

## 5 implementation

The implementation of this Structure Plan will occur progressively over a long time period (perhaps 20 years), and will require careful on-going management and continued communication with the Ringwood East community and landowners. The co-ordination across a wide range of stakeholders and funding partners is necessary to ensure a productive approach to the development of this important neighbourhood centre and improvements to the commercial strip in keeping with the valuable role the centre plays within the City of Maroondah.

The realisation of the 'vision' for Ringwood East and the concepts espoused in the Structure Plan will only occur following the implementation of a range of local policies, design guidelines and rezoning of land to facilitate the continuing evolution of Ringwood East. This document will play an important role in supporting Council in their decision making where development pressures are out of keeping with this document.

The Ringwood East Structure Plan outlines a series of objectives and strategies that will serve to enhance the character, image and potential of Ringwood East. Key actions, which are directly drawn from stated strategies, are outlined in the following sections. It is these actions which will follow the formulation of this document which will be critical to the implementation of this Plan. While many immediate actions will be the responsibility of departments within Maroondah City Council, initiatives will also need to be pursued by agencies and landowners as indicated in the tables.

While the Council's lead role in review of development proposals in Ringwood East is critical, it is also acknowledged that the centre has a strong history of community engagement and involvement through associations such as the traders association, Transitions Towns, the Scouts, Elderly Citizens, St Stephens and many other important organisations. These groups will all have opportunities to influence the implementation of this plan and their support for the document will add weight and urgency to the actions contained within it.

In addition, the role of private organisations in facilitating development of many of these ideas should not be underestimated through the use of public-private partnerships where appropriate. Where these are supported by the plan, Council has a role to play in facilitating the plans outcomes.

As with many neighbourhood activity centres, Ringwood has a basic zoning structure that includes a strip of business zoned land surrounded by residential land, with little guidance provided to balance the existing State Planning Policy. The existing policy regarding development in activity centres has been developed on admirable grounds in seeking to consolidate increased populations and intensity of development where there are existing nodes of activity. Providing increased densities where there is excellent access to services, facilities and transport also makes for a more equitable and environmentally sustainable society. However, it is important to recognise the local conditions and to ensure that how this density is accommodated actually reflects the existing conditions, particularly within neighbourhood centre with strong local character such as Ringwood East. By allowing this plan to carefully consider and identify areas which will be suitable to accommodate modest increases in density and height the position of protecting other areas within the centre from more intensive development is strengthened.

The first and critical step in realising the objectives of the Structure Plan is the establishment of planning controls. The suite of zones, overlay and design controls recommended as part of this plan must initially be approved by the Council, and then

incorporated into the Maroondah Planning Scheme. This will be undertaken as Stage 3 of this project

Finally, it must be accepted that changes in Ringwood East will unfold over a long time period and the needs and aspirations of the community will change over time. Therefore the Structure Plan must be flexible enough to be adapted to changing circumstances, be they relating to economic, social or environmental factors. Continued monitoring and evaluation of the Plan must be undertaken by the Council to ensure that it remains relevant to current practice and community expectation.

### 5.1 zoning and overlay controls

The use of the Victorian Planning Provisions (including zones and overlay controls), in conjunction with changes to the Local Planning Policy Framework are the key means by which it can be ensured that future development of Ringwood East occurs in line with the strategic aims of this Structure Plan. Proposed zoning and overlay controls are identified and discussed in further detail below.

One important consideration is the proposed introduction of new zones to the Victorian Planning Provisions as flagged by the Minister. The rezoning recommendations contained in this plan consider only the existing suite of zones given the draft nature of the proposed zones. However, the following implications are noted:

- Under the proposed changes to the residential zones medical centres (under 250sqm) would become an 'as of right' use within the residential zone and the area is likely to experience significant pressure for this type of development given the proximity to the Maroondah Hospital.
- Also worth noting is that under the proposed residential zones shops and food and drink premises under 100sqm would be allowed to establish 'as of right' along Dublin Road, Lawrence Grove, Stanley Avenue, Wenwood Street, Lois Street and Railway Avenue to both the east and west as long as they were within 100m of the existing business zoned land.
- Offices would also be 'as of right' in those same areas provided they were under 250sqm. There would be no trigger for controlling the form of the development and ResCode would not apply.

#### zoning

The existing zoning is considered broadly appropriate, however the following is recommended:

- Rezone the Council car park and adjoining three storey residential apartment building to Business 1 Zone.
- Rezone Freeman Street Reserve to Public Parks and Recreation, and apply the same zoning should the land be acquired to expand the park through to Patterson Street.

While consideration was given to rezoning land identified for medium density development of 3-4 storeys to Residential 2 Zone (which is intended to facilitate this type of development), the absence of notice and appeal rights associated with that zone means this Plan does not recommend this rezoning. However, the proposed draft Residential Growth Zone encourages this type of development and imposes a

discretionary height limit of 12.5m, while allowing for a mandatory height to be specified, local objectives to be included and retains notice and appeal rights. Should this new zone be introduced, Council is encouraged to consider its application in the identified areas.

#### overlays

Overlay controls exist to provide an additional layer of control for specific areas where zoning controls are not considered sufficient in managing development. Overlays should be used where appropriate in preference to local policy. As such, the following overlay controls are recommended:

- Apply a Design and Development Overlay to the study area to identify the built form outcomes sought by this Structure Plan.

### 5.2 planning policy

In conjunction with the proposed zoning and overlay changes, detailed above, the Structure Plan should be implemented will be through adjustments to local policy. Within the Maroondah Planning Scheme, the Municipal Strategic Statement (MSS) at Clause 21 sets the strategic directions for planning across a range of issues and Clause 22 provides specific direction on a range of matters where additional guidance is required for the exercise of discretion. The following changes are recommended to the existing Maroondah Planning Scheme

- Under **Clause 21.03: Maroondah Vision – The Strategic Framework**, add the Ringwood East Structure Plan to the 'local strategies' list.
- In **Clause 21.07: Image and Urban Design**, under 'zoning and overlays' within the implementation section add the application of a Design and Development Overlay to the existing list. Also add the Ringwood East Structure Plan as a reference document.
- Under **Clause 22.03: Maroondah Residential Neighbourhood Character Policy**, add the Ringwood East Activity Centre to the list of areas not subject to this policy (in recognition of the fact that the DDO will provide these controls).

### 5.3 funding strategies

The Structure Plan requires a funding strategy to outline the means by which concepts may be implemented over time. Maroondah City Council will need to carefully consider how this will occur as part of the broader funding strategies. The role of a funding strategy will be to identify sources from which funds will be derived for this particular project. A funding strategy will need to look at all income sources and the potential of different sources to contribute to the total cost of implementing the plan. Importantly, in the Ringwood East context, the on-going partnership and collaboration between Council and the many active community associations and other agencies operating in the area will be crucial to identifying and accessing a broad range of funding opportunities to achieve the aims of this plan. Other elements of the funding equation are likely to include the following:

*Funding from General Rates* - The ability of the Council to fund public works from general rates is limited by budgetary constraints and the current commitment of funds for existing major capital works projects. However, in order to demonstrate its commitment

to civic improvements in this important local centre, the Council should provide some funds from general revenue. This could be either for specific projects, or on a dollar for dollar basis (or some other proportion) to match funds derived from other sources.

*State Government Funds* - The State Government makes funds available to local government for public works and urban improvements. This document will provide the Council with strong strategic justification to support applications to the State Government for project funds as they become available.

*Special Charges* - The levying of a special charge to cover the cost of works would be an option for generating funds for works, in situation where existing property owners and businesses benefit (such as the provision of road upgrades or consolidated car parking opportunities for example). A special charge could also be levied to cover the administrative and operational costs of any implementation body established to implement the plan. Political and equity considerations need to be taken into account in deciding to introduce a special charge.

*Other Sources* - A series of new and innovative approaches to development funding are also available, including the opportunities for 'partnership projects' that demonstrate collaboration and joint venturing between the private and public sector. In addition, funding is available through agencies such as Sustainability Victoria and other organisations that focus specific areas. More standard public / private partnerships could also be pursued by Council to achieve some key identified projects.

#### 5.4 other actions

In addition to implementing the Structure Plan through the Maroondah Planning Scheme, a number of other actions should be initiated by Maroondah City Council, other authorities and local stakeholders to achieve the 'vision' of this plan. There is also further work which this plan has identified which will need to be undertaken before particular strategies can be pursued. These are also outlined on the following page.

As mentioned in the introduction to this section, the development of the initiatives identified above will happen over a period of time as developments are proposed and funding becomes available. Priorities may also change over time, as selected initiatives of the plan become more critical or of greater importance to the Ringwood East community. To assist in the process, however, a number of priorities have been identified which should be the focus for the pursuit of funding. The resolution of some more specific areas through a process of more detailed concept design is also highlighted.

Identified actions will require the cooperation of a number of different parties including landowners and other government authorities. Prioritising the actions allows not only for the key projects to be highlighted but for additional weight to be added when seeking funding for specific projects identified as priorities. As opportunities for funding become available this Structure Plan will demonstrate the strategic importance of noted projects.

The following timeframes have been adopted for this project (immediate: as soon as possible, short term: 2012 - 2016, medium term: 2016 - 2022 and long term: 2022 - 2032). The table outlining these actions can be found on the following page.

table 2: actions

#	action	council responsibility	external groups	priority
1	Draft and undertake an amendment to the Maroondah Planning Scheme as outlined in Sections 5.1 and 5.2.	Integrated Planning, Statutory Planning	DPCD	Immediate
2	Undertake a masterplan for Knaith Road Reserve and the adjoining accessway, having regard to the parameters outlined within this Structure Plan.	Integrated Planning, Business + Development, Leisure, Culture + Youth Services, Parks	Scouts, Elderly Citizens and other reserve users, Ringwood East community	Immediate
3	Initiate additional contact with the Australian Defence Force regarding long term plans for the Dublin Road site.	Integrated Planning	ADF	Short term
4	Support liaison between VicTrack and appropriate developers seeking to undertake infill development as outlined within this document on the south-west commuter car park.	Integrated Planning, Business + Development	VicTrack, Traders Group	Short term
5	Set up working group with VicTrack to discuss and move forward public realm improvements outlined for within the station area and commuter car parking areas, in particular the sealing of the car parks, and the introduction of modest pedestrian plaza areas to the northern side.	Integrated Planning, Leisure, Culture + Youth Services	VicTrack	Short term
6	Develop a set of 'public realm' guidelines for the typologies identified in section 4.5, including an identified style of street furniture to be utilised at the identified 'street furniture nodes'. The design of this street furniture should reflect the identified 'branding' for the centre.	Integrated Planning, Business + Development, Leisure, Culture + Youth Services, Engineering + Infrastructure Services, Parks		Short term
7	Begin discussion with EACH regarding how the extension of Freeman Street Reserve through to Patterson Street may be achieved (i.e through acquisition or through a leasehold etc.)	Integrated Planning	EACH	Short term
8	Develop a 'branding strategy' for the centre including development of a preferred material and colour palette, as well as vegetation species selection preferences.	Integrated Planning, Business + Development, Parks, Communications + Marketing	Traders Group	Short term
9	Establish a community garden on the south side of the railway reserve west of Dublin Road. Prior to establishing the site, introduce a governance structure and appoint a community management committee.	Integrated Planning, Leisure, Culture + Youth Services, Parks	Ringwood East community, VicTrack	Short term
10	Design and develop a new plaza space through the closure of the IGA service lane.	Integrated Planning, Business + Development, Leisure, Culture + Youth Services, Engineering + Infrastructure Services, Parks + Works	Traders Group, local business owners, IGA, Ringwood East community	Short Term
11	Undertake a project to outline the sustainability measures that could be introduced within the public realm of Ringwood East as a benchmark centre for sustainable development. Consider a strategy for achieving this ambition, including benchmarking targets and the development of a community reference group.	Integrated Planning, Leisure, Culture + Youth Services	Transition Towns, Ringwood East community	Short Term
12	Initiate discussions with VicRoads regarding the introduction of pedestrian operated traffic lights at the intersection of Dublin and Knaith Roads	Engineering + Infrastructure Services	VicRoads, Tintern Grammar	Short Term
13	Undertake more detailed planning and consultation for the introduction of Eastern Rail Trail shared path along Patterson Street	Engineering + Infrastructure Services, Leisure, Culture + Youth Services, Parks + Works	Transition Towns, Ringwood East community	Short - Medium Term

#	action	council responsibility	external groups	priority
14	Implement upgrades to the public realm within the centre in line with the guidelines and with a focus on the 'pedestrian priority' areas, then the 'key movement corridors'.	Leisure, Culture + Youth Services, Engineering + Infrastructure Services, Business + Development		Short - Medium Term
15	Introduce different road treatments (coloured or textured surface, speedbumps and / or raised thresholds) at the identified 'pedestrian safety' road areas (see Figure 10).	Engineering + Infrastructure Services		Short - Medium Term
16	Develop a set of data sheets (similar to current 'Neighbourhood Character Guidelines) which provide more specific guidance for the different precincts within the activity centre to avoid confusion with the existing guidelines and provide a 'take home' version of the DDO controls. These should be based on the table found at page 17 of the Structure Plan.			
17	Develop the identified 'pocket park' at the Patterson Street curve	Integrated Planning, Leisure, Culture + Youth Services, Parks	EACH, Ringwood East community, VicTrack	Medium Term
18	Underground or bundle powerlines with the centre.	Business + Development, Engineering + Infrastructure Services	Traders Group	Medium Term
19	Undertake a costing analysis and consultation regarding the benefits of installing a consistent canopy treatment along the commercial strip over the longer term.	Integrated Planning, Business + Development, Communications + Marketing	Traders Group, local business owners	Medium Term
20	Once a 'branding strategy' has been developed, commission and install appropriate gateway signage in the identified location and supporting way finding signage network.	Business + Development,		Medium Term
21	Introduce on-road cycle lanes within existing street identified on Figure 10.	Engineering + Infrastructure Services		Medium Term
22	Advocate for improved bus service frequency and extending duration of service for bus route 379.	Integrated Planning, Business + Development, Leisure, Culture + Youth Services,	Ringwood East community	Medium Term
23	Undertake a feasibility study for a development of the Council carpark presuming retention of existing car park numbers and other parameters outlined within this Structure Plan, and consider options for development funding.	Integrated Planning, Business + Development	Ringwood East community, developers, IGA	Medium Term