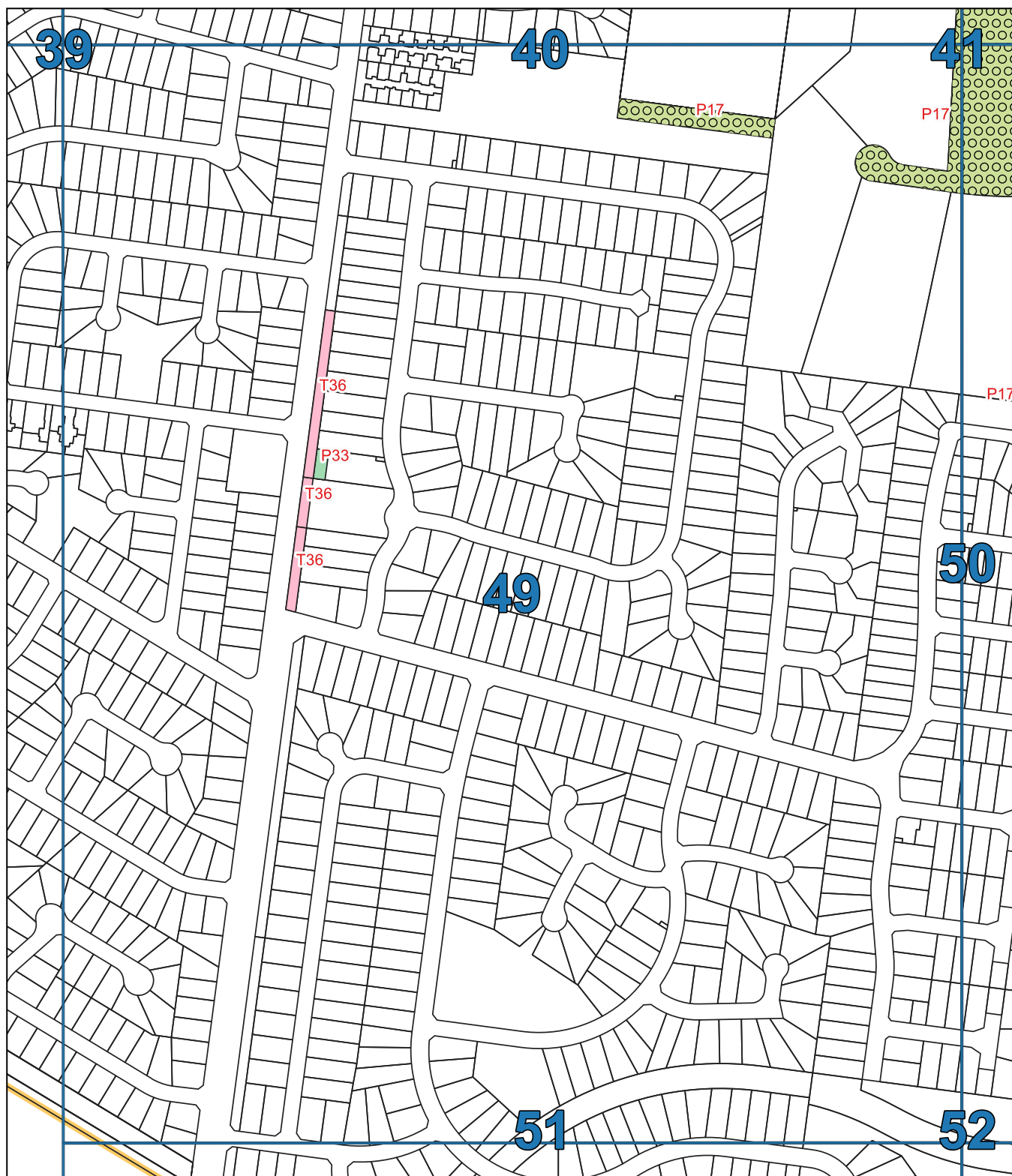
 Apply SCO1



0 50 100 150 m



Map 48



Outcome of Review

Amendment C153maro

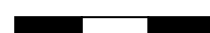
Rezone to GRZ1

Rezone to PPRZ

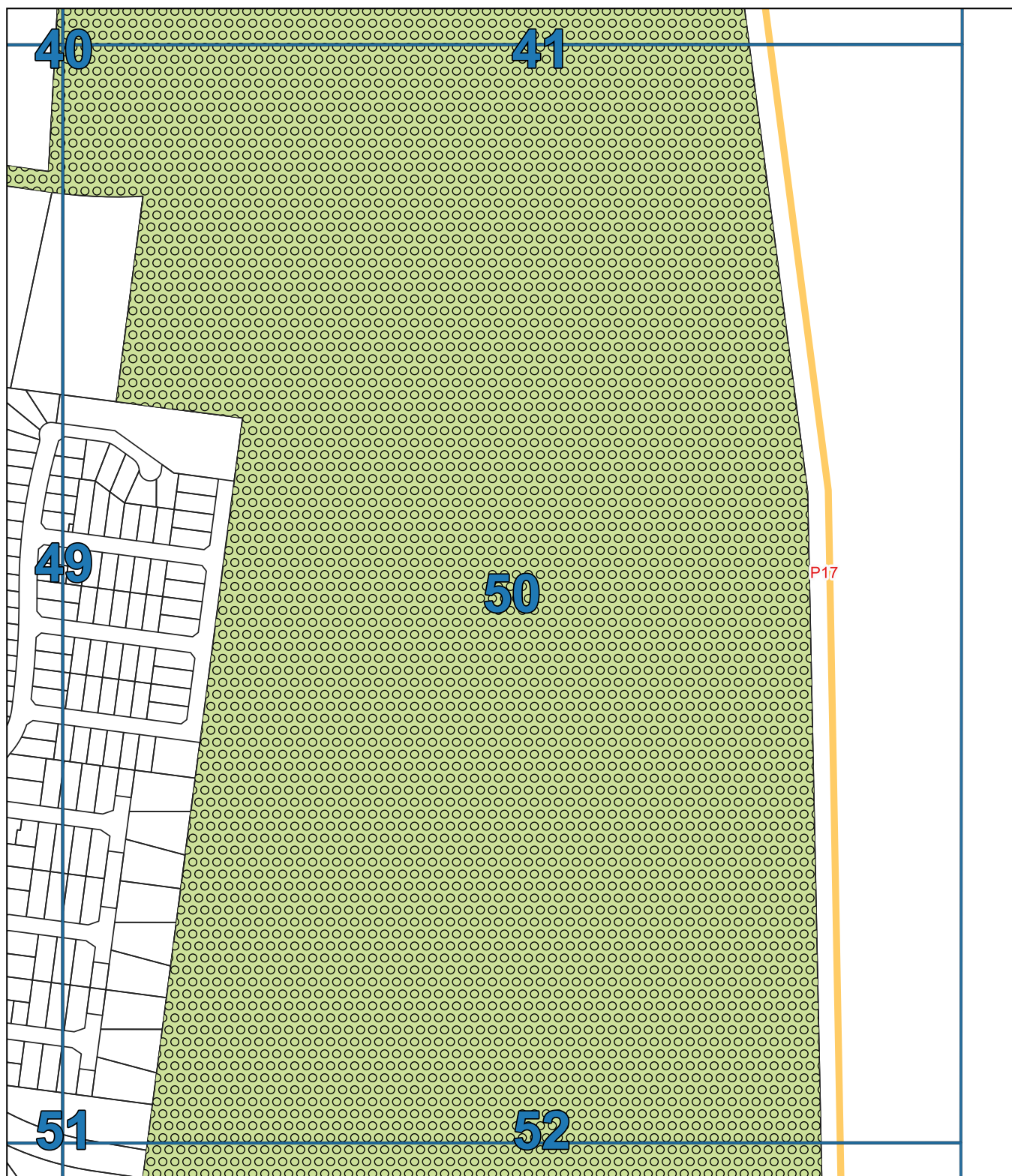
Rename to GWAZ1



0 50 100 150 m



Map 49



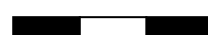
Outcome of Review

Amendment C153maro

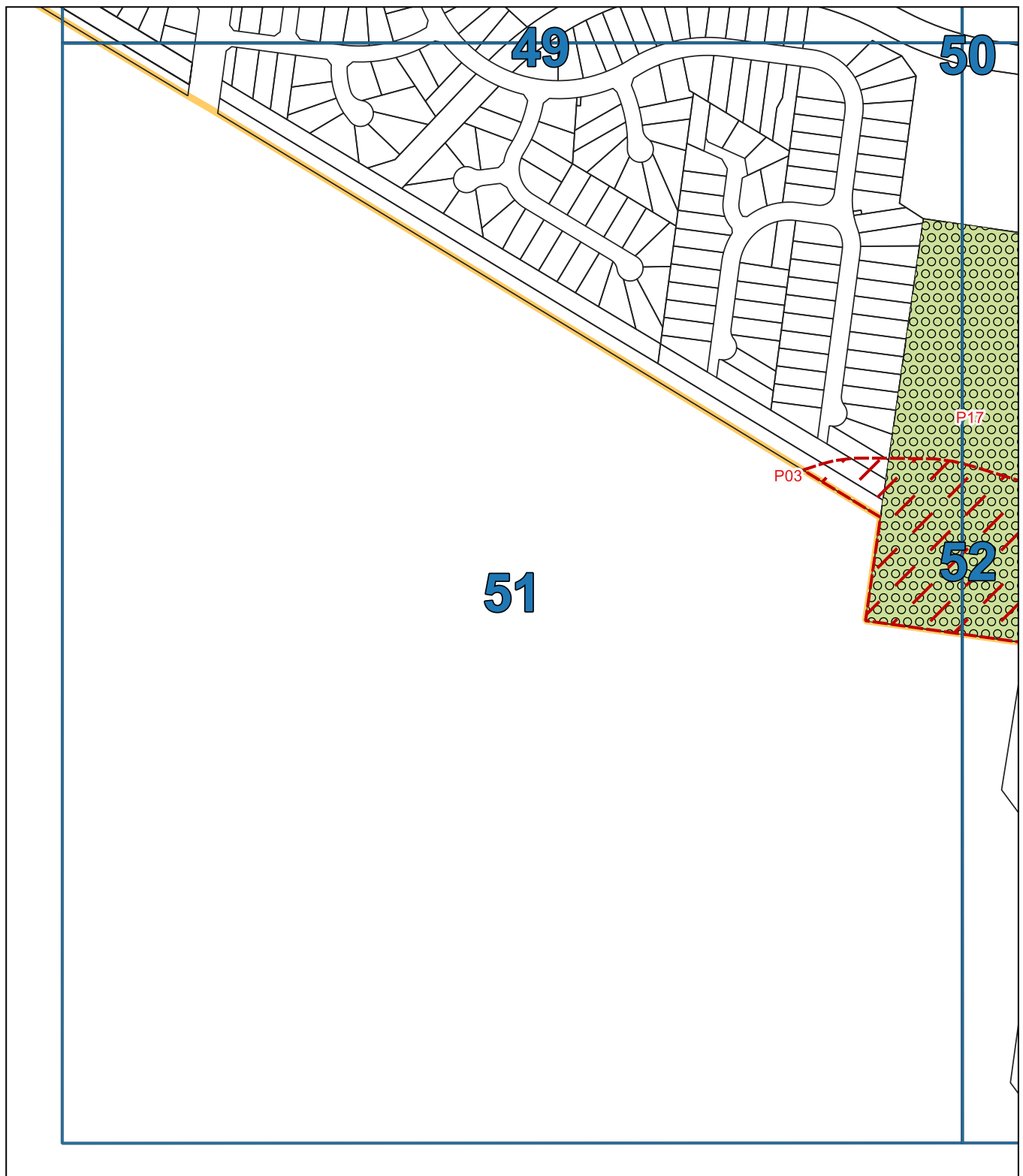
 Rename to GWAZ1



0 50 100 150 m



Map 50



Outcome of Review

Amendment C153maro

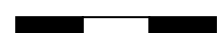
 Rename to GWAZ1

Amendment C155maro

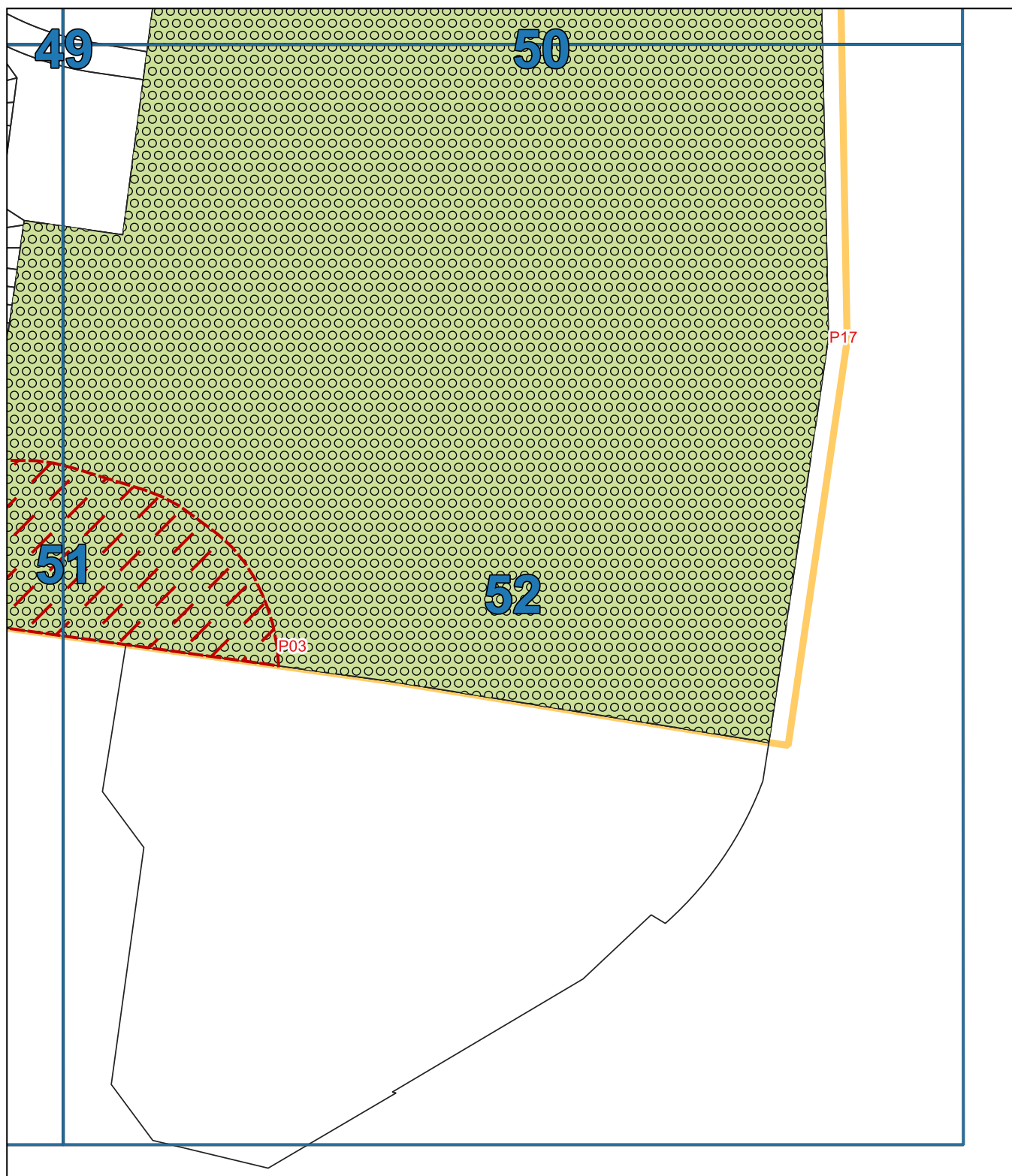
 Rename to BMO1



0 50 100 150 m



Map 51



Outcome of Review

Amendment C153maro

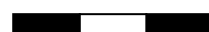
 Rename to GWAZ1

Amendment C155maro

 Rename to BMO1



0 50 100 150 m



Map 52

Proposed Amendment C153maro

Procedural amendments which meet the requirements to be processed pursuant to Section 20A of the Planning and Environment Act 1987. Note that in the event that the Minister for Planning advises that any action proposed to be included in C153maro is not, in their opinion, procedural in nature this change will be added to Amendment C155maro.

Zoning map amendments

Map	Change	Action No.
1ZN	Replace all references to LDRZ with LDRZ1.	P12
	Replace all references to GWAZ with GWAZ1.	P17
	Rezone the Road in PS317893 and land in TP82541 (Croydon Road, West of No. 320-340 Wonga Road, Warranwood) from Green Wedge A Zone to Transport Zone 2.	T04
	Rezone the land in TP144549 (Wonga Road, adjacent to No. 319) from General Residential Zone Schedule 1 to Transport Zone 2.	T32
2ZN	Replace all references to LDRZ with LDRZ1.	P12
	Replace all references to GWAZ with GWAZ1.	P17
	Rezone that portion of 348-350 Dorset Road that is within the Industrial 1 Zone to Public Park and Recreation Zone to accord with the remainder of that property.	P36
	Rezone Lot 1 on TP135710 (Dorset Road adjacent to No. 327) from Neighbourhood Residential Zone to Transport Zone 2.	T07
	Rezone the southbound arm of Lincoln Road, extending from Maroondah Highway to Arthur Place, from General Residential Zone Schedule 1 to Transport Zone 2.	T14
	Rezone the land shown as Road on PS613948 (Maroondah Highway adjacent to No. 416-422) from General Residential Zone Schedule 1 to Transport Zone 2.	T22
	Rezone the land shown as Road on PS835031H (Mt Dandenong Road adjacent to No. 174) from General Residential Zone Schedule 1 to Transport Zone 2.	T24
	Rezone the Mt Dandenong Road Service Road adjacent to 176-102 Mt Dandenong Road (the Velma Grove Shopping Strip) from Commercial 1 Zone to Transport Zone 2.	T25
	Rezone the land in TP518232 (Wicklow Avenue, adjacent to No. 23), save for the splay extending into Veema Avenue, from Neighbourhood Residential Zone Schedule 2 to Transport Zone 2.	T30
	Rezone that portion of 41-43 Wicklow Avenue Croydon that is within the Transport Zone 2 to Neighbourhood Residential Zone Schedule 3 to correspond with the remainder of that property.	T31
3ZN	Rezone the sections of 108 and 110 Bellara Drive, Croydon that are within the Public Use Zone 1 to General Residential Zone Schedule 1.	P32

Map	Change	Action No.
	Rezone the east side of Dorset Road, shown as Road on PS612199, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	T05
	Rezone the east side of Dorset Road, shown as Road on PS636538, from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	T06
	Rezone the land in TP517160 and TP60146 (Hull Road, adjacent to No's 46 and 48) from Neighbourhood Residential Zone Schedule 3 to Transport Zone 2.	T13
	Rezone the land in TP120017 from Commercial 1 Zone to Transport Zone 2.	T23
4ZN	Replace all references to LDRZ with LDRZ1.	P12
	Rezone those sections of Waterloo Street, Cuthbert Street and Sunset Drive that are within the Public Park and Recreation Zone to Neighbourhood Residential Zone Schedule 3.	P43
	Rezone the southern portion of the Road in LP52597 (Canterbury Road Service Road, Heathmont within Heathmont Neighbourhood Activity Centre) from Commercial 1 Zone to Transport Zone 2.	T02
	Rezone that part of TP423864 that is within the Public Use Zone (PUZ1) to Transport Zone 2.	T15
	Rezone that portion of the Road on PS735856 that is within the Activity Centre Zone Schedule 1 to Transport Zone 2.	T16
	Rezone that portion of Maroondah Highway adjacent to No.'s 323-329 from the General Residential Zone Schedule 1 to Transport Zone 2.	T20
	Rezone the portion of land in TP243341 (Maroondah Highway, adjacent to No. 371) from General Residential Zone Schedule 1 to Transport Zone 2	T21
	Rezone that portion of the Ringwood Bypass that is within the Urban Floodway Zone to Transport Zone 2.	T28
	Rezone that section of Wantirna Road located on the north-east side of its intersection with Canterbury Road from General Residential Zone Schedule 1 to Transport Zone 2.	T29
5ZN	Rezone the portion of 20 Tintern Avenue Ringwood East which is located in the Public Park and Recreation Zone to General Residential Zone Schedule 1.	P42
	Rezone the southern portion of the Road in LP52597 (Canterbury Road Service Road, Heathmont within Heathmont Neighbourhood Activity Centre) from Commercial 1 Zone to Transport Zone 2.	T02
	Rezone the Road in LP87883 (Canterbury Road Service Road, Heathmont within Heathmont East Activity Centre) from Commercial 1 Zone to Transport Zone 2.	T03
	Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon between Leigh Road and Parry Street to accord with the common boundary between the road and No's 372-382 Dorset Road.	T08

Map	Change	Action No.
	Realign the western boundary of the Transport Zone 2 on Dorset Road Croydon in the vicinity of Dumosa Avenue to accord with the common boundary between the road and No's 416-432 Dorset Road.	T09
	Realign the eastern boundary of the Transport Zone 2 on Dorset Road Croydon between Lindel Court and Barclay Avenue to accord with the common boundary between the road and No's 421-429 Dorset Road.	T10
	Rezone Old Lilydale Road between Mt Dandenong Road and Everard Street from General Residential Zone Schedule 1 to Transport Zone 2.	T27
6ZN	Replace all references to GWAZ with GWAZ1.	P17
	Rezone the eastern portion of 15 Chamberlain Drive, Kilsyth South from General Residential Zone Schedule 1 to Public Park and Recreation Zone.	P33
	Rezone that part of the land at 315-317 and 333 Colchester Road that is currently located within the Transport Zone 3 to General Residential Zone Schedule 1 to accord with the remainder of each property.	T36

Overlay map amendments

Map	Change	Action No.
1SBO	Replace all references to SBO with SBO1.	P22
2SBO	Replace all references to SBO with SBO1.	P22
3SBO	Replace all references to SBO with SBO1.	P22
4SBO	Replace all references to SBO with SBO1.	P22
5EAO	Remove the Environmental Audit Overlay from 58-62 Vinter Avenue Croydon (Land in Plan of consolidation CP152095 and Lot 1 on TP157732R).	E21
5PAO	Remove the Public Acquisition Overlay from the land at TWR 1/271 Bayswater Road, Bayswater North.	T48
5SBO	Replace all references to SBO with SBO1.	P22
6SBO	Replace all references to SBO with SBO1.	P22

Planning scheme ordinance amendments

Planning Policy Framework

- Amend the heading to Clause 12.05-2L heading from “Ridgelines” to “Ridgeline protection areas”. (Action E11)

Zones and Zone Schedules

- In the Schedule to Clause 32.03 (Low Density Residential Zone) replace “Schedule” with “Schedule 1”. (Action P12)
- Delete Clause 32.07 (Residential Growth Zone) from the Maroondah Planning Scheme. (Action P13)
- Amend Schedules 1 and 2 to Clause 32.08 (General Residential Zone) to:
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)
 - Include reference to small second dwellings within Sections 2.0 and 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
- Amend Schedule 3 to Clause 32.08 (General Residential Zone) to:
 - Alter the format of the heading to accord with the Ministerial Direction. (Action P14)
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)
 - Include reference to small second dwellings within Sections 2.0 and 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
 - Alter the format of the fourth application requirement to include all sub-points within a single list. (Action P15)
- Amend Schedule 6 to Clause 32.09 (Neighbourhood Residential Zone) to:
 - Delete superfluous text within Section 4.0. (Action P16)
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)
 - Include reference to small second dwellings within Section 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
- In the Schedule to Clause 35.05 (Green Wedge A Zone) replace “Schedule” with “Schedule 1”. (Action P17)
- Amend Schedule 1 to Clause 37.08 (Activity Centre Zone) to utilise a consistent and accessible colour scheme across maps, address formatting and typographical errors, remove ambiguity in relation to façade works and to delete reference to ‘Railway’ as a use which does not require a planning permit. (Action P19)

Overlay Schedules

Design and Development Overlay

- Amend Schedule 1 to Clause 43.02 (Design and Development Overlay) to provide clarity in relation to the composition of battle-axe lots within the subdivision requirements. (Action R13)

- Amend Schedule 2 to Clause 43.02 (Design and Development Overlay) to provide clarity in relation to the composition of battle-axe lots within the subdivision requirements. (Action R13)
- Amend Schedule 4 to Clause 43.02 (Design and Development Overlay) to:
 - Alter wording of Section 4.0 (signs) to improve alignment with the Ministerial Direction.
 - Simplify text in Sections 2.0 (Buildings and works) and 6.0 (Decision Guidelines). (Action L17)
- Amend Schedule 5 to Clause 43.02 (Design and Development Overlay) to improve the clarity of Sections 2.0, 3.0 and 4.0. (Action L18)
- Amend Schedule 10 to Clause 43.02 (Design and Development Overlay) to:
 - Ensure that Section 2.0 aligns with the Ministerial Direction.
 - Locate all height requirements in a single location.
 - Avoid duplication with Clause 73.01.
 - Correct a typographical error.
 - Delete reference to the background document. (Actions L25 and L26)

Neighbourhood Character Overlay

- Amend Schedule 1 to Clause 43.05 (Neighbourhood Character Overlay) to:
 - Simplify the format and improve the clarity of the permit requirements.
 - Delete reference to the background document. (Action R19)
- Amend Schedule 2 to Clause 43.05 (Neighbourhood Character Overlay) to delete reference to the background document. (Action R20)
- Amend Schedule 3 to Clause 43.05 (Neighbourhood Character Overlay) to correct formatting and typographical errors, including deletion of superfluous text. (Action P04)

Special Building Overlay

- Amend the Schedule to Clause 44.05 (Special Building Overlay) to indicate it as Schedule 1, and to include the title 'Melbourne Water Main Drains'. (Action P21)

Public Acquisition Overlay

- Amend the Schedule to Clause 45.01 (Public Acquisition Overlay) to delete reference to the PAO3. (Action P23)

Development Contributions Overlay

- Amend Schedule 1 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting, and to adjust the heading to reflect the Ministerial Direction. (Action L30)
- Amend Schedule 2 to Clause 45.06 (Development Contributions Plan Overlay) to correct punctuation, table formatting and reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity. (Action L31)
- Amend Schedule 3 to Clause 45.06 (Development Contributions Plan Overlay) to adjust the heading to reflect the Ministerial Direction, correct punctuation, table formatting, reflect the Development Contributions Plan's advice that residential contributions are for each dwelling and non-residential contributions are based on gross floor space for clarity, and insert the standard note contained in the Ministerial Direction. (Action L32)

Particular, General and Operational Provisions

- Amend the Schedule to Clause 53.01 (Public open space contribution and subdivision) to remove ambiguity and clarify that the corner site referred to is the land identified in the Scheme as the Canterbury Road and Dorset Road Strategic Industrial Area. (Action P25)
- Amend the Schedule to Clause 66.06 to remove typographical errors. (Action P28)
- Amend the Schedule to Clause 72.03 to include map references in alphabetical order and to delete map 5EAO. (Action P29)

Proposed Amendment C155maro

Modifications proposed to undergo a standard planning process. Where possible each clause is proposed to be altered by either amendment C153maro or C155maro, and not both. As a result some of the modifications listed may be procedural or policy-neutral in nature.

Zoning map amendments

Map	Change	Action No.
1ZN	Rezone the portion of 32 Jull Parade Ringwood North that is within the Public Park and Recreation Zone to General Residential Zone Schedule 1 to match the remainder of the property.	P38
	Rezone the portion of Little John Road which is located in the Public Use Zone 1 to General Residential Zone Schedule 1.	P39
	Rezone Oban Road west of Warrandyte Road to General Residential Zone, whilst maintaining the intersection with Warrandyte Road in the Transport Zone 2.	T26
2ZN	Rezone the portion of 342-346 Dorset Road that is within the Public Park and Recreation Zone to Industrial 1 Zone to accord with the remainder of that property.	P35
	Rezone the portion of 53 Hewish Road Croydon that is within the Public Park and Recreation Zone to Industrial 1 Zone to match the remainder of the property.	P37
	Rezone those sections of No's 4, 10 and 14A Alfrick Road and the Alfrick Road reserve that are within the Public Use Zone to General Residential Zone Schedule 2.	P44
	Rezone Brysons Road from Transport Zone 3 to Low Density Residential Zone, General Residential Zone Schedule 1 and Neighbourhood Residential Zone Schedule 3 to accord with surrounding land.	T35
	Rezone Lincoln Road, save for the southbound arm extending from Maroondah Highway to Arthur Place, from Commercial 1 Zone, General Residential Zone Schedule 1, Neighbourhood Residential Zone Schedule 3 and Transport Zone 1 to Transport Zone 3.	T42
	Rezone Lot 1 on TP 207622Y (Oban Road, adjacent to No. 23) from Commercial 2 Zone to Transport Zone 3.	T45
	Rezone that section of Road on Plan of Subdivision PS305572 that is located in the General Residential Zone Schedule 1 to Transport Zone 3.	T47
3ZN	Rezone that portion of 431 Maroondah Highway Croydon North that is within the Public Park and Recreation Zone to Public Use Zone 2.	P41
	Rezone Bellara Drive from General Residential Zone Schedule 1 to Transport Zone 3.	T34
	Rezone Lincoln Road, save for the southbound arm extending from Maroondah Highway to Arthur Place, from Commercial 1 Zone, General	T42

Map	Change	Action No.
	Residential Zone Schedule 1, Neighbourhood Residential Zone Schedule 3 and Transport Zone 1 to Transport Zone 3.	
	Rezone land occupied by the Lilydale rail line at Lincoln Road from General Residential Zone Schedule 1 and Neighbourhood Residential Zone Schedule 3 to Transport Zone 1.	T43
	Rezone land to the north and south of the railway line and east of Dorset Road from Transport Zone 2 to Neighbourhood Residential Zone Schedule 3.	T44
4ZN	Rezone those sections of 55A Bedford Road, Ringwood that are within the Public Park and Recreation Zone, save for the portion along the northern boundary that is fenced outside the school grounds, to Public Use Zone 2.	P40
	Rezone that portion of 104 Maroondah Highway Ringwood which is in the Transport Zone 2 to Activity Centre Zone Schedule 1.	T17
	Rezone the land at 270-274 Maroondah Highway, Ringwood from Transport Zone 2 to General Residential Zone Schedule 1.	T18
	Rezone that portion of the land at 5 Mt Dandenong Road, Ringwood East that is within the Transport Zone 2 to General Residential Zone Schedule 1.	T19
	Rezone Dampier Grove between Maroondah Highway and Grant Crescent from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.	T37
	Rezone Heatherdale Road between Canterbury Road and Abbey Walk from Transport Zone 3 to General Residential Zone Schedule 1 to accord with surrounding land.	T40
	Rezone Road R1 in PS313447 (Heatherdale Road, north of Canterbury Road) from Industrial 3 Zone to Transport Zone 3.	T41
	Rezone those portions of the Ringwood Street that are within the General Residential Zone Schedule 1 and Activity Centre Zone Schedule 1 to Transport Zone 3.	T46
	Rezone land in Vol. 05246 Fol. 059 (Part 33-41 Maroondah Highway Ringwood) from Public Use Zone 7 to Activity Centre Zone Schedule 1.	P46
5ZN	Rezone that portion of 440 Dorset Road Croydon that is within the Transport Zone 2 to the Neighbourhood Residential Zone Schedule 3 to accord with the remainder of the land.	T11
	Rezone the portion of 618A Dorset Road, Croydon that is located in the Transport Zone 2 to Industrial 2 Zone to accord with the remainder of the property.	T12
	Rezone Eastfield Road, excluding that portion which is occupied by the Lilydale rail line, from General Residential Zone Schedules 1 and 3, Neighbourhood Residential Zone Schedules 2 and 3 and Transport Zone 1 to Transport Zone 3.	T38
	Rezone that portion of the Eastfield Road road reservation which is occupied by the Lilydale rail line from Neighbourhood Residential Zone Schedule 3 to Transport Zone 1.	T39

Map	Change	Action No.
6ZN	Rezone the land at 1/82-112 Colchester Road Kilsyth from Farming Zone to Industrial 3 Zone.	L15
	Rezone the portion of 62 Colchester Road, Kilsyth that is within the Public Park and Recreation Zone to General Residential Zone Schedule 1.	P34

Overlay map amendments

Map	Change	Action No.
1BMO	Replace all references to BMO with BMO1	P03
1DPO	Remove the DPO4 and as a result delete and map maroondah01dpo from the Scheme.	R17
2BMO	Replace all references to BMO with BMO1	P03
2HO	Remove the Heritage Overlay (HO111) from 298 Mt Dandenong Road Croydon.	H14
2HO	Remove the Heritage Overlay HO125 from 5-9 Toorak Avenue, Croydon and apply it to 69 Wicklow Avenue, Croydon.	H16
2SLO	Apply the Significant Landscape Overlay Schedule 1 to land in Warranwood between Eden Valley Road, Gibson Road and the municipal boundary.	E22
4BMO	Replace all references to BMO with BMO1	P03
4DPO	Amend the map to delete reference to the DPO2.	L27
4DPO	Amend the map to delete reference to the DPO5.	R18
5DPO	Amend the map to delete reference to the DPO3.	R16
5SCO	Apply the Specific Controls Overlay to land owned by Transport for Victoria in Bayswater North and Kilsyth South that would be developed into a future Healesville Arterial.	T01
6BMO	Replace all references to BMO with BMO1	P03
6SCO	Apply the Specific Controls Overlay to land owned by Transport for Victoria in Bayswater North and Kilsyth South that would be developed into a future Healesville Arterial.	T01

Planning scheme ordinance amendments

Planning Policy Framework

- Amend Clause 02.01 (Context) to meet Ministerial Direction requirements for length, improve readability, update data and references to First Nations people, and include a context plan. (Action V15)
- Amend Clause 02.02 (Vision) to provide clarity by outlining how the planning scheme will implement the community vision. (Action V02)
- Amend Clause 02.03 (Strategic Directions) by:

- Amending Clause 02.03-1 (Settlement) to:
 - Include background information and strategic directions that include an emphasis on the enhancement and revitalisation of the network of industrial and commercial precincts across Maroondah. (Action V03)
 - Provide policy on Managing Growth and Planning for Places that reflects the requirements of the Planning and Environment Act 1987, the Metropolitan Industrial and Commercial Land Use Plan, Maroondah 2040 and the Council's housing strategy. (Action V16)
- Amending Clause 02.03-2 (Environmental and Landscape Values) to include:
 - More nuanced background information and strategic directions for environmental and landscape values that captures the role of vegetation for habitat, contributing to human health and wellbeing, and Maroondah's 'green community'. This will include context and strategic directions for waterways. (Action V05)
 - Background information and strategic directions for environmental risks that identify risks associated with climate change and bushfire. (Action V06)
 - That text of Clause 02.03-3 (Environmental risks and amenity) that relates to waterways. (Action V07)
- Include Strategic Directions for increased vegetation and green spaces within Maroondah to link the built environment with the natural landscape, connect people to nature, and mitigate the impacts of climate change. (Action V10)
- Amending Clause 02.03-5 (Built environment and heritage) to improve readability, reword the historic context and delete text on environmentally sustainable development relocated to Clause 02.03-3. (Action V17)
- Amending Clause 02.03-6 (Housing) to:
 - Clearly indicate that the most significant housing change is to occur in the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and the Ringwood East and Heathmont Neighbourhood Activity Centres. (Action V08)
 - Insert a strategic direction that details that housing change is to be limited in areas identified as being suitable for minimal change in the Residential Development Framework Map. (Action V13)
 - Insert a strategic direction that supports a greater diversity of housing, including small and adaptable dwellings. (Action V14)
 - Include context in relation to the range of housing available in Maroondah and how housing change is to be directed, as well as Strategic Directions that implement the Residential Development Framework and the Housing Strategy: 2022 Refresh. (Action V18)
- Amending Clause 02.03-7 (Economic development) to include strategic directions that relate to industrial land and text relating to health care and social assistance. (Action V19)
- Amending Clause 02.03-8 (Transport) to improve readability and include strategic directions to protect land set aside for future arterial roads from encroachment and provide shared trails, walking paths and bike lanes. (Action V20)
- Amending Clause 02.03-9 (Infrastructure) to
 - Outline that Community Infrastructure includes redevelopment of the former Croydon civic offices and nearby facilities to the Croydon Community Wellbeing Precinct, and looks to support the growth of services associated with the Maroondah Hospital. (Action V09)

- Include reference to community infrastructure, including redevelopment of the former Croydon civic offices and nearby facilities to form the Croydon Community Wellbeing Precinct, noting that this will include private as well as Council and community uses. (Action V11)
 - Include a strategic direction for community facilities that refers to the Croydon Community Wellbeing Precinct. (Action V11)
 - Make a minor grammatical change to Clause 02.03-10 (Open Space). (Action V21)
- Amend Clause 02.04 to:
 - Replace the existing Framework Maps in Clause 02.04 with new Settlement, Environmental and Landscape Values and Risks, Residential Development and Economic Development Framework plans. (Action V22)
 - Ensure that the Strategic Framework Maps include mapping of industrial and commercial precincts with a regional, municipal and local catchment. (Action V04)
 - Include the Residential Development Framework Map on page 20 of the Maroondah Housing Strategy: 2022 Refresh in Clause 02.04 of the Maroondah Planning Scheme. Note that the Framework should first be:
 - Corrected to indicate the full extent of the Croydon South Greyfield Renewal Area.
 - Include reference to The Mall/Eastfield Shops as an Activity Centre.
 - Updated to include colours consistent with the style guide generated for the Scheme. (Action V12)
- Amend Clause 15.01-2L-01 (Environmentally Sustainable Development) to refer to buildings, rather than alterations and additions to buildings, within the policy guidelines for residential development. (Action E12)
- Amend Clause 17.02-1L to refer to both use and development and to encourage (rather than direct) office to the Ringwood and Croydon Activity Centres. (Action L12)
- Amend Clause 17.03-1L to limit specifically discourage office use and development (other than office ancillary to an industry on the land) in the Industrial 1 Zone and Industrial 3 Zone. (Action L13)
- Amend Clause 17.03-3L to refer to the Economic Development Framework Plan rather than the Industrial Land Use Framework Plan. (Action P10)
- Amend Clause 19.02-1L (Maroondah Hospital Medical Precinct) to:
 - Delete the Policy Application heading and associated text.
 - Amend the second strategy to read "Encourage the core services of Maroondah Hospital, related specialist medical services, and ancillary facilities to locate within the Maroondah Hospital Medical Precinct". (Action L14)
- Include a map within Clause 18.01-1L (Eastlink Environs) to indicate where the policy applies, rather than relying on a separate document for this information. (Action P11)

Zone Schedules

- Amend Schedule 1 to Clause 32.09 (Neighbourhood Residential Zone) to:
 - Insert neighbourhood character objectives. (Action R09)
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)

- Include reference to small second dwellings within Section 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
- Amend Schedule 2 to Clause 32.09 (Neighbourhood Residential Zone) to:
 - Insert neighbourhood character objectives. (Action R10)
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)
 - Include reference to small second dwellings within Section 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
- Amend Schedule 3 to Clause 32.09 (Neighbourhood Residential Zone) to:
 - Insert neighbourhood character objectives. (Action R11)
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)
 - Include reference to small second dwellings within Section 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
- Amend Schedule 4 to Clause 32.09 (Neighbourhood Residential Zone) to:
 - Insert neighbourhood character objectives. (Action R12)
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)
 - Include reference to small second dwellings within Section 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
- Amend Schedule 5 to Clause 32.09 (Neighbourhood Residential Zone) to:
 - Include variations to ResCode Standards relating to Side and Rear Setbacks (A10, B17), Private Open Space (A17, B28) and Front Fence Height (A20, B32) that correspond with those in Schedule 1 to the General Residential Zone. (Action R03)
 - Remove Section 3.0 and renumber the remaining sections accordingly. (Action P45)
 - Include reference to small second dwellings within Section 4.0 as indicated in the Ministerial Direction on the Form and Content of Planning Schemes. (Action P45)
- Delete Clause 35.07 (Farming Zone) and its schedule. (Action L16)
- Amend the Schedule to Clause 36.02 (Public Park and Recreation Zone) to include all land within the Zone in Category 3 of the signage controls in Clause 52.05. (Action P18)

Overlays

Vegetation Protection Overlay

- Amend the permit requirements of Clause 42.02 (Vegetation Protection Overlay) to:
 - Delete reference to the background document. (Action P20)
 - Remove ambiguity and align exemptions for dead vegetation with Clause 52.17-7. (Action E13)

Significant Landscape Overlay

- Amend Schedule 1 to Clause 42.03 (Significant Landscape Overlay) to:
 - Alter the title from 'Ridgeline Protection Area' to 'Landscape Protection Area'. (Action E14)
 - Ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard for Protection of Trees on Development Sites. (Action E15)
 - Correct a typographical error in the decision guidelines. (Actions E16)
 - Delete reference to the background document. (Action P20)
- Amend Schedule 2 to Clause 42.03 (Significant Landscape Overlay) to:
 - Ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard. (Action E17)
 - Delete reference to the background document. (Action P20)
- Amend Schedule 3 to Clause 42.03 (Significant Landscape Overlay) to:
 - Remove a spelling error and ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard. (Action E18)
 - Delete reference to the background document. (Action P20)
- Amend Schedule 4 to Clause 42.03 (Significant Landscape Overlay) to:
 - Ensure that permit requirements are clear, unambiguous and consistent with the Australian Standard. (Action E19)
 - Delete reference to the background document. (Action P20)

Heritage Overlay

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to:
 - Correct typographical errors. (Action H12)
 - Apply a consistent format to the naming of Statements of Significance. (Action H12)
 - Delete reference to HO111 (298 Mt Dandenong Road Croydon). (Action H14)
 - Amend HO125 to refer to the address of the property as 69 Wicklow Avenue, Croydon. (Action H16)

Design and Development Overlay

- Amend Schedule 6 to Clause 43.02 (Design and Development Overlay) to:
 - Alter the wording of Section 2.0 to avoid duplication of Clause 62.02-2, provide clarity and delete reference to existing canopy vegetation and new landscaping within the application requirements. (Action L19)
 - Insert a decision guideline into Section 6.0 of Schedule 6 to Clause 43.02 (Design and Development Overlay) to require consideration of the proposed landscaping, including retention of any existing vegetation. (Action L20)
- Amend Schedule 7 to Clause 43.02 (Design and Development Overlay) to:
 - Provide clarity in relation to the composition of battle-axe lots within the subdivision requirements. (Action R13)
 - Simplify the number of objectives from eight to no more than five. (Action R14)
 - Alter the wording of Section 2.0 of Schedule 7 to improve clarity, consistency with the Ministerial Direction and avoid duplication of defined terms. (Action R15)
- Amend Schedule 8 to Clause 43.02 (Design and Development Overlay) to:

- Alter the wording of Section 2.0 to avoid duplication of Clause 62.02-2, provide clarity and delete reference to a number of application requirements. (Action L21)
- Insert decision guidelines into Section 6.0 to require consideration specific matters, relocated from the application requirements. (Action L22)
- Amend Schedule 9 to Clause 43.02 (Design and Development Overlay) to:
 - Simplify the number of objectives from seven to no more than five. (Action L23)
 - Amend Section 2.0 to align with the Ministerial Direction, simplify the layout and remove duplication with the decision guidelines within Section 6.0. (Action L24)

Development Plan Overlay

- Delete Schedule 2 to Clause 43.04 (Development Plan Overlay). (Action L27)
- Delete Schedule 3 to Clause 43.04 (Development Plan Overlay). (Action R16)
- Delete Schedule 4 to Clause 43.04 (Development Plan Overlay). (Action R17)
- Delete Schedule 5 to Clause 43.04 (Development Plan Overlay). (Action R18)
- Amend Schedule 6 to Clause 43.04 (Development Plan Overlay) to delete the first two decision guidelines and correct formatting errors. (Action L29)

Specific Controls Overlay

- Amend the Schedule to Clause 45.12 (Specific Controls Overlay) to indicate that the incorporated document “Healesville Arterial Reservation Incorporated Document, December 2023” applies to land marked SCO1 on the planning scheme maps. (Action T01)

Bushfire Management Overlay

- Insert Schedule 1 to Clause 44.06 (Bushfire Management Overlay) in a form that is consistent with the Ministerial Direction and other Bushfire Management Overlay Schedules which were initially introduced by Amendment GC13. (Action P02)

Particular, General and Operational Provisions

- Amend the Schedule to Clause 52.28 (Gaming) to update the current name and complete address of the shopping complexes identified and correct formatting errors in Section 6.0. (Action P24)
- Amend the Schedule to Clause 66.04 to remove reference to Schedule 2 to Clause 43.04. (Action P26)
- Amend the Schedule to Clause 66.04 to include the Head, Transport for Victoria as a determining authority and the service authorities as recommending authorities for all development plans lodged under Schedule 6 to Clause 43.04. No referral to the gas supply authority if the development is not, or is not proposed to be, connected to the gas supply. (Action P27)
- Amend the Schedule to Clause 74.01 to provide greater clarity in relation to how the application of zones and overlays implements the Planning Policy Framework. (Action V24)
- Amend the Schedule to Clause 74.02 to include identified Further Strategic Work. (Action V25)
- Amend the Schedule to Clause 72.04 to:
 - Rename the Statements of Significance to accord with the Heritage Overlay and correct formatting errors. (Action P30)

- Include the Statement of Significance for 69 Wicklow Avenue Croydon. (Actions H15 and H17)
 - Include the “Healesville Arterial Reservation Incorporated Document, December 2023”. (Action T01)
- Amend the Schedule to Clause 72.08 to include reference to:
 - Heritage Assessment: 29 Bedford Road, Ringwood (Context, March 2017) as a background document to Clause 02 and 43.01s. (Action H18)
 - Heritage Citation: Holmes House, 14 Wonga Rd, Ringwood (Keeble, March 2016) as a background document to Clause 02 and 43.01s. (Action H19)
 - Amended Heritage Citation: Dexter House, 46 Dickasons Rd, Ringwood (Keeble, November 2017) as a background document to Clause 02 and 43.01s. (Action H20)
 - The 2022 Housing Strategy Refresh in place of the 2016 Housing Strategy. (Actions R21 and P31)
 - The Vegetation Strategy 2020-2030. (Action P31)
- Amend the Schedule to Clause 72.03 to delete map 1DPO. (Action P29)