

4.0 Implementation Plan

4.1 Planning Scheme Implementation Recommendations

Adoption of the Plan

As a first step, it is recommended that Council considers the adoption of the Precinct Plan as Council Policy and endorses an approach that will see an amendment to the Planning Scheme to implement the findings of the Plan.

In the interim, the advantages of adopting this Plan as Council policy will allow Council officers to commence using the directions of the Plan immediately to inform decision making and inform other planning oriented projects and processes that may be underway. This is, however, recommended only as a short-term resolution as stand-alone adopted documents do not have any statutory weight and are not of any assistance at VCAT. For this reason the DPCD discourages stand-alone Council planning policies.

Implementing the Precinct Plan through a Planning Scheme amendment process is an appropriate and preferred course of action. This will allow Council the opportunity to fine tune any detail in an open and transparent manner, and conduct additional community consultation with regard to the specific planning details proposed.

Recommendation for Planning Scheme Implementation

The completion of the Precinct Plan coincides with work at a state level to introduce new tools to the Victoria Planning Provisions (VPPs) to allow improved implementation of wider policy directions, including the directions of Melbourne 2030. Originally three options were considered to implement the Plan, providing Council with the opportunity to decide the level at which the planning scheme should be amended to accommodate the Plan. Since the documentation of these three options, the DPCD has announced that the preparation of new zones, including new residential zones and an activity centre zone, is underway. It is therefore recommended that Council proceeds with an amendment that requires minimal revision to the planning scheme and accepts the existing structure and most of the content of the provisions as they relate to the Ringwood CAD. It is recommended that Council adopts this as the preferred course of action, to be trialled in the short term until further work is completed, both locally and at a state level. Following the finalisation of new VPP tools, Council and DPCD should discuss the future zoning of the area and the provisions to be included under any new zone.

Details of the proposed amendment

The amendment should reflect any revised built form recommendations that may conflict with the existing content.

The planning scheme amendment would involve checking and revising the content of the LPP and DDO to reflect any conflicts against the recommendations of the Precinct Plan, for example, minimum and maximum building heights.

It is proposed that the Precinct Plan be used alongside the existing controls, including the Local Planning Policy (LPP) at Clause 22.07 and Schedule 3 to the Design and Development Overlay (DDO3), in the assessment of planning applications.

Advantages:

This course of action is straightforward as it can be implemented under the existing planning scheme structure. This is appropriate given that the DPCD is yet to finalise the details of any new zones and there is a need to undertake further planning work in the CAD.

Disadvantages:

Council should be aware of the disadvantages associated with this option, including the fact that Council staff assessing applications will have several policies and documents to consider which may be considered inefficient. The guidelines in the Precinct Plan are also likely to carry little or no statutory weight at VCAT.

Additional Considerations

Council will need to consider additional planning scheme tools that are available to implement the Commercial Precinct Plan (and other precinct plans where relevant).

Some of these considerations include:

- How to implement the recommendations of the Ringwood Transit City Stage 2 – Parking Strategy Report. Once this Strategy is complete, the revised car parking rates need to be considered as part of any amendment regarding the CAD. The introduction of a schedule to Clause 52.06 could be considered to require varied parking rates.
- Whether the Masterplan and Precinct Plans should be included in the planning scheme as reference documents or incorporated documents.
- Whether or not a revised Development Contributions Plan Overlay (DCPO) is needed to contribute towards the cost of works across the CAD. This would involve the preparation of a Developer Contributions Plan outlining the cost of works and the proportion of the cost to be funded through new development.