

**Greening the Greyfields:  
Ringwood North Amendment C134 and  
Croydon South Amendment C136  
to the Maroondah Planning Scheme**

**Expert Evidence - Strategic and Statutory Planning  
Matters**

**21 June 2021**



**From: Plan2Place Consulting**

E: [paul@plan2place.com.au](mailto:paul@plan2place.com.au)

M: 0402 839 002

W: [www.plan2place.com.au](http://www.plan2place.com.au)



**For: Amendments C134maro and 136maro Panel**

**Hearing Date: 29 June 2021**

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# 1. Introduction

## 1.1. Name and Address of Expert

- 1.1.1. My name is Paul Buxton and I am the Director of Plan2Place Consulting located at 121 Shaftesbury Parade, Thornbury, VIC, 3071.

## 1.2. Expert's Qualifications, Experience and Area of Expertise

- 1.2.1. I hold a Bachelor of Arts (Social Sciences) with a major in Sociology from La Trobe University and a Master of Urban Planning from the University of Melbourne. I am a Registered Planner and Fellow of the Planning Institute of Australia.
- 1.2.2. I have over 27 years consulting, local government and Victorian Government experience leading multi-disciplinary teams in developing and preparing implementable strategic plans and statutory frameworks. My curriculum vitae is included at **Appendix A**.
- 1.2.3. In my role as Assistant Director leading the former Activity Centres Unit in the Victorian Government (DSE, DPCD, DTPLI and DELWP), I provided resources and advice to local government to assist with improved activity centre planning. This included Planning Practice Notes 56, 58 and 60, the development of the Activity Centre Zone (ACZ), application of the ACZ at numerous activity centres and programs that provided advice and financial assistance for projects that filled strategic gaps and completed structure plans.
- 1.2.4. I have helped develop, examine and assess over forty activity centre/township structure plans and employment framework plans across Melbourne and regional Victoria. I have also been involved in preparing and developing over 15 business cases for state and locally significant projects which includes the successful development and funding of the Smart Planning Program in the 2016 Victorian budget.
- 1.2.5. I have prepared, coordinated and managed many policy reviews in State and local governments. This included support, management and overall coordination of the Reformed Zones Ministerial Advisory Committee and the Department's project team in 2012-2014. This also involved the management of the consultation process state-wide with over 2000 submissions, delivery of the three reformed zones advisory committee reports over a six month period, and gazettal of state-wide reformed zones and associated guidelines within Ministerial deadlines.
- 1.2.6. I have advised Ministers and the Department's Planning Group Executive Team about complex policy issues and planning scheme amendments, and undertaken whole of government coordination and extensive stakeholder engagement and management.
- 1.2.7. I have prepared over 50 state-wide, regional and local planning scheme amendments which includes the restructuring of the State Planning Policy Framework in 2017 to give greater weight to Plan Melbourne, Regional Growth Plans and other government policy reviews.
- 1.2.8. I have extensive knowledge of the Victorian planning system and Victorian planning legislation and regulations including the application and drafting of the appropriate

tools from the Victoria Planning Provisions (VPP) and how they can best achieve the desired strategic outcomes.

- 1.2.9. As an independent planning consultant, I developed the Commercial 3 Zone for DELWP in mid 2018 which involved the delivery of a new commercial zone into the VPP to implement the strategic directions supporting employment precincts across Melbourne and Victoria.
- 1.2.10. I also developed new planning provisions for integrated water management (IWM) applying to all non-residential development and multi-dwellings in Victoria (through new IWM State planning policy and Clause 53.18) working closely with, and implementing, the recommendations of the Stormwater Advisory Committee in late 2018.
- 1.2.11. I have provided submissions to VCAT, Planning Panels Victoria and Advisory Committees acting for state and local governments and under their instructions as clients.

### 1.3. Details of Any Other Significant Contributors to the Statement (if any) and Their Expertise

- 1.3.1. There have been no other contributions from any other person to this statement.

### 1.4. Instructions that Define the Scope of the Statement

- 1.4.1. I have been instructed by Maroondah City Council and their lawyers Maddocks to provide expert evidence to the Panel considering Amendments C134 and C136 to the Maroondah Planning Scheme.
- 1.4.2. This expert evidence is about urban planning matters including the impact and effects the Amendment will have on the affected areas, the issues the Amendments are trying to address and the adequacy of current and proposed controls to address these issues, the analysis undertaken on behalf of Council as part of the preparations for the Amendments, the proposed DCP and the response to relevant submissions.
- 1.4.3. Specifically, I have been requested to advise on statutory and strategic planning (or urban planning) matters including:
  - The impact and effects the Amendment will have on the affected areas.
  - The issues the Amendments are trying to address and the adequacy of current and proposed controls to address these issues.
  - The analysis undertaken on behalf of Council as part of the preparations for the Amendments.
  - The proposed Development Contributions Plan (DCP).
  - To respond to relevant submissions.
  - Whether I support the implementation of the Greening the Greyfields concept and the approach taken for Amendments C134 and C136 to the Maroondah Planning Scheme.
- 1.4.4. See section 1.7 below for further details of my previous engagements to provide advice to Maroondah City Council about the Greening the Greyfields project and the Croydon Major Activity Centre Structure Plan project.



## 1.5. Site Inspection

- 1.5.1. I inspected the two areas that form the study areas of the two Greening the Greyfields precincts on 19 September and 14 November 2018 and 27 May and 18 June 2021. Land comprising these areas was viewed only from public streets and reserves/parks.

## 1.6. Documents Relied Upon

- 1.6.1. I have considered the documents listed below in preparing this evidence:
- Amendment documentation for Maroondah Planning Scheme Amendments C134maro and C136maro including the:
    - Amendment C134maro Explanatory Report
    - Amendment C136maro Explanatory Report
    - Amendment C134maro Instruction Sheet
    - Amendment C136maro Instruction Sheet
    - Proposed Clause 21.02 – Maroondah Vision and the Strategic Framework
    - Proposed Clause 21.06 – Built Form and Urban Design
    - Proposed Clause 21.07 – Housing and Residential Land Use
    - Proposed Clause 21.10 – Natural Resources
    - Proposed Clause 22.02 – Residential Neighbourhood Character Policy
    - Proposed Clause 32.08 – General Residential Zone – Schedule 3
    - Proposed Clause 43.04 – Development Plan Overlay – Schedule 7
    - Proposed Clause 43.04 – Development Plan Overlay – Schedule 8
    - Proposed Clause 45.06 – Development Contributions Plan Overlay – Schedule 2
    - Proposed Clause 45.06 – Development Contributions Plan Overlay – Schedule 3
    - Proposed Clause 72.03 – Maps Comprising Part of this Planning Scheme - Schedule
    - Proposed Clause 72.04 – Documents Incorporated in this Planning Scheme - Schedule
    - Proposed Maroondah Planning Scheme – Local Provision Amendment C134maro GRZ3 Map (forming part of Planning Scheme Map 4)
    - Proposed Maroondah Planning Scheme – Local Provision Amendment C134maro DPC02 Map (forming part of Planning Scheme Map 4DCPO)
    - Proposed Maroondah Planning Scheme – Local Provision Amendment C134maro DP07 Map (forming part of Planning Scheme Map 4DPO)
    - Proposed Maroondah Planning Scheme – Local Provision Amendment C136maro GRZ3 Map (forming part of Planning Scheme Map 5)
    - Proposed Maroondah Planning Scheme – Local Provision Amendment C136maro DPC03 Map (forming part of Planning Scheme Map 5DCPO)
    - Proposed Maroondah Planning Scheme – Local Provision Amendment C136maro DP08 Map (forming part of Planning Scheme Map 5DPO).
  - Clause 32.07 – Residential Growth Zone
  - Clause 32.08 – General Residential Zone
  - Clause 32.09 – Neighbourhood Residential Zone
  - Clause 43.04 – Development Plan Overlay
  - Clause 45.06 – Development Contributions Plan Overlay
  - Maroondah City Council, Council Plan 2017-2021, 2019/20 Update

- Maroondah City Council, Council Meeting, 22 March 2021 Meeting Agenda, Item 5
- Maroondah City Council, Council Meeting, 22 March 2021 Meeting Attachments, Item 5
- Maroondah City Council, Council Meeting, 22 March 2021 Meeting Minutes, Item 5
- Ministerial Direction on the Form and Content of Planning Schemes
- Reformed Residential Zones, Residential Growth Zone, DELWP, March 2017
- Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes, September 2018
- Planning Practice Note 91: Using the Residential Zones, December 2019
- Reformed Residential Zones, Maximum building heights and number of storeys, DELWP, March 2017
- VicPlan (Maroondah Planning Scheme Maps), DELWP, 9 June 2021
- Planning and Environment Act 1987, Parts 1, 1A, 2 and 3
- Greening the Greyfields Statutory Planning Options Final Report (Plan2Place Consulting, 15 November 2018)
- Greening the Greyfields Proposed Statutory Planning Options Final Report (Plan2Place Consulting, 17 June 2019)
- Greening the Greyfields North Ringwood and South Croydon Design Framework and Concept Plans and Design Guidelines Second Peer Review Report (Plan2Place Consulting, 31 December 2020)
- Planning Panels Victoria: Guide to Expert Evidence
- Maroondah Planning Scheme Amendments C134 and 136: Ringwood and Croydon South Greyfield Precincts, Panel Letter, 29 April 2021
- Maroondah Planning Scheme Amendments C134 and 136: Ringwood and Croydon South Greyfield Precincts, Panel Directions, 19 May 2021
- Maroondah Planning Scheme, 9 June 2021
- Two letters from DELWP Planning about conditional authorisation for Amendments C134maro and C136maro, State Planning Services, dated 3 January 2020
- Design Framework and Concept Plan Ringwood Greyfield Precinct, Volume 1, Maroondah City Council and Swinburne University of Technology
- Design Framework and Concept Plan Croydon South Greyfield Precinct, Volume 1, Maroondah City Council and Swinburne University of Technology
- Greening the Greyfields Design Guidelines, Volume 2, Swinburne University of Technology
- Greening the Greyfields Precincts – Central North Ringwood and Eastfield
- Greening the Greyfields, Maroondah Statutory Framework, Presentation
- Greyfield Precinct Renewal Presentation to Minister for Planning and DELWP by Swinburne University
- Greening the Greyfields Pilot Project, Developer Workshop, Presentation, 8 May 2019
- Ringwood Greyfield Precinct Development Contributions Plan (DCP), Final Report 15 May 2019
- Croydon South Greyfield Precinct Development Contributions Plan (DCP), Final Report 16 May 2019
- Maroondah 2040 Community Vision June 2014

- Maroondah Housing Strategy 2016
- Engeny for Maroondah City Council, Greening the Greyfields Notlen Street Catchment Discussion Report, February 2018
- Maroondah Greyfields Precinct Maps, Sustainability Framework and Aerial View
- Urban Renewal for Greyfield Precincts Playbook for Local Government, Working Draft, Playbook for Developers Working Draft and Playbook for Landowners Working Draft
- Amendment C134maro Submissions Summary Table
- Amendment C136maro Submissions Summary Table.

#### 1.7. Statement Identifying the Role the Expert Had in Preparing or Overseeing the Exhibited Reports

- 1.7.1. Previously, I was engaged by Maroondah City Council to undertake a Statutory Planning Options Report, a Proposed Statutory Planning Options Report and two separate peer reviews of the proposed planning controls, concept plans and design guidelines for the Greyfields Renewal Precincts prior to the exhibition of Amendments C134 and C136.
- 1.7.2. Council and Swinburne University engaged me to provide a *Statutory Planning Options Report* dated 15 November 2018 and a *Proposed Statutory Planning Options Report* dated 17 June 2019 which analysed and advised about the options for statutory planning controls to best implement the Greening the Greyfields project for the Ringwood North and Croydon South precincts into the Maroondah Planning Scheme.
- 1.7.3. I was then engaged on two separate occasions in association with Peter Boyle\_Urban Design+Landscape Architecture to provide a peer review of design guidance and planning materials prepared for the Greening the Greyfields Project in Ringwood North and Croydon South in February 2020 and December 2020.
- 1.7.4. The peer review reports concluded that the overall structure of the documents supporting the project (the Ringwood North and Croydon South Design Framework and Concept Plans and Design Guidelines) was sound and that the background analysis provided the necessary strategic basis for the project.
- 1.7.5. It was further suggested that the documents would benefit from some restructuring and editing to simplify the document structure to incorporate project background and then vision, objectives, strategies and guidelines. It was also suggested that clearer distillation of the concepts and elements in the documents (diagrammatically in particular) would better identify the key elements or methods that are needed to achieve the desired outcomes for more effective implementation.
- 1.7.6. The proposed planning provisions were considered appropriate but some changes were suggested to further simplify them in order to facilitate the outcomes sought for Greyfields redevelopment and renewal.
- 1.7.7. Many of these suggestions for redrafting of the supporting documents and simplification of the planning controls were taken on board by Council and then incorporated into the exhibited documentation and supporting documents for the Amendments.

- 1.7.8. My previous advice and peer review to Council extended to whether the appropriate strategic mechanisms and VPP tools were utilised to implement the Greening the Greyfields project and whether the drafting of the schedules were consistent with the *Ministerial Direction on the Form and Content of Planning Schemes*.
- 1.7.9. The briefs from Council and the advice and reports provided to Council of relevance are attached at **Appendix B** for the Panel's reference.
- 1.7.10. Plan2Place Consulting is currently engaged by Maroondah City Council to prepare the Croydon Major Activity Centre Structure Plan. That project is distinct from the Greening the Greyfields project and has no bearing on the opinions given in this evidence statement.

## 1.8. Facts, Matters and Assumptions Upon Which the Statement Proceeds

- 1.8.1. In the preparation of this report I have assumed that all documents referred to above are current and correct in the information that they contain at the time of completion of this report.

## 1.9. Summary Opinion

- 1.9.1. It is my expert opinion that:
- The exhibited Amendments C134maro and C136maro to the Maroondah Planning Scheme:
    - Implements the Greening the Greyfields projects for Ringwood North and Croydon South.
    - Makes appropriate use of the Victoria Planning Provisions.
    - Is drafted appropriately in relation to form and content and is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes*.
    - Responds appropriately to submissions that have been received to the Amendment subject to minor changes as detailed.
- 1.10. Statement Identifying if the Evidence is Incomplete or Inaccurate in Any Respect
- 1.10.1. To the best of my knowledge, nothing of significance has been omitted from this statement of evidence and is otherwise to the best of my knowledge complete and correct.

## 2. Overview of Amendment and Statutory Planning Context

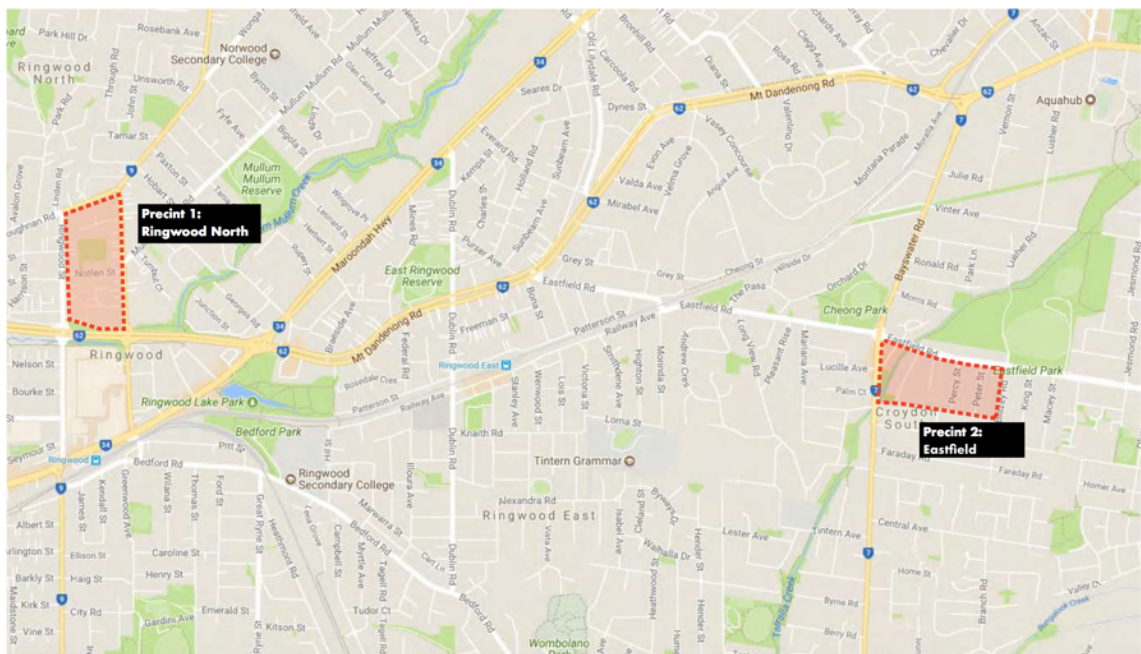
### 2.1. Amendment Overview

2.1.1. The two proposed planning scheme amendments to the Maroondah Planning Scheme include:

- Amendment C134maro for the Ringwood North Greyfield Renewal Precinct by rezoning the precinct from the 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 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), and implements a Development Contributions Plan for the precinct.
- Amendment C136maro for 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.

2.1.2. The municipal context of the two Greyfield Renewal Precincts is shown in **Figure 1**.

**Figure 1: Context of Greyfield Renewal Precincts**



Source: Maroondah City Council

2.1.3. The Ringwood South Greyfield Renewal Precinct comprises an existing 249 dwellings in an area of approximately 14.9 hectares and at 17 dwellings per hectare. The Croydon South Greyfield Renewal Precinct comprises an existing 117



dwelling in an area of approximately 11.8 hectares and at 10 dwellings per hectare.

- 2.1.4. The Amendments to implement the Greening the Greyfields project were exhibited in late January and February 2021 with eight submissions received to Amendment C134 and ten submissions received to Amendment C136 (one being a late submission).
- 2.1.5. Council considered the submissions at its 22 March 2021 Council meeting (apart from the late submission) and resolved to proceed with the Amendments and request that the Minister for Planning appoint a Planning Panel to consider any unresolved submissions. In supporting the Amendments on 22 March 2021, Council resolved to make several changes to the Amendments in response to submissions, particularly those made by the Department of Transport.
- 2.1.6. It is considered unnecessary to make further changes to the Amendments as a result of issues raised in other submissions which is detailed in section 5.

## 2.2. Existing Statutory Planning Controls

- 2.2.1. The existing planning scheme controls for the two Greyfield Renewal Precincts within the Maroondah Planning Scheme are shown in **Figures 2, 3, 4 and 5**.

**Figures 2 and 3: Existing Zones and Overlays – Ringwood North**

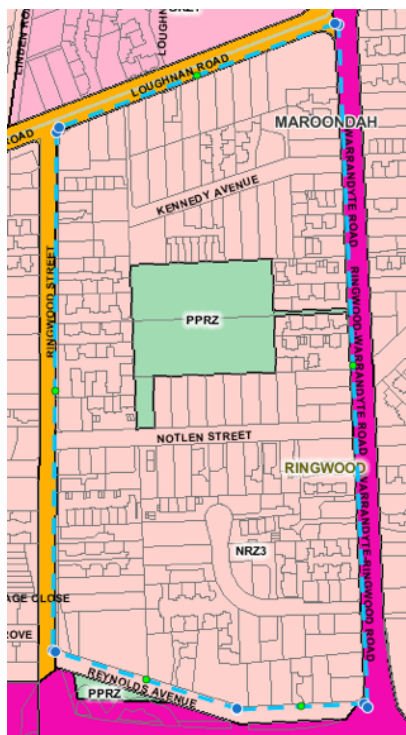


Figure 1: Ringwood North GtG Precinct Zoning (NRZ3)

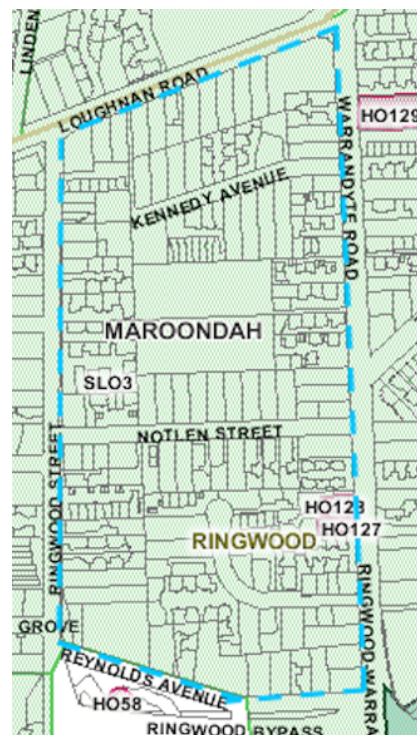


Figure 2: Ringwood North GtG Precinct Overlays (HO127, HO128 & SLO3)

- 2.2.2. Land at the Ringwood North precinct is zoned Neighbourhood Residential Zone – Schedule 3 (NRZ3) and Public Park and Recreation Zone (PPRZ) with Heritage Overlay – Schedule 127 and 128 (HO127, HO128) and Significant Land Overlay – Schedule 3 (SLO3) applying.
- 2.2.3. Residential land in the Ringwood North precinct is subject to the Neighbourhood Residential Growth Zone 3 (NRZ3) which allows residential development of up to 9 metres in height with variations for side and rear setbacks and private open space.



2.2.4. Photos of the Ringwood North Greyfield Renewal Precinct are included below:



**Figures 4 and 5: Existing Zones and Overlays – Croydon South**

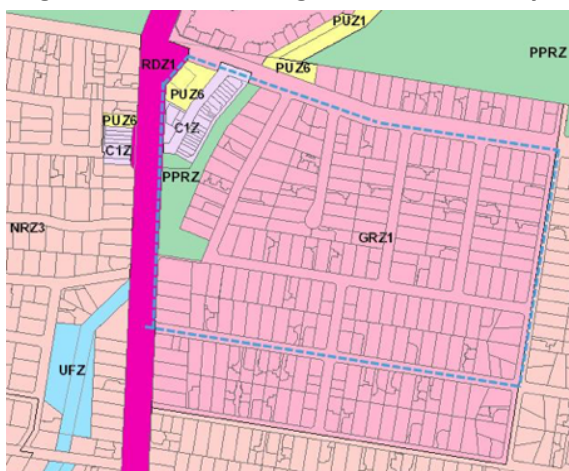


Figure 4: Croydon South GtG Precinct Zoning (GRZ2)



Figure 5: Croydon South GtG Precinct Overlays (VPO1 & SLO4)

2.2.5. Land at the Croydon South (Eastfield) precinct is zoned General Residential Zone – Schedule 1 (GRZ1), Commercial 1 Zone (C1Z), Public Use Zone - Schedule 6 (PUZ6) and PPRZ with Vegetation Protection Overlay – Schedule 1 (VPO1) and SLO4 applying.

2.2.6. Residential land in the Croydon South precinct is subject to the General Residential Growth Zone 1 (GRZ1) which allows residential development of up to 11 metres in height with variations for side and rear setbacks and private open space.

2.2.7. Photos of the Croydon South Greyfield Renewal Precinct are included below:



### 2.3. Relevant Legislation and State and Local Strategies

- 2.3.1. There are a range of legislation and state and local strategies of relevance to the Greyfields Renewal Precincts detailed below.
- 2.3.2. The *Planning and Environment Act 1987* establishes a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians. The Act provides for a single instrument of planning control for each municipality, which in this case is the Maroondah Planning Scheme, setting out the way land may be used and developed.
- 2.3.3. The *Transport Integration Act 2010* requires all planning authorities to explicitly consider a wider range of factors than just those mentioned in the Planning and Environment Act 1987. This legislation has an impact on strategic planning processes and residential development. A significant aspect is the need for planning authorities to reduce reliance on private motor vehicles by favouring active transport and public transport modes when making decisions about land use and development.
- 2.3.4. *Plan Melbourne 2017-2050* retains an emphasis on employment and housing for an increasing population with some redesignation of activity centres and economic areas of influence. Ringwood is a Metropolitan Activity Centre and Croydon is a Major Activity Centre. Such centres and their surrounding residential areas are important in accommodating higher density and mixed-use development through a range of uses, goods and services around transport infrastructure to support local



economies. There are also a range of Neighbourhood Activity Centres which provide a local role and are identified by municipal councils.

- 2.3.5. *Plan Melbourne 2017-2050* supports and integrates the Greening the Greyfields concept through Directions 2.2 and 5.2, Policies 2.2.4 and 5.2.1 and specifically through *Action 23: Redevelopment of Greyfield Areas* to “support councils to identify greyfield areas suitable for redevelopment for medium density housing and lot consolidation” as a medium term action.
- 2.3.6. The Maroondah Council Plan 2017-2021 and its update 2019-2020 supports an attractive, thriving and well-built community with priority actions to “work in partnership to implement the Greening the Greyfields Project to facilitate a sustainable approach to urban redevelopment in identified residential precincts”.
- 2.3.7. Council’s Municipal Strategic Statement at Clause 21.07-2 states under further strategic work: “Identifying specific locations suitable for comprehensive medium and high density housing development in close proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activities Area, major transport nodes and other commercial centres”.
- 2.3.8. This further strategic work was undertaken through The *Maroondah Housing Strategy 2016* which included detailed initiatives supporting the management of population growth and change, and the resulting change in housing needs. The Strategy identifies areas of substantial, natural and limited growth to cater for an additional 12,500 dwellings or 1% average growth in the municipality to 2041. The strategic approach to residential development focuses urban change into a spectrum of development types and scenarios which are in order of priority:
  - Metropolitan and Major Activity Centres.
  - Neighbourhood Activity Centres, transport nodes and other commercial centres.
  - Substantial growth areas.
- 2.3.9. In particular, Council identified the federally funded ‘Greening the Greyfields’ project as a major initiative to manage growth through housing regeneration in the middle suburbs in a sustainable way. In the Strategy, Focus Area 2, Managing growth and changing housing needs, is a response to this initiative. This includes Key Direction 2.1 to work in partnership with the State Government and Swinburne University on the concept of ‘Greening the Greyfields’ detailed in Plan Melbourne. The concept aims to deliver better development outcomes than existing subdivision and development.
- 2.3.10. The *Greening the Greyfields Project* was commenced in 2017-18 after extensive research and analysis by Swinburne University of the failings of some urban redevelopment models. Maroondah City Council worked with Swinburne University to undertake pilot projects for Greyfields Renewal Precincts, aiming to facilitate a more sustainable approach to residential redevelopment with improved design.
- 2.3.11. The approach emphasises development that gives an improved community benefit, rather than ad-hoc, site by site development. Surrounding property owners, the community and/or developers are encouraged to amalgamate individual sites into larger parcels of land, allowing for better development outcomes, and transformed neighbourhoods with improved housing options, open space and canopy tree

coverage, less hard surface treatments, better walking and cycling connections and the potential for improvements to shared assets, such as parks, paths and accessways.

## 2.4. Planning Policy Framework

- 2.4.1. The Planning Policy Framework (PPF) is included at Clauses 10 – 19 of the Maroondah Planning Scheme. Many policies are relevant to the Greening the Greyfields precincts as detailed below.

PPF Clause	Analysis / Discussion
<b>11 SETTLEMENT</b> <b>11.01-1S – Settlement</b> <b>Objective</b> <ul style="list-style-type: none"> <li>To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</li> </ul> <b>11.01-1R – Settlement - Metropolitan Melbourne</b>	<p>Strategies promote the sustainable growth and development of Victoria through a settlement framework and focusing investment and growth in places of state significance.</p> <p>Regions are to be planned to reinforce settlement boundaries and provide for population growth and development of facilities and services across the regional and sub-regional network. High-quality, integrated settlements are promoted that have a strong identity and sense of place and are prosperous and sustainable.</p> <p>Growth is directed into existing settlements and supported by a network of major and neighbourhood activity centres and townships of varying size, role and function. Urban consolidation is encouraged with density that supports sustainable transport and retail, office-based employment, community facilities and services.</p> <p>A regional settlement strategy for metropolitan Melbourne includes creating mixed-use neighbourhoods at varying densities through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.</p>
<b>11.02-1S – Supply of urban land</b> <b>Objective:</b> <ul style="list-style-type: none"> <li>To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.</li> </ul>	<p>Strategies aim to ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development, with sufficient land availability to meet forecast demand over at least a 15 year period and provide clear direction on locations where growth should occur.</p>

PPF Clause	Analysis / Discussion
	<p>Residential land supply is considered on a municipal basis.</p> <p>Opportunities for the consolidation, redevelopment and intensification of existing urban areas are planned based on neighbourhood character, landscape, land capability, servicing limitations and environmental quality considerations.</p>
<p><b>11.02-2S – Structure planning</b> <i>Objective</i></p> <ul style="list-style-type: none"> <li>To facilitate the orderly development of urban areas.</li> </ul>	<p>Strategies promote the preparation of structure plans and precinct structure plans through management of land use and development with comprehensive planning for new areas and include urban renewal areas.</p>
<p><b>11.02-3S – Sequencing of development</b> <i>Objective</i></p> <ul style="list-style-type: none"> <li>To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.</li> </ul>	<p>Strategies define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding and require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.</p>
<p><b>11.03-1S – Activity centres</b> <i>Objective</i></p> <ul style="list-style-type: none"> <li>To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.</li> </ul> <p><b>11.03-1R – Activity centres - Metropolitan Melbourne</b></p>	<p>Relevant strategies promote the sustainable growth and development of Victoria through a network of major and neighbourhood activity centres and townships of varying size, role and function. Activity centres promote opportunities for the consolidation, redevelopment and intensification of existing urban areas through strategic planning for activity centres. Activity centres aim to concentrate major retail, residential, commercial, administrative, entertainment and cultural developments, providing a variety of land uses which are highly accessible to the community based on their context.</p> <p>A diversity of housing types are encouraged at higher densities in and around activity centres.</p>
<p><b>11.03-6S – Regional and local places</b> <i>Objective</i></p> <ul style="list-style-type: none"> <li>To facilitate integrated place-based planning.</li> </ul>	<p>Strategies seek to integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and other areas.</p>

PPF Clause	Analysis / Discussion
	Consideration is also to be given to the distinctive characteristics and needs of regional and local places in planning for future land use and development.
<b>12 ENVIRONMENTAL AND LANDSCAPE VALUES</b> <b>12.01-1S – Protection of biodiversity</b> <b>Objective</b> <ul style="list-style-type: none"> <li>To assist the protection and conservation of Victoria's biodiversity.</li> </ul>	Strategies aim to protect and conserve Victoria's biodiversity by protecting and conserving important areas of biodiversity across Victoria through recognition of various international conventions.
<b>12.01-2S – Native vegetation management</b> <b>Objective</b> <ul style="list-style-type: none"> <li>To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.</li> </ul>	Strategies seek to protect and conserve Victoria's biodiversity by avoiding the removal, destruction or lopping of native vegetation, minimising impacts where vegetation removal cannot be avoided and providing offsets to compensate for biodiversity impacts where vegetation removal is required.
<b>12.01-3S – River corridors, waterways, lakes and wetlands</b> <b>Objective</b> <ul style="list-style-type: none"> <li>To protect and enhance river corridors, waterways, lakes and wetlands.</li> </ul>	Strategies seek to protect the environmental, cultural and landscape values of all water bodies and wetlands and ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.
<b>12.05-2S – Landscapes</b> <b>Objective</b> <ul style="list-style-type: none"> <li>To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.</li> </ul>	Strategies seek to enhance significant landscapes including ridge lines and other distinctive features that contribute to character, identity and sustainable environments.
<b>13 ENVIRONMENTAL RISKS AND AMENITY</b> <b>13.01-1S – Natural hazards and climate change</b> <b>Objective</b> <ul style="list-style-type: none"> <li>To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.</li> </ul>	<p>Strategies seek to strengthen the resilience of communities to natural hazards and climate change through risk based planning approaches in planning and management decision making processes that prioritise the protection of human life.</p> <p>Planning approaches need to direct population growth and development to low risk locations and anticipate and plan for potential impacts from bushfire, climate change, flooding and other hazards with</p>



PPF Clause	Analysis / Discussion
	appropriate risk mitigation and risk adaptation strategies.
<p><b>13.03-1S –Floodplain management</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To assist the protection of: <ul style="list-style-type: none"> <li>Life, property and community infrastructure from flood hazard.</li> <li>The natural flood carrying capacity of rivers, streams and floodways.</li> <li>The flood storage function of floodplains and waterways.</li> <li>Floodplain areas of environmental significance or of importance to river health.</li> </ul> </li> </ul>	<p>Strategies identify land affected by flooding, including land inundated by a 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes and aim to avoid intensifying the impact of flooding through inappropriately located use and development.</p>
<p><b>15 BUILT ENVIRONMENT AND HERITAGE</b>  <b>15.01-1S – Urban design</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</li> </ul> <p><b>15.01-1R – Urban design - Metropolitan Melbourne</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To create a distinctive and liveable city with quality design and amenity.</li> </ul>	<p>Strategies aim to create urban and rural environments that are safe, healthy, functional and enjoyable and provide good quality environments with a sense of place and cultural identity.</p> <p>A high level objective and eight related strategies are considered along with the <i>Urban Design Guidelines for Victoria</i> (DELWP 2017).</p> <p>These support the creation of well-designed places and townships that are memorable, distinctive and liveable with new development that is sympathetically located.</p>
<p><b>15.01-2S – Building design</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To achieve building design outcomes that contribute positively to the local context and enhance the public realm.</li> </ul>	<p>Strategies require a comprehensive site analysis to ensure that development responds and contributes to the strategic and cultural context of its location, enhancing and minimising detrimental impacts of development on neighbouring properties, the public realm and the natural environment.</p> <p>Development is to be designed to protect and enhance valued landmarks, views and vistas, with landscaping that responds to its site context, enhance built form and create</p>

PPF Clause	Analysis / Discussion
	safe and attractive spaces with safe access and egress for pedestrians, cyclists and vehicles.
<p><b>15.01-4S – Healthy neighbourhoods</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To achieve neighbourhoods that foster healthy and active living and community wellbeing.</li> </ul> <p><b>15.01-4R – Healthy neighbourhoods - Metropolitan Melbourne</b></p>	<p>Strategies aim to design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity.</p> <p>In metropolitan Melbourne, the strategy aims to create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.</p>
<p><b>15.01-5S –Neighbourhood character</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</li> </ul>	<p>Strategies seek to ensure that development responds to cultural identity, contributes to the existing or preferred neighbourhood character by responding to its context and reinforcing a sense of place and promoting valued features and characteristics of the local environment and place.</p>
<p><b>15.02-1S – Energy and resource efficiency</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.</li> </ul>	<p>Strategies aim to encourage land use and development integration and consolidation that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions through sustainable development.</p>
<p><b>15.03-1S – Heritage conservation</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure the conservation of places of heritage significance.</li> </ul>	<p>Strategies seek to provide for the conservation and enhancement of places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance and appropriate development that respects places with identified heritage values.</p>
<p><b>15.03-2S – Aboriginal cultural heritage</b>  <b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure the protection and conservation of places of Aboriginal cultural heritage significance.</li> </ul>	<p>Strategies aim to provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places and that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan.</p>

PPF Clause	Analysis / Discussion
<p><b>16 HOUSING</b></p> <p><b>16.01-1S – Housing supply</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To facilitate well-located, integrated and diverse housing that meets community needs.</li> </ul> <p><b>16.01-1R – Housing supply - Metropolitan Melbourne</b></p> <p><b>16.01-2S – Housing affordability</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To deliver more affordable housing closer to jobs, transport and services.</li> </ul>	<p>Strategies seek to increase the proportion of housing in designated locations in established urban areas including under-utilised urban land and encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.</p> <p>Opportunities should be identified for increased residential densities to help consolidate urban areas and to facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.</p> <p>The development of well-designed housing should provide a high level of internal and external amenity and incorporate universal design and adaptable internal dwelling design.</p> <p>Regional strategies seek to manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations such as areas for greyfield renewal, particularly through opportunities for land consolidation.</p> <p>Increased housing is to be facilitated in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport and provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.</p> <p>Residential areas include a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.</p>
<p><b>17 ECONOMIC DEVELOPMENT</b></p> <p><b>17.01-1S – Diversified economy</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To strengthen and diversify the economy.</li> </ul>	<p>These policies aim to strengthen and diversify the economy and facilitate growth in a range of employment sectors, including health, education, retailing, tourism, knowledge industries and professional and technical services based on the emerging and existing</p>

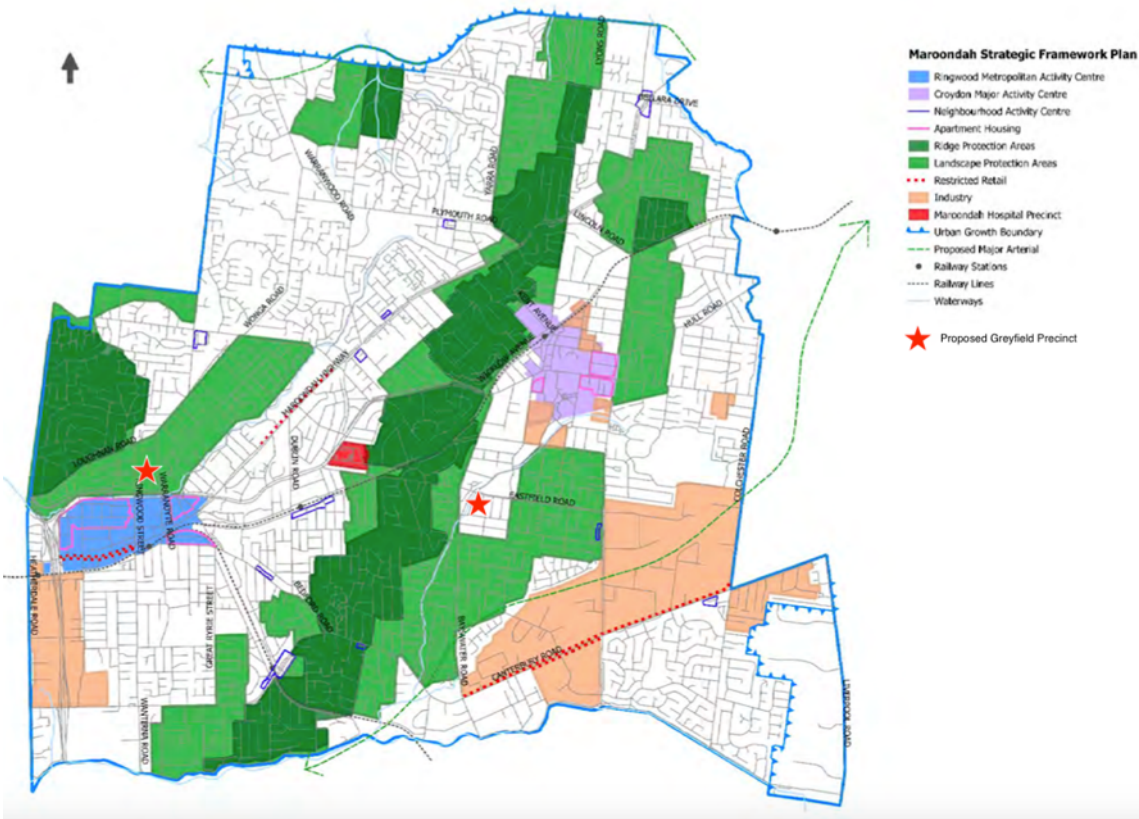
PPF Clause	Analysis / Discussion
<p><b>17.01-1S – Diversified economy – Metropolitan Melbourne</b></p> <p><b>17.02-1S – Business Objective</b></p> <ul style="list-style-type: none"> <li>To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.</li> </ul>	<p>strengths of each region. They also seek to improve access to jobs closer to where people live and support rural economies to grow and diversify.</p> <p>Strategies seek to plan for an adequate supply of commercial land in appropriate locations, ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure and locate commercial facilities in existing or planned activity centres.</p>
<p><b>18 – TRANSPORT</b></p> <p><b>18.01-1S – Land use and transport planning Objective</b></p> <ul style="list-style-type: none"> <li>To create a safe and sustainable transport system by integrating land use and transport.</li> </ul> <p><b>18.01-2S – Transport system Objective</b></p> <ul style="list-style-type: none"> <li>To coordinate development of all transport modes to provide a comprehensive transport system.</li> </ul> <p><b>18.02-1 – Sustainable personal transport Objective</b></p> <ul style="list-style-type: none"> <li>To promote the use of sustainable personal transport.</li> </ul> <p><b>18.02-1R – Sustainable personal transport - Metropolitan Melbourne</b></p> <p><b>18.02-2S – Public Transport Objective</b></p> <ul style="list-style-type: none"> <li>To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.</li> </ul> <p><b>18.02-3S – Road system Objective</b></p> <ul style="list-style-type: none"> <li>To manage the road system to achieve integration, choice and balance by developing an efficient</li> </ul>	<p>Transport planning policy aims to create a safe and sustainable transport system by integrating land-use and transport and coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas.</p> <p>These policies seek to coordinate development of all transport modes to provide a comprehensive transport system including the promotion of more walking and cycling networks and local bus services connecting to railway services which access the broader network. Local travel options are to be improved for walking and cycling to support 20 minute neighbourhoods.</p> <p>Strategies aim to manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure. They also seek to ensure an adequate supply of car parking that is appropriately designed and located.</p> <p>Land should be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.</p>

PPF Clause	Analysis / Discussion
<p>and safe network and making the most of existing infrastructure.</p> <p><b>18.02-4S – Car parking</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To ensure an adequate supply of car parking that is appropriately designed and located.</li> </ul>	
<p><b>19 INFRASTRUCTURE</b></p> <p><b>19.02-4S – Social and cultural infrastructure</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To provide fairer distribution of and access to, social and cultural infrastructure.</li> </ul> <p><b>19.02-6S – Open space</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.</li> </ul> <p><b>19.02-6R – Open space - Metropolitan Melbourne</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To strengthen the integrated metropolitan open space network.</li> </ul> <p><b>19.03-1S – Development and infrastructure contributions plans</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.</li> </ul> <p><b>19.03-3S – Integrated water management</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.</li> </ul> <p><b>19.03-5S – Telecommunications</b></p> <p><b>Objective</b></p> <ul style="list-style-type: none"> <li>To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.</li> </ul>	<p>Strategies aim to develop the necessary physical and social infrastructure, open space provision and networks.</p> <p>With development contributions plans under the Planning and Environment Act 1987, they should be prepared to manage contributions towards infrastructure on the basis of approved development.</p> <p>Strategies also promote the integrated provision of water supply, water resources, sewerage, drainage and stormwater as well as utilities such as electricity, gas (not in all cases) and telecommunications.</p>

- 2.4.2. State planning policies that specifically support the Greening the Greyfields, urban renewal precincts, the 20 minute city and development contributions are included in 11.01-1R – Settlement - Metropolitan Melbourne, 16.01-1R – Housing supply - Metropolitan Melbourne and 19.03-1S – Development and infrastructure contributions plans. Other State planning policies listed above support a range of associated outcomes linked to the two Greyfields Renewal Precincts.

## 2.5. Local Planning Policy Framework

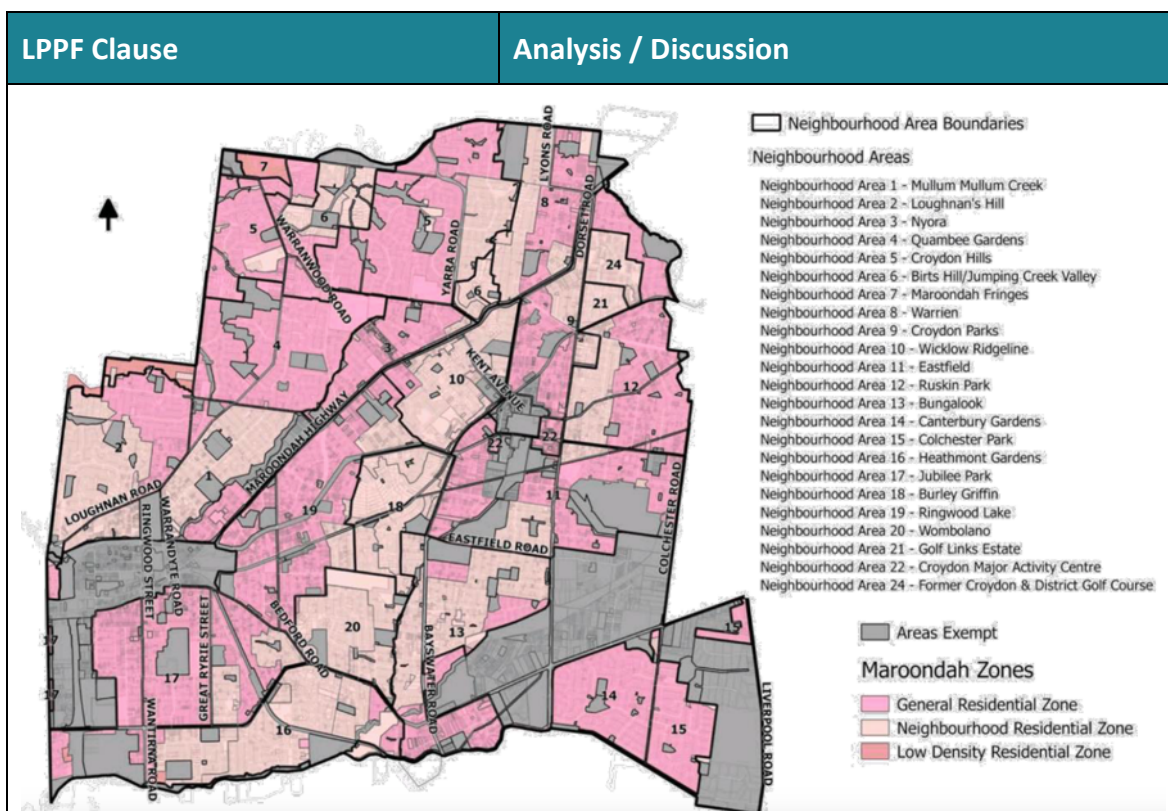
- 2.5.1. Clauses in the Local Planning Policy Framework (LPPF) of the *Maroondah Planning Scheme* are proposed to include relevant directions for the two Greyfields Renewal Precincts as detailed below.

LPPF Clause	Analysis / Discussion
<b>21.02 – MAROONDAH VISION AND THE STRATEGIC FRAMEWORK</b>	<p>A vision for the municipality is included and the strategic framework plan with key aspects around: transport and accessibility; heritage; open space; image and urban design; housing and residential land use; retail and commercial activity; industrial land use; and, natural resources.</p> <p>The two Greyfield precincts are proposed to be added into the strategic framework plan for the municipality as indicated below.</p>
 <p>The map displays the Maroondah Strategic Framework Plan with various land use zones color-coded: Ringwood Metropolitan Activity Centre (blue), Croydon Major Activity Centre (purple), Neighbourhood Activity Centre (pink), Apartment Housing (green), Ridge Protection Areas (dark green), Landscape Protection Areas (light green), Restricted Retail (red dotted), Industry (orange), Maroondah Hospital Precinct (red), Urban Growth Boundary (blue dashed), Proposed Major Arterial (green dashed), Railway Stations (black dots), Railway Lines (black dashed), and Waterways (blue lines). Two proposed Greyfield Precincts are marked with red stars: one near the Ringwood Metropolitan Activity Centre and another near the Maroondah Hospital Precinct. The map also shows major roads like Spring Road, Plymouth Road, and Maroondah Road.</p>	



LPPF Clause	Analysis / Discussion
<p><b>21.06 – BUILT FORM AND URBAN DESIGN</b></p> <p><b>21.06-2 – Objectives, Strategies and Implementation</b></p> <p><b>Objective 3</b></p> <ul style="list-style-type: none"> <li>To encourage development that provides and creates high quality urban places.</li> </ul>	<p>A range of objectives and strategies support improved building design through varying degrees of commercial and housing development in activity centres, industrial area development and a desired future neighbourhood character that reflects Maroondah’s landscape, vegetation and natural environment.</p> <p>The strategies under Objective 3 are proposed to be supplemented with an additional strategy as follows:</p> <p><i>“Encourage integrated, well designed residential development on consolidated sites in Greyfield Renewal precinct(s) providing improved housing choices, vegetation coverage, drainage, sustainability and public realm outcomes.”</i></p> <p>Implementation under zones and overlays proposes to apply a DCPO and DPO to the North Ringwood and Croydon South Greyfields Renewal Precinct and a GRZ3 to the North Ringwood Greyfields Renewal Precinct.</p> <p>The two Greyfield Renewal Precinct Design Framework and Concept Plans are proposed to be added as reference documents.</p>
<p><b>21.07 – HOUSING AND RESIDENTIAL LAND USE</b></p> <p><b>21.07-2 – Objectives, Strategies and Implementation</b></p>	<p>A range of objectives and strategies support the identification of a diversity of housing types and dwelling densities to provide for the needs of the community within activity centres and residential areas. Ensuring that development contributes to increased housing affordability, environmental sustainability and a preferred neighbourhood character are key issues.</p> <p>In the clause’s further strategic work section, there is support for medium and high density housing development in close proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre, major transport nodes and other commercial centres.</p> <p>Limited growth areas, including ridgelines and similar types of areas, form the “minimal change bookend” of the urban change spectrum. In these areas, residential growth and development is least desirable and not supported by planning policy and provisions.</p>

LPPF Clause	Analysis / Discussion
	<p>A new objective 8 and associated strategy are proposed to be included as follows:</p> <p><i>“Work in partnership with State Government and Swinburne University on the concept of ‘Greening the Greyfields’ to deliver better outcomes than existing subdivisions and developments.”</i></p> <p>The two Greyfield Renewal Precinct Design Framework and Concept Plans are proposed to be added as reference documents.</p>
<p><b>21.10 – NATURAL RESOURCES</b></p> <p><b>21.10-2 – Objectives, Strategies and Implementation</b></p>	<p>A range of objectives and strategies support Maroondah’s high quality natural environment. This is sought by ensuring the quality and attractiveness of the municipality’s urban areas and reducing the physical impacts of development on the environment.</p> <p>Implementation under zones and overlays proposes to apply a DCPO and DPO to the North Ringwood and Croydon South Greyfields Renewal Precinct and a GRZ3 to the North Ringwood Greyfields Renewal Precinct.</p> <p>The two Greyfield Renewal Precinct Design Framework and Concept Plans are proposed to be added as reference documents.</p>
<p><b>22.02 – RESIDENTIAL NEIGHBOURHOOD CHARACTER POLICY</b></p>	<p>The policy applies to land all land in residential zones other than in the Ringwood Metropolitan Activity Centre, the Croydon Major Activity Centre and the Maroondah Hospital Medical Precinct.</p> <p>This policy currently applies to land included in the two Greyfield Renewal Precincts zoned NRZ and GRZ. Ringwood North is currently in the neighbourhood area 3 Nyora and Croydon South is in the neighbourhood area 13 Bungalook.</p> <p>It is proposed to remove the two Greyfields Renewal Precincts from these two character areas and include them as exempted areas from Clause 22.02 as shown below.</p>



2.5.2. The revised clauses 21.06, 21.07, 21.10 and 22.02 are appropriate provisions in the LPPF to give effect to the Greyfields Renewal Precincts.

## 2.6. Exhibited Statutory Planning Controls and Submissions: January - February 2021

2.6.1. Maroondah City Council exhibited Amendments C134maro and C136maro by proposing a range of changes to the Maroondah Planning Scheme for the Greening the Greyfields Project in Ringwood North and Croydon South. This was exhibited over the period 25 January – 26 February 2021 and a range of information sessions were held for the two precincts during the exhibition period.

2.6.2. There were 8 submissions received to Amendment C134maro and 10 submissions that were received to the Amendment C136maro. The Department of Transport submitted to both Amendments.

2.6.3. Of the 8 submissions that were received to the Amendment C134maro, 4 were opposed and 4 conditionally supported the Amendment.

2.6.4. Of the 10 submissions that were received to the Amendment C136maro, 7 were opposed and 3 conditionally supported the Amendment.

### 3. Council Resolution

- 3.1.1. As a result of the submissions received and Council's consideration of the Amendments, Council resolved on 22 March 2021 in relation to Greyfield Renewal Precincts Amendments C134 (Ringwood) and C136 (Croydon South) - public notice update and planning panel request:

"That Council, having prepared and exhibited Amendments C134 and C136 to the Maroondah Planning Scheme under section 19 of the Planning and Environment Act 1987 and received and considered all written submissions made in response to Amendments C134 and C136:

1. Request that the Minister for Planning appoint an independent Panel under Part 8 of the Planning and Environment Act 1987 to consider all submissions to Amendments C134 and C136 to the Maroondah Planning Scheme.
2. Refers all submissions to the Panel to be appointed by the Minister for Planning, including any late submissions.
3. Endorses the response to submissions attached at attachments 1 and 2 to this report to form the basis of Council's submission to the Panel.
4. Delegates the Director Strategy and Community to consider any late submissions before referring them to the Panel.
5. Advises all submitters of Council's resolution."

- 3.1.2. The Department of Transport has now withdrawn its submissions to both Amendments as a result of further negotiations and agreements with Council, with Council meeting all of the requests made by DoT in their submissions.

- 3.1.3. As a result of the planning authority's consideration of submissions and the Amendments, it is clear that not all submissions can be resolved. The planning authority consequently resolved that all unresolved submissions be referred to the Planning Panel hearing the Amendments.

- 3.1.4. There are 4 submitters who have requested to be heard by the Panel.

- 3.1.5. An assessment of the exhibited Amendments and the submissions made to the Amendment are outlined in sections 4 and 5 of this evidence statement.

## 4. Are the Proposed Planning Controls in the Amendments Appropriate?

### 4.1. Utilisation of Victoria Planning Provisions (VPP) in Amendments C134maro and C136maro

- 4.1.1. Section 2.1 of this expert evidence statement details the scope of the two Amendments being considered by the Panel.
- 4.1.2. I believe that the Planning Authority has undertaken an appropriate approach and utilised the correct VPP tools in the two Amendments.
- 4.1.3. The revisions to the LPPF at Clauses 21.06, 21.07, 21.10 and 22.02 are appropriate as they will give clear strategic directions for the implementation of the Greyfields Renewal Precincts through a strategic and place-based approach.
- 4.1.4. The incorporation of a new objective 8 and an associated strategy in Clause 21.07 with references to the zones, overlays and reference documents in this Clause and in Clauses 21.06 and 21.10 are appropriate.
- 4.1.5. It is noted that the LPPF is currently being translated to a new PPF which will integrate state and local planning policy into the Maroondah Planning Scheme. If these Amendments are approved, they will be required to be integrated into the new PPF format. It is understood that Council is currently working closely with DELWP on its PPF translation.
- 4.1.6. The application of the GRZ3 is the appropriate zoning tool from the Victoria Planning Provisions (VPP) and is supported with a new Schedule 3 called 'Greyfield Renewal Areas'. Specifying the maximum building height of 13.5 metres (4 storeys) in the schedule to the zone is possible and is appropriate. This will allow residential development to be constructed up to this height, but not necessarily at this height, and enable the variation in heights in the three sub-precincts of between 9 and 13.5 metres.
- 4.1.7. The utilisation of the schedule in exempting the minimum garden area requirement and in not specifying any local variations to Clause 55 standards is appropriate. Detailed building height and design requirements will be controlled by the *Ringwood North Concept Plan and Design Guidelines* through the Development Plan Overlay – Schedule 7 (DPO7) and the *Croydon South Concept Plan and Design Guidelines* through the Development Plan Overlay – Schedule 8 (DPO8) as relevant. The DPO7 and DPO8 requirements will complement the requirements of Clause 55.
- 4.1.8. The incorporation of application requirements and decision guidelines is appropriate to give clear guidance to permit applicants and the responsible authority in assessing applications.
- 4.1.9. Although in some situations there may be strategic justification to apply a Residential Growth Zone (RGZ) to a Greyfields Renewal Precinct, it is inappropriate to apply a RGZ to the Ringwood North and Croydon South Greyfields Renewal Precincts. These two precincts (other than the Commercial 1 Zone in the Croydon South Precinct) are residential in nature and this residential character could be compromised if uses such as shop and office were permitted as they are in the RGZ.
- 4.1.10. The residential redevelopment anticipated for the Greyfields Renewal Precincts by applying the GRZ rather than the RGZ is sought to provide a net community benefit.

It also aims to better support, rather than compete with, the commercial activities undertaken in the Ringwood Metropolitan Activity Centre and the Eastfield Neighbourhood Activity Centre in particular as well as other activity centres in Maroondah.

- 4.1.11. The application of the DPO7 through a Schedule 7 to the Ringwood Greyfield Renewal Precinct and the DPO8 through a Schedule 8 to the Croydon South Greyfield Renewal Precinct are the appropriate overlay tools from the VPP to facilitate the built form and design outcomes sought for the two Precincts.
- 4.1.12. The two DPO schedules include no more than five objectives and use the schedule template from the *Ministerial Direction on the Form and Content of Planning Schemes* in an appropriate way. The requirements for a development plan are quantified and/or measurable in a way that can be clearly incorporated into a permit application and used to complement the Clause 55 requirements for an application. There is no duplication with the requirements of the GRZ3 and there is clear reference to the *Design Framework and Concept Plan, Ringwood Greyfield Precinct* or the *Design Framework and Concept Plan, Croydon South Greyfield Precinct* whichever is relevant.
- 4.1.13. My only suggested change is that the two figures in each DPO schedule be consolidated into one figure to enable ease of navigation for the user (i.e. Figures 1 and 2 consolidated into one plan in each DPO schedule).
- 4.1.14. Under the DPO parent provision, Council as the responsible authority is the approver of a development plan or plans across the precinct under the DPO7 and DPO8. The result is that Council can better facilitate and manage the outcomes sought for the two Greyfield Renewal Precincts.
- 4.1.15. The application of the DCPO through a Schedule 2 to the Ringwood Greyfields Renewal Precinct and Schedule 3 to the Croydon South Greyfields Renewal Precinct are the appropriate overlay tools from the Victoria Planning Provisions (VPP) to facilitate development contributions for the two precincts.
- 4.1.16. The content of the schedule is appropriate and the basis for the application of the overlay schedules for Ringwood North are provided by the *Ringwood Greyfield Precinct Development Contributions Plan* and for Croydon South are provided by the *Croydon South Greyfield Precinct Development Contributions Plan*. Both plans are robust and sound in terms of the review from a strategic and statutory planning assessment but further expert evidence will be provided about the two development contributions plans.
- 4.1.17. I previously advised Council as part of an options analysis for Greyfields Renewal Precincts that they would be best implemented by the following options (in descending order of preference):
  - Over the short term to medium term (1-2 years and then 2-3 years):
    - Option 1: A General Residential Zone with supporting MSS provision changes and a local policy.
    - Option 2: A General Residential Zone and a Specific Controls Overlay or Development Plan Overlay with supporting MSS provision changes and a local policy.
    - Option 3: A General Residential Zone and supporting local policy.



- 4.1.18. In the long term, it would be useful if the Victorian Government developed a new or revised Particular Provision in the Victoria Planning Provisions with supporting state policy changes for Greyfields Renewal Precincts. This could be informed by the pilot projects that are the subject of the Amendments being considered by the Panel and could provide a standardised approach to planning for Greyfields Renewal Precincts with a streamlined particular provision in the VPP or similar.
- 4.1.19. If this occurred, zoning options for either an RGZ or GRZ may be appropriate depending on the strategic context of the precinct. Further guidance on zoning approaches could be provided as part of an integrated VPP approach for Greyfield renewal.

## 5. Response to Submissions to Amendment

### 5.1. Exhibited Amendments and Submissions

- 5.1.1. Amendments C134 and C136 were exhibited by Council from 25 January – 26 February 2021.
- 5.1.2. There were 8 submissions received to Amendment C134maro and 10 submissions that were received to the Amendment C136maro. The Department of Transport (DoT) submitted to both Amendments.
- 5.1.3. Of the 8 submissions that were received to the Amendment C134maro, 4 were opposed and 4 conditionally supported the Amendment.
- 5.1.4. Of the 10 submissions that were received to the Amendment C136maro, 7 were opposed and 3 conditionally supported the Amendment.
- 5.1.5. The opposing submissions for Amendment C134 raised the following issues (summarised from the Council report and attachments):
  - Maintenance of private and shared facilities and assets.
  - Traffic impacts, including when entering Warrandyte Road from the Ringwood North Precinct and traffic management issues at the intersection of Warrandyte Road and Kennedy Avenue.
  - Car parking provision and impact on street parking.
  - Amenity impacts of higher density development.
  - Neighbourhood character impacts.
  - Security concerns around shared community infrastructure (namely shared pedestrian/cycling accessways).
  - Requirement for neighbours to work together to bring about the change envisaged.
  - Impact on sites with limited opportunity to amalgamate with other surrounding sites.
  - Waste management.
  - Limitation to providing increased density, basement car parking and landscaping in combination.
  - Any change to Ringwood considered unacceptable and unnecessary.
  - Impacts on land owners that cannot, or do not wish to, participate in terms of property values.
- 5.1.6. The opposing submissions for Amendment C136 raised the following issues (summarised from the Council report and attachments):
  - Perceived inaccuracies in data (building age and population statistics).
  - Potential for newer, viable developments to be removed to allow for development of the kind proposed under the Amendment.
  - Impact on property values, particularly for those land owners/sites that cannot, or do not wish to, participate.
  - Perceived poor provision for disabled access and services.
  - Amenity impacts, including related to overlooking and overshadowing.
  - Traffic and parking impacts.
  - Neighbourhood character impacts.
  - Access to goods and services, including public transport.

- Construction and noise pollution impacts.
  - Pedestrian and cycling connection impacts, particularly that shown to link Mackenzie Court to Thomas Street.
- 5.1.7. The supporting submissions for Amendment C134 raised the following issues (summarised from the Council report and attachments):
- Support for the idea “community living”.
  - In principle support for the Greening the Greyfields concept and the proposed Amendment but, submitter concerns around hindrances to amalgamation of lots with surrounding lots, and subsequent development, based on the nature of existing development and site features on these lots (e.g. recently constructed multi-unit development and vegetation resulting in perceived reduced opportunities for development on amalgamated land).
  - The DoT supported the Amendment’s intent for urban consolidation and laneway provision with a more integrated street network which should be clarified as being for the active transport network only. There were concerns that no transport study was prepared to support the Amendment to understand the cumulative impact at maximum development yield and traffic and turning movement impacts on category 1 roads such as Warrandyte Road. Notice should be given for developments of more than 3 lots or dwellings in the precinct to DoT with an integrated transport and impact assessment. Clear annotation on plans about these matters including Figure 1 in DPO7 should be subject to approval from the Head, Transport for Victoria.
- 5.1.8. The supporting submissions for Amendment C136 raised the following issues (summarised from the Council report and attachments):
- The proposed design provides valued opportunities for tree planting and improved open space provision in contrast to the “concrete jungle” that can arise out of current development practices.
  - In principle support for the Amendment with concern that it doesn’t address the needs of people living with a disability to a great enough extent.
  - The proposed pedestrian crossing across Eastfield Road adjacent to the shops in the northwest corner of the site is vital.
  - The Dot supported the improved pedestrian and cycling crossing facilities on Eastfield Road but wanted clear annotation on plans including Figure 1 in DPO8 and subject to approval from the Head, Transport for Victoria.
- 5.1.9. The submission from the DoT on each Amendment have since been resolved by Council with changes agreed to the Amendment documentation.
- 5.1.10. Other changes have been suggested by Council to the indicative dwelling densities in each precinct to make them consistent, in relation to dwelling diversity and for landscaping requirements to reflect native and exotic plantings. These changes are considered reasonable.
- 5.1.11. Many of the issues raised in submissions, particularly in relation to impacts on character, amenity, building height and car parking have been addressed in the documentation for the Amendments or are not significantly different to the existing situation with incremental residential development under Clause 55 of the Maroondah Planning Scheme.

- 5.1.12. The response from Council to submissions in the Council report of 22 March 2021 is a fair, balanced and comprehensive response to submissions that will not be repeated in this evidence statement other than on specific issues that warrant response below.
- 5.1.13. In terms of car parking provision, there is little change from the existing car parking provisions for incremental medium density housing. The proposed DPO7 and DPO8 schedules require car parking to be provided consistent with the Clause 52.06 provisions.
- 5.1.14. In relation to the transport network, Council's Engineering Department believes that the internal and surrounding road network can adjust to any increases in traffic demand resulting from the incremental development anticipated from the proposed Amendments. Any alterations to access along Warrandyte Road, Loughnan Road and Ringwood Street as Road Zones are subject to comment from the DoT and can be considered through comments by the Department as a statutory referral authority for planning applications.
- 5.1.15. With regard to the scale of anticipated residential development in the two precincts, residential development within the NRZ is currently possible to 9 metres and within the GRZ to 11 metres. The Ringwood Precinct is located adjacent to the Ringwood Metropolitan Activity Centre. The Croydon South Precinct is located adjacent to the Eastfield Neighbourhood Activity Centre and within walking distance of the Croydon Major Activity Centre to the north. State planning policy at Clause 11.01-3S encourages residential development at higher densities and building scales adjacent to activity centres, which describes the context of these two precincts. Development in these precincts closest to the activity centres and along some Road Zones is anticipated to be of up to 13.5 metres high which meets this policy and transport and land use integration principles and is appropriate.
- 5.1.16. Issues were raised about the potentially unlikely prospect of land consolidation and land owners working together. The Amendment does not force consolidation on any owner but provides incentives for land consolidation to occur to create more beneficial development outcomes for larger sites and to the amenity of adjacent land owners/occupiers and the wider precinct. There has been some residential intensification, particularly in the Ringwood precinct and the planning authority is proposing to facilitate beneficial development outcomes that will provide a net community benefit in two well located precincts.
- 5.1.17. In terms of further changes that could be made to the Amendment to resolve submissions, it is unlikely that further substantial changes could be made to the Amendment that would satisfy opposing submitters concerns without transforming the Amendment and compromising the strategic basis of the Greyfields Renewal Precinct project. This excludes the suggestions from the Department of Transport that can be accommodated in minor revisions to the documentation for the Amendments.

## 6. Conclusion

- 6.1.1. Amendments C134maro and 136maro to the Maroondah Planning Scheme implements the Greening the Greyfields project for two Greyfield Renewal Precincts at Ringwood and Croydon South.
- 6.1.2. The two Amendments were exhibited between 25 January and 26 February 2021 by the planning authority. There were 8 submissions received to Amendment C134maro and 10 submissions that were received to the Amendment C136maro. The Department of Transport submitted to both Amendments.
- 6.1.3. Council considered the submissions to the Amendment on 22 March 2021 and resolved to proceed with the Amendments subject to some changes in response to the submissions from the Department of Transport and Council's further assessment after exhibition.
- 6.1.4. Strategic and statutory planning advice was provided by Plan2Place Consulting in several reports to Council and Swinburne University recommending review, simplification and redrafting of the proposed documentation and supporting strategic documents. That advice was mostly followed and the planning authority then formalised the documentation through Amendments C134maro and 136maro to the Maroondah Planning Scheme.
- 6.1.5. I have independently considered the two exhibited Amendments, submissions received and the issues raised in terms of statutory and strategic planning matters.
- 6.1.6. It is my opinion that Amendments C134maro and 136maro to the Maroondah Planning Scheme represent an acceptable response to the submissions that have been received and effective implementation of the Greening the Greyfields project for two Greyfield Renewal Precincts at Ringwood South and Croydon South. The Amendments make proper use of the VPP and *Ministerial Direction on the Form and Content of Planning Schemes* and are consistent with State and local planning policy/provisions.



## 7. Declaration

- 7.1.1. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Paul Buxton

Director

Plan2Place Consulting

### Appendix to Guide to Expert Evidence

#### Planning Panels Victoria

##### Direction for witnesses providing expert evidence through remote conferencing

Declarations are required as standard practice in accordance with the PPV Guide to Expert Evidence (<https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>) All witnesses include a response to this in filing their evidence.

As some PPV matters are being held remotely, any person providing expert evidence must table (either verbally or in writing), this Declaration when called to give their evidence in chief:

*In giving my evidence, I confirm I:*

- will be alone in the room from which I am giving evidence and will not make or receive any communication with another person while giving my evidence except with the express leave of the Panel;
- I will inform the Panel immediately should another person enter the room from which I am giving evidence;
- during breaks in evidence, when under cross-examination, I will not discuss my evidence with any other person, except with the leave of the Panel; and
- I will not have before me any document, other than my expert witness statement and documents referred to therein, or any other document which the Panel expressly permits me to view.

Signed by:



Date:

21 June 2021

### Paul Buxton BA(Social Sciences), MUP, FPIA-Registered Planner

**EMAIL** paul@plan2place.com.au

**PHONE** 0402 839 002



Paul established Plan2Place Consulting in 2018 following a distinguished career in State and Local governments. He is a leader and planning professional with three decades of expertise managing high performing teams, projects, programs and reforms enhancing Victoria's liveability.

He is sought out for his planning systems and activity centres experience with the capability of bridging the strategic and statutory spheres. Paul is an expert in organisational change and reform, best practice process and regulation, strategic and statutory implementation, team leadership, governance, place management and precinct renewal, negotiation and influencing.

Paul is a values driven person who achieves results through experience, demonstration and leadership, providing strategic, practical insights and advice, great judgement and an outcomes focus delivering positive, lasting results.

#### KEY STRENGTHS

- Strategic and innovative thinking
- Project and program management
- Process, system and organisational reform
- Effective problem solving and authoritative advice pitched at major project delivery
- Business case preparation
- Staff management and development
- Analytical skills and evidenced based approach
- Community consultation and stakeholder engagement
- Strategic and statutory planning
- Technical understanding of legislation, subordinate legislation and planning/policy frameworks
- Technical understanding of information technology platforms and their application

#### CAREER HISTORY

ORGANISATION	POSITION	DATE
Plan2Place Consulting	Director	February 2018-current
Department of Environment, Land, Water and Planning	Manager Planning System Reform	Jan 2015-February 2018
Department of Planning and Community Development	Project Director, Reformed Zones Assistant Director, Activity Centres Unit	Oct 2012-Dec 2014 Jul 2007-Oct 2012
Moonee Valley City Council	Acting Deputy Manager Coordinator Planning	Jan 2003-Jul 2007
Moreland City Council	Urban Planning Team Leader Urban Planner	Oct 1998-Dec 2002
Tract Consultants	Town Planner	Jan 1996-Oct 1998

## Paul Buxton BA(Social Sciences), MUP, FPIA-Registered Planner

EMAIL [paul@plan2place.com.au](mailto:paul@plan2place.com.au)

PHONE 0402 839 002

### CAREER EXPERIENCE/HIGHLIGHTS

- Management of Activity Centres Unit; responsibility for capital works and strategic programs worth \$21.6 Million (Creating Better Places, Expert Assistance and Community Works Programs) procuring projects involving expert consultant advice and competitive grants; developing and implementing planning reforms including the Activity Centre Zone and associated guidelines/practice notes recognised through a Planning Institute of Australia award for excellence; production of state-wide place management resources
- Management and delivery of reformed zones advisory committee reports; state-wide consultation process; gazettal of state-wide reformed zones and associated guidelines
- State-wide planning scheme amendments restructuring the State Planning Policy Framework giving greater weight to Plan Melbourne, Regional Growth Plans and government policy reviews/housing reforms
- Preparation/management of business case—\$25.5M Smart Planning Program in Victorian 2016 budget
- Brimbank Industrial Land Strategy Peer Review—Brimbank City Council
- West Footscray Neighbourhood Plan Peer Review—Maribyrnong City Council
- St Albans Activity Centre Precinct-4 Land Swap & Planning Advice—Brimbank City Council
- Review of the Nunawading/Mitcham/Mega Mile Structure Plan—Whitehorse City Council
- Strategic and statutory provisions advice for the Sunshine NEIC—Brimbank City Council
- Stormwater controls project for integrated water management—DELWP (Water)
- Development of Commercial 3 Zone and VC Amendment documentation—DELWP (Planning)
- Preparation of Industrial and Commercial Land Use Framework Report—DELWP (Planning)
- Building Better Apartments: Revised Planning Provisions Project—DELWP (Planning)
- Greening the Greyfields, Planning Implementation Pathways and Peer Review—Swinburne University/Maroondah City Council
- Solomon Heights Estate Strategic Options and Implementation Pathways—Brimbank City Council
- Background Reports, Structure Plans and Community Engagement for the Baxter, Balnarring and Somerville Townships—Mornington Peninsula Sire Council
- Tottenham & West Footscray Employment Precincts Framework Plans—Maribyrnong City Council
- Planning scheme amendment documentation to implement the West Footscray Neighbourhood Plan—Maribyrnong City Council.
- Planning scheme amendment documentation review and development to implement the Postcode 3081 Urban Design Framework and Expert Evidence—Banyule City Council.
- Casey Activity Centres Peer Review—Casey City Council
- Wodonga Residential and Sloping Land Design Guidelines / Statutory Planning Options—City of Wodonga
- Planning Scheme Amendments Protocol—Melbourne City Council
- Brimbank Planning Scheme, Planning Policy Framework Peer Review—Brimbank City Council
- Tree Protection Controls Review, Options Paper and Revised Provisions—Banyule City Council
- Hepburn Planning Scheme Review and Amendment C80hepb—Hepburn Shire Council
- Croydon Activity Centre Structure Plan, Issues and Opportunities Paper—Maroondah City Council
- Braybrook Ballarat Road Employment Precinct Framework Plan—Maribyrnong City Council

### Schedule 1. Body of work

#### Project Name

*Statutory Planning Peer Review, Assistance and Advice - Greening the Greyfields (Swinburne University and Maroondah City Council)*

#### Background/Context

'*Greening the Greyfields*' is a project seeking a better option for redeveloping established residential suburbs. Greyfield redevelopment is an objective of both *Plan Melbourne 2017-2050* and the *Maroondah Housing Strategy, June 2016*. The concept involves the redevelopment of used residential land on a precinct basis, involving a variety of landowners, to deliver identified environmental and community objectives. The project is led by Maroondah City Council, Swinburne University and FrontierSI in partnership with the Department of Environment, Land, Water and Planning (DELWP), funded by the Australian Government as part of the *Smart Cities and Suburbs Program*.

Swinburne University developed the "*Greening the Greyfields*" concept after years of research on the challenges of residential development in the middle and outer suburbs of Melbourne. The research identified that, unlike residential development of land that has been rural (Greenfields) or industrial (Brownfields), there is no set model for redeveloping existing suburban residential land (Greyfields).

Maroondah City Council is piloting a scheme to trial this approach to development, selecting two candidate precincts in consultation with a specially formed Community Advisory Group and internal stakeholders. The scheme seeks to address the shortcomings of development occurring on a lot-by-lot, unintegrated basis, often resulting in suboptimal outcomes. Suboptimal developments are too small to incorporate infrastructural elements that benefit the broader area and are constructed without corresponding improvements in infrastructure. Valuable land resources are often under-utilised with lower permeability due to the amount of land consumed by driveways and crossovers.

The Maroondah Housing Strategy highlighted community concerns about perceived poor design outcomes and a planning scheme amendment seeks to implement the strategy's objectives into the Maroondah Planning Scheme. In undertaking the greyfield redevelopment project, Council is seeking to tackle these issues and move from a reactionary to a more proactive approach.

No single planning tool has been specifically designed for this purpose. A range of tools are available in the Victoria Planning Provisions (VPP) and those, or new tools, could be used in combination to achieve greyfield redevelopment. A variety of options and their advantages and disadvantages, including "top down" and "bottom up" approaches require further analysis and examination. The work is intended to inform discussions with DELWP and the *Smart Cities and Suburbs Program*.

In this context, Swinburne University and Maroondah City Council seek to engage the services of a consultant to provide a statutory planning peer review of planning controls with assistance and advice to progress the objectives of the "*Greening the Greyfields*" project.

#### Scope

The following scope of work is required:

- Obtain a project briefing from Maroondah City Council and Swinburne University representatives.
- Identify and assess the potential options for planning controls which best implement the "*Greening the Greyfields*" project into the Maroondah Planning Scheme, analysing advantages, disadvantages, costs and risks.

- Prepare a preferred statutory planning framework which must derive from the VPPs, relevant Ministerial Directions, Smart Planning Program objectives, other best practice planning approaches and fit with the overall strategic planning approach defined for the project.
- Prepare a set of criteria that can be used to guide the application and performance of a preferred statutory planning framework and include the following:
  - *Project scalability and replicability, enabling the pilot to be applied to a precinct and potentially suburb level in Maroondah and then across metropolitan Melbourne.*
  - *Promoting innovation and good urban design and development, with elements of certainty and flexibility for the community and development industry.*
  - *Effectiveness and measurability, determining if approaches used in the pilots are achieving the desired statutory framework and require adjustment.*
- Consider options for short term changes to the Maroondah Planning Scheme and longer term perspectives which ideally involve systemic changes to planning and development frameworks such as the VPP.
- Meet with stakeholders to determine and resolve issues to achieve implementation of the preferred approach for the project into the Maroondah Planning Scheme and VPP.

## Objectives

The objective is to provide Maroondah City Council and Swinburne University with a brief planning options report that makes recommendations about the most effective way to implement the “*Greening the Greyfields*” Project into the Maroondah Planning Scheme, and ultimately the VPP.

## Deliverables

The deliverables include:

- Draft and final reports outlining the statutory planning options to best implement the “*Greening the Greyfields*” project into the Maroondah Planning Scheme and the VPP.
- Provide advice through meetings and peer review of the draft documentation to inform a planning scheme amendment to effectively implement the project.

## Methodology

The peer review report, advice and assistance will be conducted using the following methods:

- Undertaking an analysis of the strategic framework for the “*Greening the Greyfields*” Project in the *Maroondah Housing Strategy 2016* and *Plan Melbourne 2017-2050*.
- Analysing the “*Greening the Greyfields*” project objectives and the most effective implementation mechanisms available.
- Analysing various mechanisms available in the VPP and Maroondah Planning Scheme.
- Utilising innovative but also practical expertise with the Victoria planning system.

## Key Tasks

The project is broken into two stages with the following tasks:

- Provide options for statutory planning controls to best implement the “*Greening the Greyfields*” objectives in identified precincts within the City of Maroondah.
- Assess each option against the three above key performance criteria (in flow chart and dot point formats), identifying advantages, disadvantages, costs and risks with comments where relevant.
- Provide draft and final reports to Council and Swinburne University.



- Undertake peer review of the documentation prepared for the amendment.
- Provide advice and assistance to Council and Swinburne University in implementing the preferred option into a planning scheme amendment, as agreed.

## Stakeholders

- Maroondah City Council.
- Swinburne University.
- Department of Environment, Land, Water and Planning (DELWP).

## Consultation and Communication Plan

The consultant will be required to liaise with all stakeholders under the direction of Council and Swinburne University to help finalise the key deliverables. This will involve 4 meetings with Council and Swinburne University and 2 meetings with Council, Swinburne University and DELWP.

### Time

The timings, hours and milestone dates for each deliverable are as follows:

Stage	Deliverables	Hours	Date(s)	Milestone (for payment)
1	1. Draft Planning Controls Options - Report and Simple Power Point Presentation	16	5 October 2018	No
	2. Draft Planning Controls Options Report (Simple)	10	9 – 10 October 2018	Yes
	3. Final Planning Controls Options Report (Simple)	15	8 November 2018	Yes
2	4. Peer Review Completion Report	15	December 2018 – February 2019	Yes
	5. Contingency			
	a.) Other advice as needed (summary report)	19	October 2018 – February 2019	Yes (if needed)

**Greening the Greyfields**  
**Proposed Statutory Planning Controls**  
**Final Report**



**From: Plan2Place Consulting**

E: [paul@plan2place.com.au](mailto:paul@plan2place.com.au)

M: 0402 839 002

W: [www.plan2place.com.au](http://www.plan2place.com.au)



**For: Swinburne University &  
Maroondah City Council**

**17 June 2019**

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Source of image on cover:

- Maroondah Housing Strategy 2016, Maroondah City Council, p. 46

## 1. Overview of project

Swinburne University and Maroondah City Council have requested statutory planning advice from Plan2Place Consulting about the *Greening the Greyfields* (GtG) project. Analysis and advice is provided below about the proposed statutory planning controls to best implement the GtG project for the Ringwood North and Croydon South precincts into the Maroondah Planning Scheme.

## 2. Statutory Planning Controls

### 2.1 Summary of Existing Statutory Planning Controls

Existing planning controls for two precincts identified as potential Greyfields renewal precincts within the City of Maroondah (Ringwood North and Croydon South) are shown below:

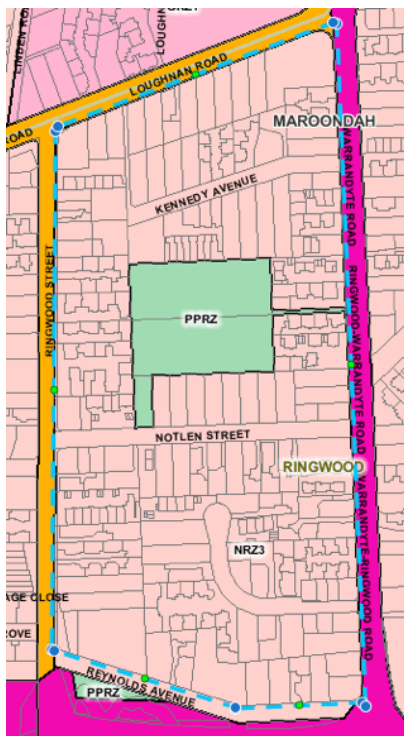


Figure 1: Ringwood North GtG Precinct Zoning (NRZ3)

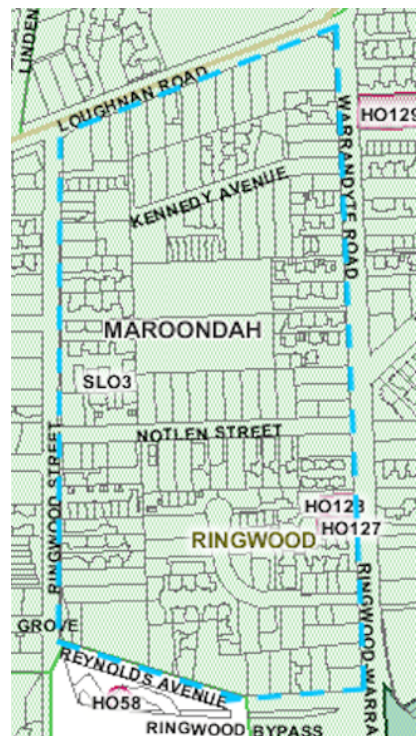


Figure 2: Ringwood North GtG Precinct Overlays (HO127, HO128 & SLO3)

Land at the Ringwood North precinct is zoned Neighbourhood Residential Zone – Schedule 3 (NRZ3) with Heritage Overlay – Schedule 127 and 128 (HO127, HO128) and Significant Land Overlay – Schedule 3 (SLO3) applying.

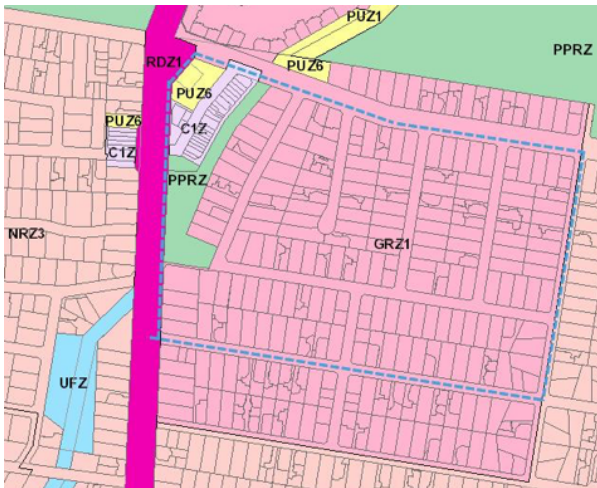


Figure 3: Croydon South GtG Precinct Zoning (GRZ2)



Figure 4: Croydon South GtG Precinct Overlays (VPO1 & SLO4)

Land at the Croydon South (Eastfield) precinct is zoned General Residential Zone – Schedule 1 (GRZ1) with Vegetation Protection Overlay – Schedule 1 (VPO1) and Significant Land Overlay – Schedule 4 (SLO4) applying.

## 2.2 Summary of Proposed Statutory Planning Controls

Maroondah City Council have proposed the following statutory planning controls for the two precincts:

### Ringwood North

- General Residential Zone – Schedule 3 (GRZ3).
- Development Plan Overlay – Schedule 7 (DPO7).
- Development Contributions Plan Overlay – Schedule 2 (DCPO2).
- Revisions to the Local Planning Policy Framework (LPPF) at Clauses 21.06, 21.07, 21.10 and 22.02.
- The accompanying *Ringwood North Concept Plan and Design Guidelines* and *Ringwood North Precinct Development Contributions Plan*.

### Croydon South

- General Residential Zone – Schedule 3 (GRZ3).
- Development Plan Overlay – Schedule 8 (DPO8).
- Development Contributions Plan Overlay – Schedule 3 (DCPO3).
- Revisions to the LPPF at Clauses 21.06, 21.07, 21.10 and 22.02.
- The accompanying *Croydon South Concept Plan and Design Guidelines* and *Croydon South Precinct Development Contributions Plan*.

## 2.3 Proposed Planning Controls for the Two Greyfield Renewal Precincts

Maroondah City Council has proposed a suite of planning controls for the two Greyfield renewal precincts at Ringwood North and Croydon South. These proposed planning controls follow previous advice provided by Plan2Place Consulting in a Statutory Planning Options Final Report dated 15 November 2018, where a range of possible planning mechanisms to best achieve Greyfields renewal and redevelopment were investigated and recommendations made.

Analysis and advice are provided below in a peer review of the proposed planning controls for the GtG renewal precincts.

### Ringwood North

- General Residential Zone – Schedule 3 (GRZ3).

The use of the General Residential Zone is an appropriate tool from the Victoria Planning Provisions (VPP) and is supported with a new Schedule 3.

The utilisation of the schedule in exempting the minimum garden area requirement and in not specifying any local variations to Clause 55 standards is appropriate. Specific design requirements will be controlled by the *Ringwood North Concept Plan and Design Guidelines* through the Development Plan Overlay – Schedule 7.

A number of additions have been included by Council to the application requirements and decision guidelines which is appropriate. This could be expanded upon from application requirements content proposed for DPO7.

Headings need to be renumbered and reformatted on the second page of the schedule.
- Development Plan Overlay – Schedule 7 (DPO7).

The use of the Development Plan Overlay is an appropriate tool from the VPP and is supported with a new Schedule 7.

The content of the schedule includes very useful information and provisions. However, much of the design guidance from the *Ringwood North Concept Plan and Design Guidelines* is more appropriate to remain in that document. The key suggested changes that have been made to the schedule include:

  - Refining the schedule objectives to five clear objectives.
  - Reformatting of the tables and refining their content.



- Including measurable requirements in the requirements for a development plan. These requirements need to be targeted to the higher level parameters that will establish the key details for the development plan or plans. Statements that included merits based assessments or judgements have been mostly removed from this section.
- Removal of the design objectives, as these will potentially conflict and create confusion with the schedule objectives and replicate what is included in the *Ringwood North Concept Plan and Design Guidelines*.
- Removal of the permit requirements which were provided in yellow highlight and yet to be finalised; these are more appropriate in the GRZ3 schedule but require further rewording for that to occur. The only permit requirement includes reference to the *Ringwood North Concept Plan and Design Guidelines* which is important for future permit applications.
- The environmentally sustainable design table has been removed and instead the key features have been included as requirements to be addressed. Again the detail is included in the *Ringwood North Concept Plan and Design Guidelines* which is more appropriate.
- There may be concerns from DELWP about the inclusion of accessibility requirements due to concerns about the replication of National Construction Code issues in the planning system – they may need to be removed at a later stage but again are important requirements.
- Specific and very detailed landscaping details have been removed from the schedule, but more generic requirements have been retained. Specific details should be provided by existing Council landscaping guidelines and the *Ringwood North Concept Plan and Design Guidelines*.
- Formatting of the schedule has been undertaken based on the Ministerial Direction on Form and Content of Planning Schemes. The only question about this that should be checked with DELWP is in relation to the indentation of the body text bullets styles (one a large bullet, the second a small bullet) as this appears to vary between recently gazetted schedule formats and the Ministerial Direction style sheet.

The utilisation of the schedule to specify more general design requirements and enable design guidance to be provided by the *Ringwood North Concept Plan and Design Guidelines* is appropriate. The approval by Council as the responsible authority of a development plan or plans across the precinct will be required under the overlay.

- Development Contributions Plan Overlay – Schedule 2 (DCPO2)

The use of the Development Contributions Plan Overlay is an appropriate tool from the VPP and is supported with a new Schedule 2.

The content of the schedule is generally appropriate subject to some simplification. The basis for the overlay is provided by the *Ringwood North Precinct Development Contributions Plan* and the plan is robust and sound.

- Revisions to the LPPF at Clauses 21.06, 21.07, 21.10 and 22.02.

The use of amended provisions of the LPPF at Clauses 21.06, 21.07, 21.10 and 22.02 is appropriate, noting that the LPPF is currently being migrated to a new Planning Policy Framework (PPF) which integrates state and local planning policy.

Updated PPF clauses that may require revised local content as a result of the GtG precinct planning provisions include:

- 11.01-1S Settlement networks, 11.02-1S Supply of urban land, 11.02-2S Structure planning, 11.03-1S Activity centre network and 11.03-2S Activity centre planning.
- 15.01-1S Urban design and 15.01-2S Urban design principles.
- 16.01-1S Integrated housing, 16.01-2S Location of residential development, 16.01-3S Housing opportunity areas, 16.01-4S Housing diversity and 16.01-5S Housing affordability.
- 18.01S Integrated transport, 18.01-1S Land use and transport planning, 18.02S Movement networks and 18.02-4S Management of the road system.

- An accompanying *Ringwood North Precinct Development Contributions Plan*.

The format and content of the *Ringwood North Precinct Development Contributions Plan* is appropriate and provides a sufficient basis for the DCPO2.

Suggested changes to the proposed planning controls for the Ringwood North Precinct have been included in **Appendix A**. Each clause included in Appendix A has also been sent to Swinburne University and Maroondah City Council.

## Croydon South

- General Residential Zone – Schedule 3 (GRZ3).

The use of the General Residential Zone is an appropriate tool from the VPP and is supported with a new Schedule 3.

The utilisation of the schedule in exempting the minimum garden area requirement and in not specifying any local variations to Clause 55 standards is appropriate. Specific design requirements will be controlled by the *Ringwood North Concept Plan and Design Guidelines* through the Development Plan Overlay – Schedule 8.

A number of additions have been included by Council to the application requirements and decision guidelines which is appropriate. This could be expanded upon from content proposed for DPO8.

Headings need to be renumbered and reformatted on the second page of the schedule.
- Development Plan Overlay – Schedule 8 (DPO8).

The use of the Development Plan Overlay is an appropriate tool from the VPP and is supported with a new Schedule 8.

The utilisation of the schedule to specify design requirements will be controlled by the *Croydon South Concept Plan and Design Guidelines* which is appropriate. The approval by Council of a development plan or plans across the precinct will be required under the overlay. At the time of writing of the report, the format and content of the *Croydon South Concept Plan and Design Guidelines Plan* had not been provided but it is understood that a similar document will be finalised as for Ringwood North. This approach is appropriate and provides a sufficient basis for the DPO8.
- Development Contributions Plan Overlay – Schedule 3 (DCPO3)

The use of the Development Contributions Plan Overlay is an appropriate tool from the VPP and is supported with a new Schedule 3.

The content of the schedule is generally appropriate subject to some simplification. The basis for the overlay is provided by the *Croydon South Precinct Development Contributions Plan*.
- Revisions to the LPPF at Clauses 21.06, 21.07, 21.10 and 22.02.

The use of amended provisions of the LPPF at Clauses 21.06, 21.07, 21.10 and 22.02 is appropriate, noting that the LPPF is currently being migrated to a new Planning Policy Framework (PPF) which integrates state and local planning policy.

Updated PPF clauses that may require revised local content as a result of the GtG precinct planning provisions include:

  - 11.01-1S Settlement networks, 11.02-1S Supply of urban land, 11.02-2S Structure planning, 11.03-1S Activity centre network and 11.03-2S Activity centre planning.
  - 15.01-1S Urban design and 15.01-2S Urban design principles.
  - 16.01-1S Integrated housing, 16.01-2S Location of residential development, 16.01-3S Housing opportunity areas, 16.01-4S Housing diversity and 16.01-5S Housing affordability.
  - 18.01S Integrated transport, 18.01-1S Land use and transport planning, 18.02S Movement networks and 18.02-4S Management of the road system.
- An accompanying *Croydon South Precinct Development Contributions Plan*.

The format and content of the *Croydon South Development Contributions Plan* is appropriate and provides a sufficient basis for the DCPO3.

Suggested changes to the proposed planning controls for the Croydon South Precinct have been included in **Appendix A**. Each clause included in Appendix A has also been sent to Swinburne University and Maroondah City Council.

## 3. Conclusion

Analysis and advice has been provided about the proposed statutory planning controls to best implement the GtG project for the Ringwood North and Croydon precincts South into the Maroondah Planning Scheme.

The use of the planning controls and accompanying plans and design guidelines for the two Greyfields renewal precincts proposed by Council are appropriate subject to some modifications as recommended in this report and in **Appendix A**.

## Appendix A

### MAROONDAH PLANNING SCHEME

#### 21.06 BUILT FORM AND URBAN DESIGN

11/10/2018  
C97

##### 21.06-1 Overview

11/10/2018  
C96

A high quality urban environment has enormous intrinsic value and attracts residents, business, industry and investment to the municipality. Maroondah is a municipality characterised by well presented and 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, they are:

- The main commercial areas being the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and Bayswater North Industrial precinct.
- The rideline areas defined by the Wicklow Hills Ridge and the Loughnan Waranwood Ridge.

While the urban character of Maroondah has historically been influenced by individual dwelling design, varied building setbacks and the extensive use of vegetation, there is a trend within the current urban environment for standardised design and the removal of individual urban character. This situation is consistent with image and urban design issues facing all suburbs in metropolitan Melbourne.

The existing varied form of urban design treatment in Maroondah however, including the relationship of urban development with both the streetscape and the natural environment, creates a character which is predominant through the municipality.

##### 21.06-2 Objectives, strategies and implementation

11/10/2018  
C97

###### Objective 1

- To ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

###### Strategy

- Ensure that Maroondah's public facilities, buildings, roads and paths are designed to reflect the environmental standards of the municipality and to minimise ongoing maintenance.

###### Objective 2

- To protect and enhance the visual amenity of residential, commercial and industrial precincts and streetscape.

###### Strategies

- Prevent the proliferation of large advertising panel and "supersite" signs, particularly in proximity to residential or environmental precincts and along major transport routes through the municipality.
- Promote the development of sustainable and functional urban places that foster a sense of community.

###### Objective 3

- To encourage development that provides and creates high quality urban places.

###### Strategies

- Ensure that advertising signage located in and visible from public areas presents a coordinated and high quality image.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.
- Require all new development to incorporate the highest standards of urban image, landscape design and building design innovation.

Objective 3 - Strategies:  
May need a strategy here  
referencing the GtG  
precincts such as  
"Encourage integrated, well  
designed residential  
development on  
consolidated sites in  
Greening the Greyfields  
renewal precincts providing  
improved housing choices,  
vegetation coverage,  
drainage, sustainability and  
public realm outcomes."

### **Objective**

- To encourage environmentally sustainable forms of development.

### **Strategy**

- Ensure that the planning, design, siting and construction of development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

### **Implementation**

These strategies will be implemented by:

#### **Local policy and exercise of discretion**

- Ensuring all application are consistent with Waterways Protection Clause 22.01.
- Ensuring all retail and commercial development is in accordance with the Retail and Commercial Development Clause 22.05.
- Ensuring all industrial development is in accordance with the Industrial Urban Design and Development Clause 22.07.
- Ensuring all residential development is in accordance with the Residential Neighbourhood Character Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all use and development within the Ringwood Metropolitan Activity Centre is in accordance with the Ringwood Activity Centre Clause 22.06.
- Encouraging commercial development that facilitates the interaction between the public and private domain.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10.
- Ensuring signage on council reserves is in accordance with the Signage on Council Reserve Clause 22.11.

#### **Zones and overlays**

- Adopting the recommendations of the Ringwood Transit City Urban Design Masterplan 2004 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the Ringwood Metropolitan Activity Centre and the Ringwood Western Gateway Area.
- Applying a Development Plan Overlay to the Ringwood Metropolitan Activity Centre.
- Applying a Development Contributions Plan to the Ringwood Metropolitan Activity Centre.
- Adopting the recommendations of the Ringwood North West Residential Precinct Plan 2009 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.
- Applying a General Residential Zone to the Ringwood North Greyfield Renewal precinct.
- Applying a Development Plan Overlay to the Croydon South and Ringwood North Greyfield Renewal precincts.
- Applying a Development Contributions Plan Overlay to the Croydon South and Ringwood North Greyfield Renewal precincts.

**Future strategic work**

- Developing an Advertising Signage Policy.
- Developing uniform urban design guidelines to influence the built form of residential, commercial and industrial areas.
- Develop an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.

**Other actions**

**Reference documents**

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Ringwood Transit City Public Domain and Landscape Guidelines, Hansen Partnership, 2006

Maroondah Neighbourhood Character Study, Planisphere, 2004

Ringwood Western Gateway Urban Design Review, Hansen, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, June 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009

**Ringwood North Concept Plan and Design Guidelines & Croydon South Concept Plan and Design Guidelines**

Reference  
documents:  
Place the two sets of  
Guidelines on  
separate lines



## 21.07 HOUSING AND RESIDENTIAL LAND USE

11/10/2018  
C97

### 21.07-1 Overview

11/10/2018  
C97

The development and maintenance of diverse and sustainable housing opportunities in the City of Maroondah is critical to the achievement of housing strategies in the municipality. There is a clear commitment to the protection of existing urban and environmental quality, while also providing an effective framework for the encouragement of increased residential opportunities in selected locations. Maroondah is predominantly a residential municipality, therefore the provision of a structured, high quality residential environment is paramount to our community.

The topography and landscape combine to provide Maroondah with a unique blend of residential precincts, the high density housing in the Ringwood Metropolitan Activity Centre, the Croydon Major Activity Centre, and the Ringwood East and Heathmont Neighbourhood Activity Centres, as well as the conventional residential precincts, to areas of high environmental quality that are enhanced by dwelling density and subdivision limitations.

Maroondah is dominated by two ridgelines and complemented with rolling topography. The Loughnan Waranwood Ridge and Wicklow Hills Ridge are heavily vegetated, even though mostly developed as residential suburbs. Near-continuous canopy tree cover, interspersed by rooftops, dominates views to the ridgelines. The ridgelines and topography are unique within Melbourne. The hills help define the sense of place and provide views from dwellings and streets that are evident both within and outside the municipality. These views provide topographic interest to many of the suburbs.

Architectural styles and street layout, also reflects 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 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.

### 21.07-2 Objectives, strategies and implementation

11/10/2018  
C97

Reword Objective 1, to include the word “and growth” after the word “profile”.

2nd Strategy to rear after the word potential “such as golf courses, school sites and Greening the Greyfields renewal precincts.”

Add the Strategy under proposed Objective 8 as the 3rd Strategy under Objective 1 but reworded to “Work in partnership with the State Government and Swinburne University on the concept of ‘Greening the Greyfields’ providing improved housing choices, vegetation coverage, drainage, sustainability and public realm outcomes.”

#### Objective 1

- To maintain and enhance the mix of housing types and residential densities to cater for the changing profile of the population.

#### Strategies

- Coordinate housing opportunities to ensure that they contribute to the development of a balanced, vibrant and interesting community.
- Encourage a mix of residential densities and dwelling types in the subdivision of vacant residential land and the re-development of any land with residential potential ie. golf courses or school sites.

#### Objective 2

- To provide housing opportunities which complement the environmental character of Maroondah.

#### Strategies

- Minimise the impact of urban development on water quality in local waterways.
- Adopt best practice stormwater management in urban areas through active involvement with Melbourne Water and the Environment Protection Authority.

- Provide for the development and enhancement of all headwaters within the municipality.
- Protect and enhance areas of special environmental quality by limiting the physical and visual intrusion of high density dwelling development.

**Objective 3**

- To ensure the provision of responsible and sustainable housing stock in terms of design, construction, building materials and siting criteria.

**Strategy**

- Facilitate a balanced mix of housing stock, which utilises design diversity, innovative materials and affordable construction techniques.

**Objective 4**

- To limit the intrusion of non residential uses into residential precincts.

**Strategies**

- Prevent the loss of residential land and housing stock for essential non-residential uses without suitable residential replacement in some alternative location within the municipality.

**Objective 5**

- To ensure that residential development contributes to and enhances the preferred neighbourhood character of Maroondah.

**Strategies**

- Improve the quality of dwelling design, urban design and site layout.
- Encourage variations in development that respects the sensitive visual and physical characteristics of different residential locations within Maroondah.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.

**Objective 6**

- To encourage the development of additional dwellings within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.

**Strategies**

- Encourage a mixture of residential development in identified areas within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre at medium or higher densities to make optimum use of the facilities and services available.

**Objective 7**

- To encourage more environmentally sustainable forms of residential development.

**Strategy**

- Ensure that planning, design, siting and construction of new residential development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

**Objective 8**

- To manage growth and changing housing needs.

Objective 8 and Strategy:  
The objective mostly duplicates Objective 1 and should be merged into that objective. The strategy should be included under Objective 1 and there is possibly another strategy or a reworded strategy?

### Strategy

- Work in partnership with State Government and Swinburne University on the concept of 'Greening the Greyfields' to deliver better outcomes than existing subdivisions and developments.

### Implementation

These strategies will be implemented by:

#### Local policy and exercise of discretion

- Ensuring all residential development is in accordance with the Residential Neighbourhood Character, Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all development is in accordance with the Waterways Protection Clause 22.01.
- Ensuring all development in residential areas is in accordance with the Residential Neighbourhood Character Clause 22.02.
- Encouraging the provision of a wide range of dwelling densities and styles to meet a diverse range of community needs.
- Discouraging the development of residential land for non-residential uses and ensuring residential uses are located appropriately in accordance with the Non Residential Uses in Residential Areas Clause 22.13.
- Encouraging the provision of apartment style residential development within the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre in accordance with the Ringwood Activity Centre Clause 22.06 and the Croydon Major Activities Area Clause 22.09.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10

#### Zones and overlays

- Applying a Design and Development Overlay which limits subdivision and dwelling density in environmentally sensitive residential areas of Maroondah, including the Loughnan Waranwood Ridge and Wicklow Hills Ridge.
- Applying a Significant Landscape Overlay to the sensitive ridgeline features of the municipality and extending this Overlay across additional sensitive residential sections of the municipality, including drainage catchment areas.
- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Rezoning land in accordance with the recommendations included in the Croydon Town Centre Structure Plan, 2006.
- Applying a Design and Development Overlay over the Croydon Major Activity Centre to promote appropriate scale and built form.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.
- Applying a Design and Development Overlay which limits subdivision and dwelling density in environmentally sensitive residential areas of Maroondah, including the Loughnan Waranwood Ridge and Wicklow Hills Ridge, with the exception of the approved Greyfield Renewal precinct.



### Future strategic work

- Undertaking regular reviews of the Maroondah Municipal Housing Strategy to ensure that a relevant and consistent approach to residential development is maintained.
- Monitoring the trends associated with the development of medium density housing and implementing relevant local design standards.
- Identifying specific locations suitable for comprehensive medium and high density housing development in close proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre, major transport nodes and other commercial centres.
- Introducing specific land use policies to provide appropriate guidance for the assessment of commercial and non-residential uses in residential zones.
- Undertaking a strategic assessment of land capability factors to facilitate a range of residential densities.
- Preparing urban design and streetscape guidelines to achieve innovative dwelling design in the conventional, environmental and preferred medium density housing precincts of Maroondah.
- 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.
- 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.
- 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.
- Investigate the potential for future high quality intensive residential development on the industrial land on Lusher Road, Croydon.

### Other actions

#### Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Maroondah Neighbourhood Character Study, Planisphere, 2004

Croydon Town Centre Structure Plan, Planisphere, 2006

Ringwood Western Gateway Urban Design Review, Hansen Partnership, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, 2009

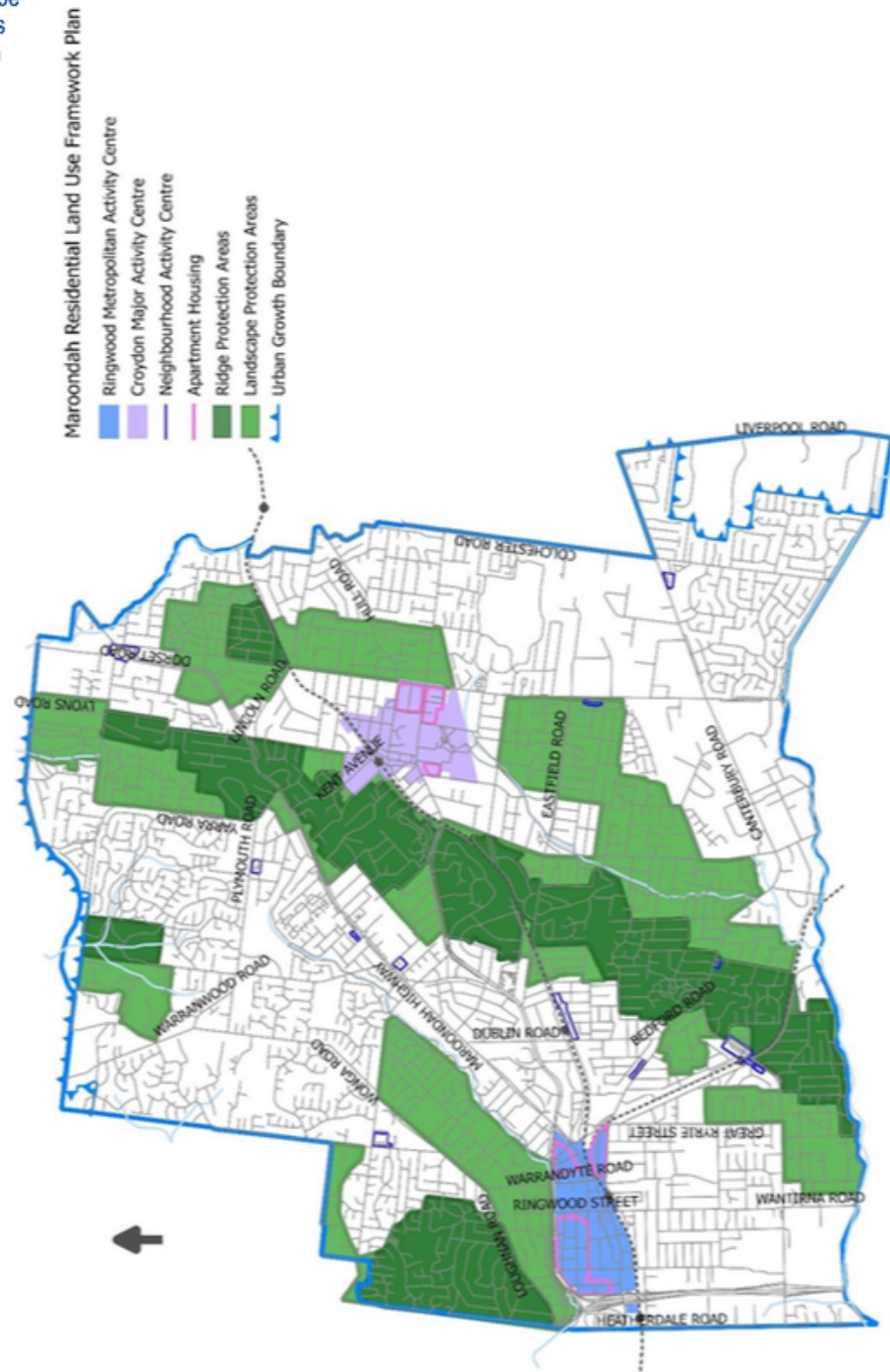
Maroondah Sustainability Strategy, Maroondah City Council, 2009

**Ringwood North Concept Plan and Design Guidelines & Croydon South Concept Plan and Design Guidelines**

Reference documents:  
Place the two sets of Guidelines on separate lines

Ideally the two Greyfields renewal precincts should be identified on this framework plan

### Residential Land Use Framework Plan





MAROONDAH PLANNING SCHEME

- 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.
- 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.

**Other actions**

- Enhance local waterways through the protection of the quality of stormwater transferred to permanent waterways.
- Liaising with local environmental groups in the preparation of management plans for significant bushland reserves throughout Maroondah.
- Enhance habitat corridors in accordance with the Habitat Corridors Strategy.
- Adopting the home energy rating scheme in the assessment of multi dwelling applications and promoting the scheme to the local development industry.

**Reference documents**

Sites of Biological Significance in Maroondah, G.S. Lorimer, J.C. Reid, L.P. Smith and H. Moss, 1997

Notable Tree Strategy, Maroondah City Council, 1997

Roadside Conservation and Street Tree Strategy, Maroondah City Council, 1996

Best Practices in Litter Management, Waste Management Council, 1996

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

Croydon Town Centre Structure Plan, Planisphere, 2006

Maroondah Neighbourhood Character Study, Planisphere, 2006

Ringwood North Concept Plan and Design Guidelines & Croydon South Concept Plan and Design Guidelines

Reference documents:  
Place the two sets of Guidelines on separate lines

MAROONDAH PLANNING SCHEME

of the streets.

*Neighbourhood area 22 – Croydon Major Activities Area*

Refer to Clause 22.09.

*Neighbourhood area 23 – Ringwood Central Activities Area*

Refer to Clause 22.06.

*Neighbourhood area 24 'Croydon and District Golf Course'*

The preferred future character will be achieved by:

- Ensuring dwellings or groups of dwellings are spaced and located to allow views or glimpses of views within and external to the site.
- Ensuring the form of dwellings add diversity to the dwelling types that predominate in surrounding areas and provide a range of dwelling types.
- Promoting built form that comprises a mix of single and double storey dwellings in gardens settings with sufficient area free of buildings and impervious surfaces to accommodate canopy vegetation at the front and rear of allotments capable of rising above the roof of buildings.
- Promoting a mix of dwelling materials that blend with the environment and which represent a range of styles and materials typical for the locality ensuring built form avoids the repetition of dwelling design and substantially rendered buildings.
- In front setbacks and within road reserves, ensuring the retention or planting of canopy trees to enhance the retention of patches of indigenous trees and free of buildings and impervious surfaces.
- Retaining elements of the golf course, in particular the feeling of openness of the landscape and a significant number of large canopy trees.
- Ensuring streets maintain a spacious and leafy feeling to the locality with views into front gardens across open frontages without front fences.

**22.02-4**

**Decision guidelines**

11/10/2018  
C96

Before deciding on an application, the responsible authority will consider:

- Whether the proposed development makes a positive contribution to the preferred neighbourhood character of the area.
- The ability of the proposed development to contribute to the retention and enhancement of canopy vegetation of the area.
- The ability of areas of open space to provide for the retention and ongoing viability of canopy vegetation on the site.
- The size of the allotment and the need for building exclusion zones to address landscape and neighbourhood character issues.
- Whether a non-residential use represents an intrusion in a residential area.

**Policy references**

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

Sustainability Strategy, Maroondah City Council, 2009

Open Space Requirements for Provision and Retention of Canopy Trees in Maroondah, C Sorrell & D Gawley, 2002

Maroondah Neighbourhood Character Study, Planisphere, 2004

Ringwood North Concept Plan and Design Guidelines & Croydon South Concept Plan and Design Guidelines

Given you've exempted Greyfields renewal precincts from this policy, the associated guidelines shouldn't be listed here

--/20--  
C--

### SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

#### GREYFIELD RENEWAL PRECINCTS

##### 1.0 Neighbourhood character objectives

--/20--  
C--

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

--/20--  
C--

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

Yes

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

--/20--  
C--

**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 Requirements of Clause 54 and Clause 55

--/20--  
C--

	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
	A17	None specified

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

Need to  
renumber  
heading to  
5.0 and use  
Head C style  
(Arial 10 pt)

#### 4.0

--/20--  
C-

#### Maximum building height requirement for a dwelling or residential building

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

#### 5.0

--/20--  
C-

#### 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, the neighbourhood and site description, design response and written/plan based response to the *Ringwood North Precinct Concept Plan and Design Guidelines, 2019* or the *Croydon South Precinct Concept Plan and Design Guidelines, 2019*.
- Plans showing existing vegetation and any trees proposed to be removed.
- Plans showing proposed landscaping works and planting including tree species and mature height.

#### 6.0

--/20--  
C-

#### 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 the proposed development is on an amalgamated site and how it responds to the *Ringwood North Precinct Concept Plan and Design Guidelines, 2019* or the *Croydon South Precinct Concept Plan and Design Guidelines, 2019*.
- The avoidance of visually dominant buildings and opportunities for landscaping and the planting of mature species.
- Whether there is sufficient permeable space that is not encumbered by an easement to enable the planting of canopy trees.
- The 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.

**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

**RINGWOOD NORTH GREYFIELD RENEWAL PRECINCT****1.0 Objectives**

- To encourage site consolidation that enables increased housing density and diversity, improved open space and built form outcomes and enhanced local infrastructure through development that is consistent with the *Ringwood North Concept Plan and Design Guidelines*.
- To identify land suitable for increased maximum dwelling heights on consolidated sites consistent with this schedule.
- To enhance the residential and landscape character of the precinct through increased tree coverage and open space areas and reduced site coverage, hard surface areas and heat island effects.
- To strengthen and improve pedestrian circulation and the amenity of the precinct through the introduction of new, and the upgrading of existing, pedestrian connections.
- To integrate the principles and techniques of environmentally sustainable design into the design, construction and operation stages of new development in the precinct.

**2.0 Requirement before a permit is granted**

- A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided that:
- The responsible authority is satisfied that the granting of a permit will not prejudice the preparation and approval of a development plan, including the outcomes for the land set out in the requirements to this schedule.
  - The permit includes any conditions or requirements set out in this schedule.

**3.0 Conditions and requirements for permits**

A permit must satisfy the *Ringwood North Concept Plan and Design Guidelines*.

**4.0 Requirements for development plan**

A development plan must be generally in accordance with the Indicative Concept Plan at Figure 1 and the Building Height Plan at Figure 2 of this schedule.

A development plan must satisfy the *Ringwood North Concept Plan and Design Guidelines*.

A development plan may be prepared and implemented in stages.

One or more development plans may be approved for the precinct.

A development plan must include the following requirements:

- The indicative number of dwellings and dwelling density for the land as detailed in **Table 1: Dwelling Density**.
- A mix of housing types and sizes, including one, two, three (or more) bedroom dwellings.
- Accessible dwellings, defined as achieving a Silver Level under the *Australian Liveable Housing Design Guidelines*, provided at a ratio of:
  - One for each development of 10 or less dwellings.
  - Two for every development of between 11 and 29 dwellings.
  - Three for every development of 30 or more dwellings.

**Angela Asproloupous**

Paul, the following requirements are set out under:

- Theme (e.g. Dwelling Supply and Diversity)
- Design Objectives (general objective re: theme - I feel these are needed to articulate the specific objectives under each theme but recognise that this is not a typical approach and would like your feedback as to it's suitability.
- Development Plan Requirements (mix of prescriptive/mandatory and performance based)

**Paul Buxton**

I've made pretty significant changes here Angela, as I think the schedule is getting lost in the detail that is in the design guidelines. Need to go up a level from the detail here to a higher level for development plan requirements. I can't really see that there are any permit requirements from this text so I haven't included any. I've made the requirements measurable and deleted any discretionary provisions. I've also deleted the design objectives as the schedule objectives are the only reference that can be made to any objectives

**Paul Buxton**

I doubt that DELWP will let you insert this accessibility requirement but give it a go. They will likely say it is a National Construction Code issue and shouldn't be replicated in the planning system but we all know the NCC requirements are deficient with promises for their improved regulation over more than 15-20 years



- Which must be fully accessible with all amenities (kitchen, bathroom, open space) at ground floor level to provide for those with limited mobility.
- Development designed to meet the building heights and street setbacks specified in Table 2 to this clause and Figure 2: Building Heights Plan.
  - Dwellings orientated in an east-west direction.
  - A basement setback a minimum of 1.2 metres to site boundaries, excluding vehicle access ramps.
  - Buildings setback from side boundaries by a minimum of 1.4 metres for 40 percent of the length of the site boundary if adjoining a building of 9 metres in height. Building setbacks can be reduced if sufficient site landscaping and dwelling outlooks are provided to the front and rear of the site.
  - Buildings setback from rear boundaries consistent with Clause 55.04.
  - A maximum site coverage of 50 per cent, including a basement.
  - A minimum permeable area of 35 per cent with at least 30 per cent provided as grassed area and landscaping.
  - A minimum of 50% direct sunlight to communal open spaces areas for a minimum of two hours between 9 am and 3 pm on 21 June.
  - Provide communal open space as detailed in Table 3.
  - A landscape plan which includes:
    - The retention of canopy trees and remnant vegetation to the maximum extent practicable and incorporated into proposed areas of landscaping.
    - Canopy trees within front setbacks, private open spaces areas and common garden areas with native species that are capable of reaching a minimum mature height of 12 to 14 metres.
    - All surface water, including from hard surface areas, drained and filtered through garden beds, a rain garden and/or bioswale before discharge to stormwater system.
    - All asphalted, paved and concreted areas, including vehicle accessways, of light colours and shaded by adjacent vegetation.
  - Car parking consolidated to minimise the extent of hard surface cover on the site.
  - Only one vehicular crossover provided to each development setback a minimum of 1.5 metres from any street tree, except where a larger distance is required for a larger street tree.
  - Access and car parking provided from a rear lane or from the street to a basement and generally concealed from the street.
  - Provision of shared car parking spaces for the development.
  - Any basement car parking area extending above the finished ground level screened and concealed with landscaping.
  - Garages that face the frontage set back a minimum of 1 metre from the front setback of the dwelling.
  - Designed with appropriate access gradients to basement car parking.
  - Buildings articulated into a series of distinct but complementary street wall elements that reinforce the existing residential grain, rhythm and streetscape elements and respond to the varying scales of adjacent buildings.
  - Entries to dwellings at ground level, where possible.
  - Where a development is adjacent to a laneway or public accessway, new dwelling entries orientated to the accessway and vehicle access located to the rear or a basement.
  - Where a dwelling abuts communal open space or a public park, provide windows, balconies and outlook at all levels orientated towards to the park.

- Where fencing is proposed, low and open fencing allowing for passive surveillance of the adjacent street(s) with a maximum height of:
  - 1.2 metres for streets in a Road Zone, Category 1.
  - 0.9 metres for other streets.
- Environmentally sustainable design features including:
  - Sustainable transport measures.
  - A BESS Rating or equivalent with a 50% Score.
  - Minimum 70% performance for water, urban ecology and stormwater.
  - Energy efficiency.
  - Solar and renewable energy.
  - Integrated water and stormwater management.
  - Waste and recycling.
- Design detail and amenities including:
  - Materials which are aesthetically appropriate and environmentally sustainable.
  - All visible sides of a building are designed to a high architectural standard.
  - Visual impacts of parking areas and driveways minimised with no greater than 30% of the frontage taken up by garages and carports.
  - High quality design details, finishes and lighting in common areas with clear maintenance responsibilities.
  - Roof design that complements and strengthens the overall proportions of the built form.
  - Utilities and services that are well integrated into the overall design of the building functionally and aesthetically.

**Table 1: Dwelling Density**

(insert table)

**Table 2: Building Heights and Street Setbacks**

Sub-precinct	Maximum building height	Minimum site area	Street setback
A	9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	-	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> <li>▪ Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser.</li> <li>▪ Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> <li>▪ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.</li> <li>▪ Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul>

**Paul Buxton**

Key ESD features have been listed – leave the details to the guidelines

**Angela Asproloupou**

Waiting on designers for this table

Sub-precinct	Maximum building height	Minimum site area	Street setback
B	11 metres for a minimum site area of 1000 m <sup>2</sup> . 9 metres for a minimum site area of less than 1000 m <sup>2</sup> , unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1000 square metres. Includes land only in Sub-precinct B.	For one dwelling on a lot: <ul style="list-style-type: none"> <li>Minimum average street setback of 6 metres.</li> <li>Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> <li>Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.</li> <li>Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul>
C	13.5 metres for a minimum site area of 2000 m <sup>2</sup> . 9 metres for a minimum site area of less than 2000 m <sup>2</sup> , unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	2000 square metres. Includes land only in Sub-precinct C.	For one dwelling on a lot: <ul style="list-style-type: none"> <li>Minimum street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is lesser.</li> <li>Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> <li>Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.</li> <li>Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul>

Table 3: Communal open space

Number of Dwellings	Percentage of site area required as Communal Open Space
Up to 10	0/Not required
11 to 20	10%
21 to 30	15%
31 or more	20%

Figure 1: Indicative Concept Plan



Figure 2: Building Height Plan





2020-2035  
C

**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO2**.

**RINGWOOD NORTH PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0**

**Area covered by this development contributions plan**

2020-2035  
C

This Development Contributions Plan (DCP) applies to all new development within the area shown as Precinct 1 below.



**Paul Buxton**

Might be best to delete the map and just include the name of the DCP here

**2.0**

2020-2035  
C

**Summary of costs**

Facility Type	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Precinct Works (Streetscape, Path, Drainage and Road)	\$1,900,714	2020-2035+	\$798,300	42.0%
Total	\$1,900,714		\$798,300	42.0%

**Paul Buxton**

The summary of costs looks fine and derives from the DCP report. Although it is easy to read, DELWP may want to put the table into the format specified in the Ministerial Direction, which would significantly expand the table.

**Notes**

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the reference document Ringwood North Precinct Development Contributions Plan report for details.

Maroondah City Council commits to delivering the DCP projects by December 31 2035 or as otherwise stated in the DCP report. It is likely that projects will be progressively delivered over the DCP period.

Maroondah City Council is Collecting Agency for this DCP and all its projects.

Maroondah City Council is Development Agency for this DCP and all its projects.

**Paul Buxton**

With the notes, they are useful in the DCPO schedule but as they are in the DCP report, they may not be required here. Also the Ministerial Direction doesn't allow notes to be included in this section of the schedule.

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- Used for the provision of other infrastructure as approved by the Minister responsible for the Planning and Environment Act, or
- Refunded to owners of land subject to these DCP levies.

### 3.0

3.0-20-  
C

#### Summary of Contributions

Development	Unit of Measurement	Levies Payable By Development		
		Development Infrastructure Levy	Community Infrastructure Levy	Total
Residential	Per Dwelling	\$3,801.43	\$0.00	<b>\$3,801.43</b>
Other Land Uses	Per One Square Metre (SQM) of Floor space	\$31.68	\$0.00	<b>\$31.68</b>

#### Notes:

Square metres of floorspace (SQM) refers to gross floorspace.

The above listed contribution amounts are current as at 30 June 2019. They will be adjusted annually on July 1 each year to cover inflation, by applying the Producer Price Index for Non-Residential Building Construction in Victoria. The Index is published by the Australian Bureau of Statistics. A list showing the current contribution amounts will be held at Council's Planning Department.

Payment of development contributions is to be made in cash.

Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Each net additional demand (or dwelling) unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling or building or an extension to an existing non-residential building.

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage.

- Development Infrastructure Levy at Subdivision Stage - Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit Stage - Payment of the Development Infrastructure Levy is to be made prior to the commencement of any development or works.
- Development Infrastructure Levy at Building Permit Stage - Payment of the Development Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.

No Community Infrastructure Levy applies to this DCP.

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date.

Paul Buxton

2 hours ago

The summary of contributions looks fine and derives from the DCP report. Although it is easy to read, DELWP may want to put the table into the format specified in the Ministerial Direction, which would significantly expand the table. With the notes, they are useful in the DCPO schedule but as they are in the DCP report, they may not be required here.

**4.0****Land or development excluded from development contributions plan**

2016/2017  
C-1

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. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations;
- 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 for the provision of works and / or land in lieu of DCP cash payment.

**SCHEDULE 3 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO3**.

**CROYDON SOUTH PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**

This Development Contributions Plan (DCP) applies to all new development within the area shown as Precinct 2 below.



**Paul Buxton**

Might be best to delete the map and just include the name of the DCP here

**2.0****Summary of costs**

Facility Type	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Precinct Works (Streetscape, Path, Drainage and Road)	\$218,614	2020-2035+	\$93,692	42.9%
<b>Total</b>	<b>\$218,614</b>		<b>\$93,692</b>	<b>42.9%</b>

**Paul Buxton**

The summary of costs looks fine and derives from the DCP report. Although it is easy to read, DELWP may want to put the table into the format specified in the Ministerial Direction, which would significantly expand the table.

**Notes:**

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the reference document Croydon South Precinct Development Contributions Plan report for details.

Maroondah City Council commits to delivering the DCP projects by December 31 2035 or as otherwise stated in the DCP report. It is likely that projects will be progressively delivered over the DCP period.

Maroondah City Council is Collecting Agency for this DCP and all its projects.

Maroondah City Council is Development Agency for this DCP and all its projects.

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- Used for the provision of other infrastructure as approved by the Minister responsible for the Planning and Environment Act, or
- Refunded to owners of land subject to these DCP levies.

**Paul Buxton**

With the notes, they are useful in the DCPO schedule but as they are in the DCP report, they may not be required here. Also the Ministerial Direction doesn't allow notes to be included in this section of the schedule.

## 3.0

## Summary of contributions

2/1/2019  
C

Development	Unit of Measurement	Levies Payable By Development		
		Development Infrastructure Levy	Community Infrastructure Levy	Total
Residential	Per Dwelling	\$780.76	\$0.00	<b>\$780.76</b>
Other Land Uses	Per One Square Metre (SQM) of Floor space	\$6.51	\$0.00	<b>\$6.51</b>

## Notes:

Square metres of floorspace (SQM) refers to gross floorspace.

The above listed contribution amounts are current as at 30 June 2019. They will be adjusted annually on July 1 each year to cover inflation, by applying the Producer Price Index for Non-Residential Building Construction in Victoria. The Index is published by the Australian Bureau of Statistics. A list showing the current contribution amounts will be held at Council's Planning Department.

Payment of development contributions is to be made in cash.

Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Each net additional demand (or dwelling) unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling or building or an extension to an existing non-residential building.

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage.

- Development Infrastructure Levy at Subdivision Stage - Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit Stage - Payment of the Development Infrastructure Levy is to be made prior to the commencement of any development or works.
- Development Infrastructure Levy at Building Permit Stage - Payment of the Development Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.

No Community Infrastructure Levy applies to this DCP.

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date.

## Paul Buxton

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With the notes, they are useful in the DCPO schedule but as they are in the DCP report, they may not be required here.



#### 4.0 Land or development excluded from development contributions plan

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C-1

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.

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- 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. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations;
- 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 for the provision of works and / or land in lieu of DCP cash payment.

● Aman Mehta



Revised Design Guides

To: Peter Boyle, Plan2Place Consulting, Cc: Angela Asproloupou

22 December 2020 at 10:20 am

[Details](#)

AM

Hi Peter and Paul,

We have revised the Design Guide for Corydon South Precinct based taking into consideration your comments early this year.

The most significant change has been simplification of the "Vision, Objectives, Strategies and Guidelines" section. We have also taken off the sub-precinct level objectives and guidelines to avoid repetition.

There is some more work needed, mainly the sketches which we are working on at the moment.

We have made comments in this PDF document to seek inputs as well.

Will be good to get your inputs on the changes made so far.

Let me know if you have any questions

Many thanks in advance

Kind regards

Aman

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Gtg - Volume 1 -  
Croydo...iew.pdf

# Greening the Greyfields: Croydon South Precinct Concept Plan – Second Peer Review Report



**For: Maroondah City Council**  
**31 December 2020**



Peter Boyle\_Urban Design+Landscape Architecture

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Source of image on cover:

- Maroondah Housing Strategy 2016, Maroondah City Council, p. 46

## INTRODUCTION





# 1. INTRODUCTION

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Maroondah City Council engaged Plan2Place Consulting in association with Peter Boyle\_Urban Design+Landscape Architecture to provide a peer review of the Precinct Concept Plan for Croydon South and Draft Schedule 7 to Clause 43.04 Development Plan Overlay for the Greening the Greyfields Project.

The following documents were reviewed:

- Precinct Concept Plan Croydon South Greyfield Precinct (For Review dated December 2020), Maroondah City Council and Swinburne University of Technology.
- Draft Schedule 7 to Clause 43.04 Development Plan Overlay (For Ringwood).

These documents relate to two proposed planning scheme amendments to the Maroondah Planning Scheme:

- Amendment C134maro for the Ringwood Greyfield Precinct.
- Amendment C136maro for the Croydon South Greyfield Precinct.

A *Statutory Planning Options Report* dated 17 June 2019 was previously provided to Council and Swinburne University by Plan2Place Consulting. This report analysed and advised about the options for statutory planning controls to best implement the Greening the Greyfields (GtG) project for the Ringwood North and Croydon South precincts into the Maroondah Planning Scheme.

This was supplemented by the *Greening the Greyfields: North Ringwood and South Croydon Design Framework and Concept Plans and Design Guidelines – Peer Review Report* dated 22 February 2020. That report concluded that the overall structure of the documents was sound and that the background analysis provided the necessary strategic basis for the project. However, the documents would benefit from some restructuring and editing to simplify the document structure. This should include a structure for the Design Framework and Concept Plans of project background and then vision, objectives, strategies and guidelines. An approach which utilises guidelines and tips would also be advantageous. Furthermore, clearer distillation of the concepts and elements in the documents could better identify the key elements or methods that are needed to achieve the desired outcomes for more effective implementation.

This peer review report builds on the previous reports including the first peer review report. It finds that while some restructuring of the Precinct Concept Plan for Croydon South has occurred, still more simplification and clearer articulation of the ‘what, where and why’ of the issue at hand is required to improve the document and provide a clearer strategic basis for a planning scheme amendment and at a future Planning Panel.

The proposed planning provisions could also benefit from some further simplification in order to facilitate the outcomes sought for Greyfields redevelopment and renewal such as amalgamating the two figures In DPO7 into one diagram and the three tables into one or two tables.

## DETAILED COMMENTS AND SUGGESTIONS



## 2. DETAILED COMMENTS AND SUGGESTIONS

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### 2.1. Peer Review of Croydon South Precinct Concept Plan and Development Plan Overlay - Schedule 7 (DPO7)

The Croydon South Precinct Concept Plan and Development Plan Overlay - Schedule 7 (DPO7) documents have been peer reviewed and assessed as to whether they are appropriate and effective. Comments have been grouped into a series of headings as detailed below.

### 2.2. Strategic Basis

As previously outlined in the February 2020 Peer Review Report, there is a strong strategic basis for the design framework and concept plans from Council undertaking its role as a planning authority. The overall structure of the documents and the background analysis provides some strategic basis for the project.

The strategic planning undertaken in the plans is for the benefit of the municipality's existing and future community, housing opportunities and environment through the consideration of relevant state and local planning policies and provisions as well as *Plan Melbourne 2017-2050* directions, policies and actions (and the Addendum 2019). Analysis of key strategic issues including housing, vegetation, landscape, new urban character, urban heat island and amenity impacts as well as form, content and appropriateness of controls are relevant issues that have been considered.

### 2.3. Structure of Documents and the Previous Peer Review

The structure of the Precinct Concept Plan document has been improved but could be considered further. As discussed in the February 2020 Peer Review Report, the revised structure needed to focus on background information, context and strategic justification. Some of this information (particularly the background section) could possibly be provided in an appendix, as it takes many pages of detail in order to reach the actual Precinct Concept Plan on page 44.

The opening of the report lacks a clear articulation of the “what, where and why” of the issue at hand. For example, what and where are the Greyfields and why do they matter? This could be strengthened in the plan. The tone of the concept plan is relatively polemic and makes some assertions that are disputable, such as the text on page 5 ‘Impact on Liveability’.

Some issues identified in our previous peer review remain such as:

- Further editing and distillation of information to identify the key principles or methods that are needed to achieve the desired outcome such as title amalgamation to enable residential intensification and greening.
- Better addressing plain English, grammar, spelling, and expression. For example: in many instances the design outcomes read as statements and do not contain a preposition explaining when, where, how or why the desired outcome is being sought.
- There are numerous examples of repetition, duplication, and contradiction within the document and potentially with the Planning Policy Framework (PPF) and/or other existing policy.

The confusion between technical terms such as vision, guiding principles, design strategies, precinct objectives, sub-precinct design objectives and sub-precinct design strategies appears to have been largely resolved, although some strategies need to be reworded so that they do not read as an objective. There are some strategies included which have a tension with the relevant guidelines, some strategies that would be subject to other regulations such as the *Building Code of Australia* or *Australian Standards* and some strategies and guidelines that do not apply to the relevant objective. These should be further reviewed.

A clearer methodology has been utilised in the Precinct Concept Plan which presents and discusses key thematic issues and then addresses their implementation through a relevant vision, objectives, strategies and guidelines.

As we have stated previously, the plan could be further shortened, reduced in complexity and reworked (although it is noted that some of this has occurred).

For the themes, there is one objective and no more than six strategies for each objective with accompanying guidelines which works well. However, the Precinct Concept Plan is a little unclear in some areas, particularly for land within the precinct that is not subject to the area for density uplift. Isn't the whole precinct subject to a form of density uplift? The use of this term 'density uplift' also appears in this plan but isn't discussed earlier. It may be better to state that the entire pilot precinct is a housing renewal precinct and to not introduce a new notion of 'density uplift' and just distinguish areas of different building heights.

There also appears to be some potential confusion with the 'core objectives of the Plan' on page 47 under the preferred precinct character, which are different to the thematic objectives. Clarity would be improved if these both matched and to detail the objectives flowing from the vision. A preferred precinct character is a reasonable approach, but the document would be improved if this was written as a preferred character statement instead. More generalised design strategies could then sit within the preferred character statement for the precinct and could link well into the approach encouraged by DELWP through Planning Practice Note 91 – Using the Residential Zones.

There is a lack of evolution demonstrated in the Precinct Concept Plan objectives, strategies and guidelines to the metrics that have been included in the proposed Development Plan schedules. The Precinct Concept Plan still needs to indicate the origin of any metrics chosen and what they derive from, as well as articulating their proposed content.

By way of example, building setbacks could be expressed as follows in the Precinct Concept Plan (which would flow through the DPO and provide some improved strategic justification):

**Table 1: Preferred Setbacks**

Preferred minimum front street setback	Preferred minimum rear setback	Preferred minimum side setback
<b>For lots of 1000 sq.m. or less</b>		
5 metres. Any part of a building above 3 storeys should be setback a minimum of 3 metres from the front building line.	6 metres where a building does not share a boundary with a park plus 1 metre for every metre of height over 10.9 metres. 3 metres where a building shares a boundary with a park plus 1 metre for every metre of height over 10.9 metres.	4 metres plus 1 metre for each metre of height above 3 storeys.

## 2.4. Precincts and Sub-Precincts

The removal of sub-precincts simplifies the housing renewal outcomes that are sought and is supported for this medium sized precinct. However, as discussed, the notion of 'density uplift' may be better distinguished through areas of different building heights.

## 2.5. Economic Benefits

Some information has been included around economic and commercial benefits which underlies the strategic basis for the project on page 7. The economic model appears to be based on developers contributing 50 percent of their own funds to an individual GtG project which may be overly optimistic. The source of these important economic benefits will need to be demonstrated as underpinnings of Amendments C134maro and C136maro and to a future Planning Panel.

## 2.6. Spelling, Editing and Document Layout

The documents have been edited since February 2020 but would benefit from further editing, another spell check (see 'thanks' on page 55) and some further work on section and document layout. This is particularly the case where words are not hyphenated and sentences are split into paragraphs (see page 19 – 'neighbourhood' and page 58 'The DPO will outline the...' for examples).

Layout of the document could also be improved and through this the overall length of the document shortened.

## 2.7. Content of Maps and Images

Maps have been edited to mostly include north points, scales and titles but dates are still missing from most plans. The precinct boundary shown in Figure 3.4 is incorrect and needs to be moved slightly to the east.

The aerial photos on page 14 show that from 1963 to 2003 tree canopy appears to have generally increased across the neighbourhood which contradicts the assertion that tree canopy has reduced. This should be reviewed to ensure that the strategic intent of the Precinct Concept Plan is not undermined by interpretations of aerial images.

## 2.8. Monitoring and Review

A section in the implementation chapter (Chapter 7) has not been included as previously recommended about the need for continual monitoring of outcomes and whether the objectives, strategies and guidelines included in the plans are achieving the outcomes that are sought for Greyfields redevelopment and renewal. A time period of a maximum of 3 – 5 years should be included to review the plans and the planning provisions to implement the Greyfields outcomes.

There should also be a review mechanism included related to work that may be undertaken by the Victorian Government with Greyfields redevelopment and renewal and adapting the planning tools at the local level based on the development of any state-wide planning tool that may be developed.

## 2.9. Proposed Statutory Tools for Implementation

This section of the report could be further strengthened to demonstrate that the proposed statutory tools are appropriate and justified (See the previous *Statutory Planning Options Report* from Plan2Place Consulting dated June 2019 for further information).

The proposed Development Plan Overlay – Schedule 7 for the North Ringwood Precinct could be further edited and simplified to improve its effectiveness and to meet the *Ministerial Direction on the Form and Content of Planning Schemes*. This relates to better facilitating the outcomes sought for Greyfields redevelopment and renewal by, for instance, amalgamating the two figures in DPO7 into one diagram and the three tables into one or two tables.

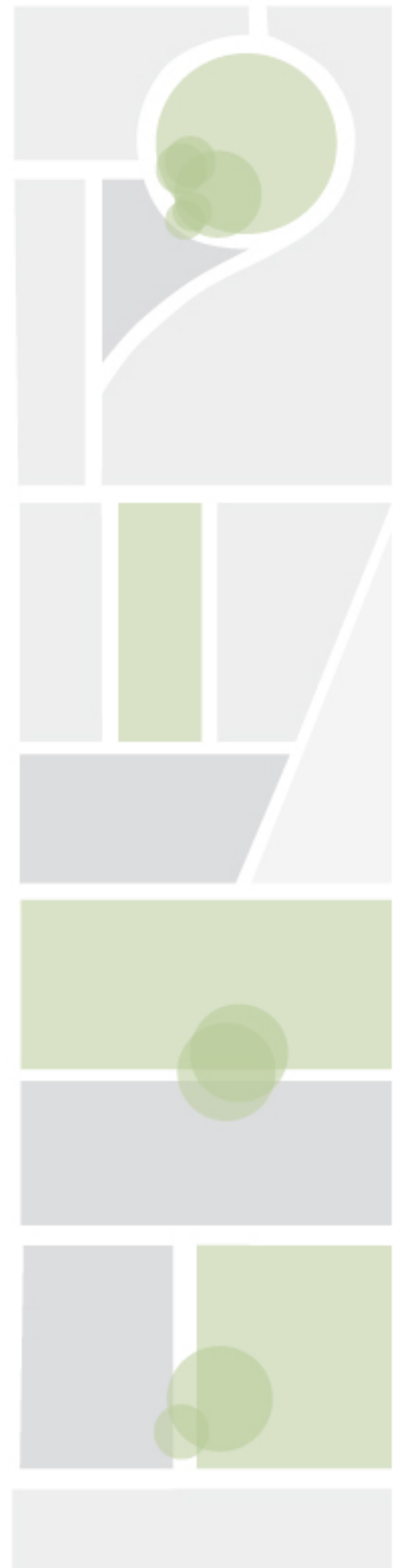
As referenced in the Precinct Concept Plan, the amended Clause 54/55 and DPO provisions provide for increased garden area, site permeability, setbacks, and tree canopy. Other than allowing an additional floor, the report and the outcomes sought do not significantly extend or improve upon the outcomes sought by the existing provisions to address the identified issues for the Croydon South Precinct.

The key point here is that there may not be enough additional “carrots” to incentivise lot consolidation which will be critical to achieve the GtG vision. This could be further elaborated on in the Precinct Concept Plan, planning provisions and in the accompanying fast-track planning application process for GtG applications.

At this point, the Precinct Concept Plan may not sufficiently (without further work being undertaken) meet the tests on which to base a successful planning scheme amendment for land rezonings and development plan guidance through an overlay. It is also not clear that the Precinct Concept Plan has sufficient linkage to the proposed Development Contribution Plan to any proposed changes to the existing Clause 53.01 open space contribution requirement.



## CONCLUSION



### 3. CONCLUSION

---

Plan2Place Consulting in association with Peter Boyle\_Urban Design+Landscape Architecture have provided a peer review of the Precinct Concept Plan for Croydon South and Draft Schedule 7 to Clause 43.04 Development Plan Overlay for the Greening the Greyfields Project by Maroondah City Council.

These documents relate to two planning scheme amendments to the Maroondah Planning Scheme:

- Amendment C134maro for the Ringwood Greyfield Precinct.
- Amendment C136maro for the Croydon South Greyfield Precinct.

The advice provided builds on a previous *Statutory Planning Options Report* dated 17 June 2019 which was provided to Council and Swinburne University by Plan2Place Consulting.

This was supplemented by the *Greening the Greyfields: North Ringwood and South Croydon Design Framework and Concept Plans and Design Guidelines – Peer Review Report* dated 22 February 2020. That report concluded that the overall structure of the documents was sound and that the background analysis provided the necessary strategic basis for the project. However, the documents would benefit from some restructuring and editing to simplify the document structure. This should include a structure for the Design Framework and Concept Plans of project background and then vision, objectives, strategies and guidelines. An approach which utilises guidelines and tips would also be advantageous. Furthermore, clearer distillation of the concepts and elements in the documents could better identify the key elements or methods that are needed to achieve the desired outcomes for more effective implementation.

This second peer review report builds on those previous reports including the peer review report. It finds that while some restructuring of the Precinct Concept Plan for Croydon South has occurred, still more simplification and clearer articulation of the ‘what, where and why’ of the issue at hand is required to improve the document and provide a clearer strategic basis for a planning scheme amendment and at a future Planning Panel.

The proposed planning provisions could also benefit from some further simplification in order to facilitate the outcomes sought for Greyfields redevelopment and renewal such as amalgamating the two figures In DPO7 into one diagram and the three tables into one or two tables.

There may also need to be additional “carrots” to incentivise lot consolidation which will be critical to achieve the GtG vision. This could be further elaborated on in the Precinct Concept Plan, planning provisions and in the accompanying fast-track planning application process for GtG applications.

## 4. CONTACT

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**Paul Buxton**

Director  
Plan2Place Consulting



m. 0402 839 002

e. [paul@plan2place.com.au](mailto:paul@plan2place.com.au)

w. [www.plan2place.com.au](http://www.plan2place.com.au)

**Peter Boyle**\_Urban Design+Landscape Architecture

p\_ 0439 313598

e. [petergboyle@optusnet.com.au](mailto:petergboyle@optusnet.com.au)

