Claire Scott Planning

Maroondah Neighbourhood Character Study Review

Recommendations Report

Draft Document: April 2019



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Introduction

The implementation recommendations for the Maroondah Neighbourhood Character Study Review represents the fourth and penultimate stage of the project, and will ultimately form Chapter 4 of the final report.

Stage 1: Inception

Outputs: Background Review document (appended to final report)

Stage 2: Residential Character Assessment

Outputs: Residential Character Assessment report, including Overview and Neighbourhood Areas Audit (Chapters 1 & 2 of final report)

Stage 3: Identification of Community Values

Output: Community Values report (Chapter 3 of final report)

Stage 4: Implementation Recommendations

Output: Recommendations report (Chapter 4 of final report)

Stage 5: Final Report & Road Map

Output: Maroondah Neighbourhood Character Study 2019

The focus for the implementation of the study is through the Maroondah Planning Scheme. Successful implementation of the proposed planning scheme policy and controls will legally bind Council, the Victorian Civil and Administrative Tribunal (VCAT) and planning permit applicants to consider the strong residential character of Maroondah that has been identified through this process.

The following documents are appended to this report:

Appendix A: Recommendations Summary Table

Appendix B: Detailed Residential Zoning Maps

Appendix C: Draft NCO Schedules

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Executive summary

In Maroondah's residential areas, the findings of the Neighbourhood Character Study Review are proposed to be implemented through the introduction of eleven (11) new schedules to the Neighbourhood Residential Zone, and two (2) new schedules to the General Residential Zone, as follows:

Neighbourhood Residential Zone

- NRZ1 Croydon Hills Estate, Birt's Hill & Jumping Creek Valley
- NRZ2 Wicklow Hills Ridgeline
- NRZ3 Wicklow Hills Lower Slopes
- NRZ4 Loughnan's Hill
- NRZ5 Jubilee Park
- NRZ6 Ruskin Park
- NRZ7 Warranwood Ridgeline & Slopes
- NRZ8 Croydon Ridge & Southern Hills
- NRZ9 Croydon Golf Links Estate
- NRZ10 Bushland Fringes
- NRZ11 Sites of Biological Significance

General Residential Zone

- GRZ1 Garden Suburban
- GRZ2 Bush Garden Slopes

In Maroondah's designated Major Activity Centres and Neighbourhood Activity Centres, the following additional residential zones and schedules are recommended:

Residential Growth Zone

- RGZ1 Ringwood MAC Residential Growth Precinct
- RGZ2 Croydon MAC Residential Growth Precinct
- RGZ3 Ringwood East NAC Residential Growth Precinct
- RGZ4 Ringwood East NAC Strategic Residential Growth Precinct
- RGZ5 Heathmont NAC Residential Growth Precinct

General Residential Zone

- GRZ3 Ringwood East NAC Neighbourhood Consolidation Precinct
- GRZ4 Ringwood East NAC Residential Regeneration Precinct
- GRZ5 Heathmont NAC Bush Residential Growth Precinct
- GRZ6 Heathmont NAC Special Residential Precinct

An overview map of the proposed residential zones and schedules follows this executive summary.

A set of more detailed residential zoning maps is included as Appendix B.

The following implementation recommendations are also proposed:

Rezone from GRZ to NRZ

- The north-eastern extent of the Loughnan-Warranwood Ridgeline, generally between Oban Road, Mullum Mullum Creek, the Jumping Creek Valley and Wonga Road. And the application of SLO3 to this area. It is acknowledged that the replacement of SLO4 with SLO3 may require additional, more detailed landscape assessment work, but it is recommended nonetheless.
- A western section of the hill slope that forms part of the Wicklow Hills Ridgeline, between Mt Dandenong Road, the northern side of Mirabel Avenue and the eastern side of Velma Grove. As above, the extension of the SLO3 to this area, and the removal of SLO4.

Rezone from LDRZ to NRZ

- The two 'semi-rural' fringe areas adjacent to the municipal boundary, generally south of Williams Road and south of Gibson Road.

Rezone from NRZ to GRZ

- A small precinct to the west of Warrandyte Road, generally around Rouseglen Court.
- A small precinct generally around Ellamatta Rise.

NCO1 Alto Avenue & Wicklow Hills

- Re-write to ensure that the schedule is consistent with the requirements of VC148, and that the statement of neighbourhood character, objectives and decision guidelines capture the essence of the significance of the precinct, and are useful and applicable to any proposed development.

NCO2 Croydon Hills Estate

- Re-write as above and include permit requirements.

NCO3 Jubilee Park

- Proceed with implementation.

SLO3 Wicklow Hills Ridge & Loughnan Warranwood Ridge Landscape Protection Area

- Strengthen schedule, ensuring consistency with VC148. In the absence of a full landscape assessment study, simply retain and revise, without creating implications that require additional justification. Complete revision of schedule as part of the Vegetation Planning Policy Review project.

SLO4 Landscape Canopy Protection

- Retain and strengthen schedule, as above. Potentially extend SLO4 to the northernmost part of the proposed GRZ2 Bush Garden Slopes, based on logic and consistency with the proposed Schedule 2 to the GRZ (in the absence of a full landscape assessment study).

Ringwood East & Heathmont Neighbourhood Activity Centres

- Implement the findings of the structure plans that have been prepared for the centres, through use of the residential zones outlined above.

Ringwood Metropolitan Activity Centre

- Retain the RGZ1 for those areas of the MAC targeted for growth. Implement additional/alternative residential zones (and update DDO3) as part of the masterplanning and UDG process.

Croydon Major Activity Centre

- Undertake a review of the current structure plan, including residential areas within the centre. Consider use of the RGZ2 for those areas of the MAC targeted for growth (currently GRZ2), either before, or as part of the new structure planning process.

(Current) Local Planning Policy Framework

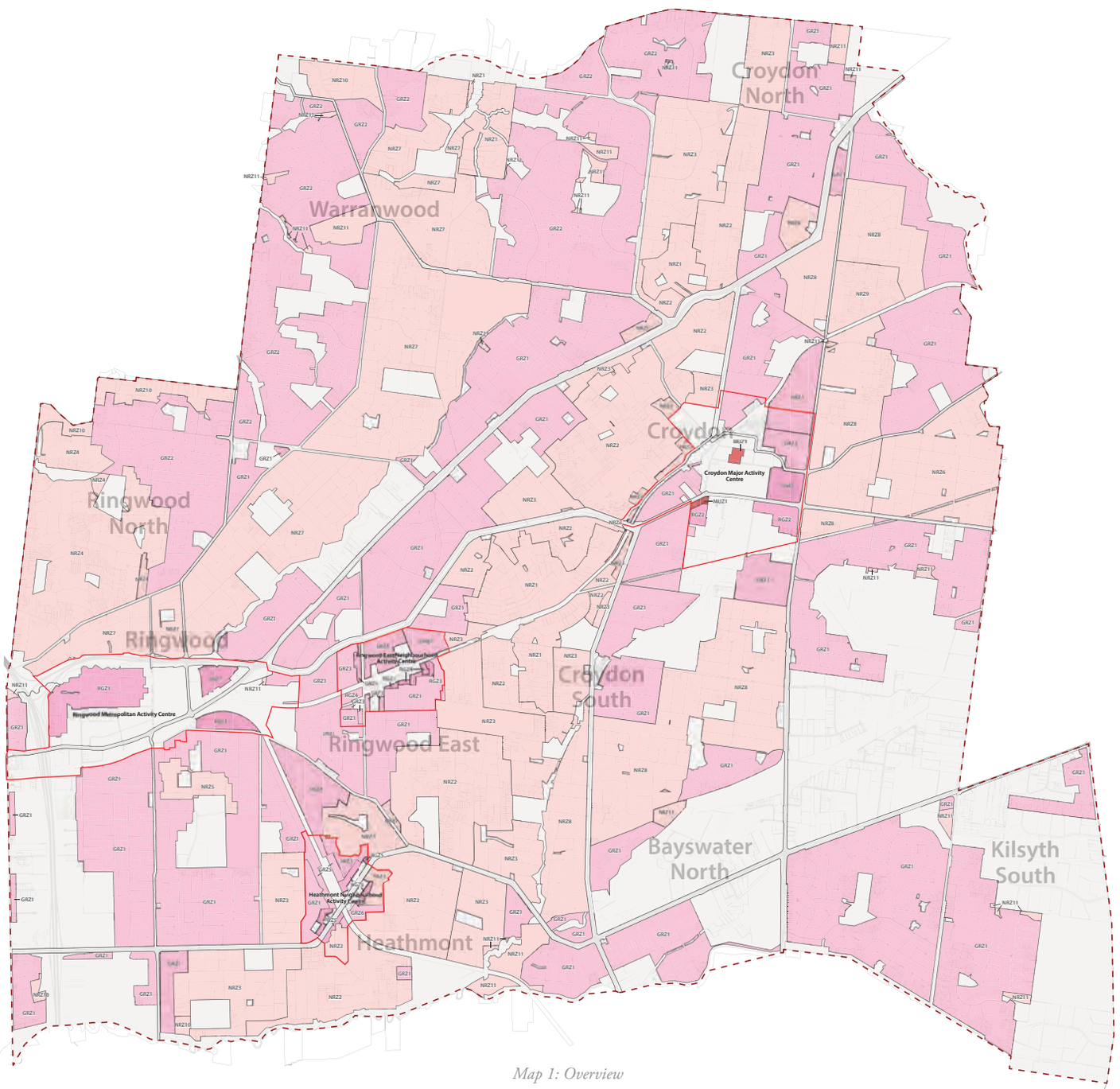
- In future, the Municipal Planning Strategy (MPS) together with local policies in the Planning Policy Framework (PPF) will replace the current Local Planning Policy Framework (LPPF).
- It is recommended that the current MSS be reviewed and updated in relation to residential character, as part of its translation to the new MPS. The MPS should be a succinct expression of the overarching strategic policy directions of a municipality. It should highlight the planning issues that are important to the municipality and provide context for the local policies in the PPF.
- As part of the translation of the LPPF to the PPF, delete existing local policy 22.02, as this will be replaced by detailed schedules to each residential zone.

A summary table of proposed residential zone recommendations is included as Appendix A.

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Proposed Residential Zones

Maroondah City Council 2018 Neighbourhood Character Study



Map 1: Overview

- Municipal boundary
- Zone boundary
- Activity Centre boundary
- NRZ1 Neighbourhood Residential Zone Schedule 1
- NRZ2 Neighbourhood Residential Zone Schedule 2
- NRZ3 Neighbourhood Residential Zone Schedule 3
- NRZ4 Neighbourhood Residential Zone Schedule 4
- NRZ5 Neighbourhood Residential Zone Schedule 5
- NRZ6 Neighbourhood Residential Zone Schedule 6
- NRZ7 Neighbourhood Residential Zone Schedule 7
- NRZ8 Neighbourhood Residential Zone Schedule 8
- NRZ9 Neighbourhood Residential Zone Schedule 9
- NRZ10 Neighbourhood Residential Zone Schedule 10
- NRZ11 Neighbourhood Residential Zone Schedule 11
- GRZ1 General Residential Zone Schedule 1
- GRZ2 General Residential Zone Schedule 2
- GRZ3 General Residential Zone Schedule 3
- GRZ4 General Residential Zone Schedule 4
- GRZ5 General Residential Zone Schedule 5
- GRZ6 General Residential Zone Schedule 6
- RGZ1 Residential Growth Zone Schedule 1
- RGZ2 Residential Growth Zone Schedule 2
- RGZ3 Residential Growth Zone Schedule 3
- RGZ4 Residential Growth Zone Schedule 4
- RGZ5 Residential Growth Zone Schedule 5
- MUZ1 Mixed Use Zone Schedule 1
- Other

Scale = Metre

500 1000 1500 2000 2500

N

Rationale & justification

Character essence

The character of Maroondah is intrinsically linked to its natural landscape and vegetation cover. These elements are cherished by the local community, provide environmental, aesthetic and health benefits, and unify the otherwise diverse residential neighbourhoods.

The two key landscape features of the Wicklow Hills Ridgeline and the Loughnan-Warranwood Ridgeline, including Loughnan's Hill, are covered in a near-continuous tree canopy, and provide a vegetated backdrop to most residential areas in Maroondah, as well as wildlife and visual links to the Dandenong Ranges to the east.

In these elevated and undulating residential neighbourhoods, it is very important that the strong landscape character is protected, and that vegetation and the tree canopy cover remain the dominant visual elements.

A visual balance between built form and vegetation/garden space should be maintained in all other residential areas of the municipality, with the exception of precincts that have been targeted for growth.

Topography and vegetation, together with the siting and design of buildings, are therefore the key considerations in the management of residential character within Maroondah, and depending on the identified characteristics and objectives for a particular area, the emphasis on each of these elements (in the following recommendations) varies across the neighbourhoods.

Site coverage & permeability

A recent technical study commissioned by Council, *Maroondah Canopy & Landscape Analysis 2011 to 2016* (June 2018), identified significant increases to hard surfacing on private land across the municipality (117 hectares), and a significant decrease in grass/bare earth (a decrease of 104 hectares over five years).

This supports fieldwork observations and community feedback that new development tends to involve site clearing, an increase in hard surfacing in areas of open space i.e. decking, paving, concrete, and minimal garden areas with small, low-maintenance plants e.g. native and non-native grasses etc. This is combined with the observation that the minimum Rescode permeability requirement of 20% is accommodated in 'left-over' space between buildings e.g. adjacent to driveways, where substantial vegetation such as large trees cannot be sustained.

Of particular note is the following conclusion from the aforementioned technical report:

> *"One of the most consistent and significant findings in this research was the increase in hard surfaces and the decrease in grass/ bare earth and shrubs. This suggests that the intensity of land use in Maroondah is shifting to the provision of constructed environments and tree centered ecosystem services at the expense of lawns, garden areas and open land."*[1]

It is also worth noting that while VC110 introduced a 'minimum garden area' requirement for the residential zones, this requirement relates more to the provision of outdoor space than permeability (and the ability to sustain vegetation). While a 'garden area' does not include driveways, car parking areas or roofed buildings, it does include non-permeable land such as decked and paved areas, swimming pools and tennis courts.

As established in the *Ruskin Park Character Assessment* (February 2018) and recently supported in the Amendment C107 Panel Report, the prevalence of vegetation in Maroondah is important both as a ratio to built form (this relates to site coverage and permeability) and as the dominant element in elevation, when viewed from the street (this relates to building height, which is discussed later in this section).

That is, the ability to retain and require canopy trees relates to the space available to plant and sustain them, which in turn relates to the ratio of building footprint (and hard surfacing) to permeable site. The key planning elements that influence this are site coverage, building setbacks, permeability and landscaping requirements, all of which are standards that can be varied through a schedule to the NRZ or the GRZ.

Therefore, in areas where the protection and sustenance of vegetation and large canopy trees should be prioritised and a large minimum lot size already applies (e.g. Wicklow Hills Ridgeline, Loughnan-Warranwood Ridgeline, Loughnan's Hill, Jumping Creek Valley, Birt's Hill, Croydon Golf Links Estate and Bushland Fringes), a maximum site coverage of 40%, and a minimum permeability of 50% are proposed.

These key changes to the requirements of Clauses 54 and 55 involve formalising what is currently an 'incentive' in SLO3, i.e. the requirement for a planning permit application if the proposed site coverage is over 40%. A site coverage requirement can now be mandated through a schedule to the zone, and 40% is considered an already accepted and justifiable number.

A minimum permeability requirement has been recommended to support the site coverage maximum, as each is integral to the ultimate success of achieving enough space to protect, plant and sustain vegetation. In the case of these significant and highly visible bushland areas, that are also sites of biological significance (and covered by VPO1), a minimum permeability requirement of 50% is considered appropriate and justifiable. This reflects the status quo of many properties in these neighbourhoods, and will ensure the

[1] Kaspar, J., *Maroondah Canopy & Landscape Analysis 2011 to 2016*, June 2018, p. 5

continuity of the visual dominance of vegetation, especially large canopy trees.

For comparative (and future justification) purposes it should be noted that the permeability requirement has been varied in adjacent more 'suburban' municipalities to the west e.g. Monash NRZ1, NRZ2, NRZ3, NRZ4 30%, and Whitehorse NRZ1 and NRZ2 40%.

In other areas of strong landscape character in Maroondah, where vegetation and the tree canopy cover should still visually dominate, but where elevation or visibility are lower, no minimum lot size is in place, and/or where topography is less dramatic (e.g. Wicklow Hills Lower Slopes, Warranwood Ridgeline & Slopes and Croydon Ridge & Southern Hills), a slightly higher maximum site coverage of 50%, and a lower minimum permeability of 40% is proposed.

It should be noted though, that the SLO3 still applies to these areas, triggering a planning permit for buildings with a site coverage over 40%. This scenario encourages a 'preferred' site coverage of 40%, but allows a maximum of 50% with closer scrutiny of the proposed development as a whole.

In other areas of landscape character such as Ruskin Park, where a balance between the provision of vegetation and built form is desired, a maximum site coverage of 50%, and a minimum permeability of 30% is proposed. While these recommendations were not pursued by Council as part of Amendment C107, they were discussed and supported in the Panel Report for future implementation. This also provides a good indication of the likely success of increased permeability in areas of very strong landscape character:

> *"While the Panel considers it somewhat optimistic, that without the additional variations proposed to the NRZ schedule by Ms Scott (which she considered would support the development of canopy trees of 9 metres or more), that the proposed NRZ6 would enable canopy vegetation to dominate over two storey buildings. It will however enable existing and replacement vegetation to become stronger visual elements within a neighbourhood comprising one and two storey dwellings.*
>
> *The Panel supports Council's intention to make further changes to the NRZ6 to fine tune it with appropriate variations consistent with Ms Scott's evidence as part of the next phase of implementing the Maroondah Housing Strategy and 2018 Character Study Review."*[2]

In the two GRZ areas of the municipality, permeability is proposed to be increased to 35% in the Bush Garden Slopes, and to 30% in the Garden Suburban areas. These increases in permeability will not affect the ability to accommodate growth in these areas, as the site coverage and building height requirements remain unchanged.

Landscaping

Genuine, specific and mandated requirements for the provision of landscaping with any new development (in all residential areas) is also recommended. Again, this can be altered through varying the requirements of Clauses 54 and 55 through a schedule to the NRZ or the GRZ.

The requirement for landscaping is a response to fieldwork observations, the findings of recent technical studies associated with the Vegetation Policy Review project, especially the recent *Biodiversity in Maroondah* analysis (draft, October 2018), and community feedback regarding the trend in recent developments to only accommodate small, low maintenance gardens, and no significant or substantial canopy trees.

Very similar (or the same) vegetation requirements are in place in Knox (GRZ2 Neighbourhood Areas), and were discussed in the Panel Report for Monash Amendment C125, where linking the requirement to plant canopy trees to site width was considered a "pragmatic" and appropriate approach.

It is recommended that native vegetation (as defined in the VPPs), and preferably vegetation that is indigenous to the local area, is required in areas of high landscape and biodiversity value (Wicklow Hills Ridgeline, Jumping Creek Valley, Birt's Hill and Loughnan-Warranwood Ridgeline, including Loughnan's Hill). Native vegetation is required elsewhere, with the exception of the Garden Suburban areas, where a mix of species, colour and textures of vegetation contributes to the established garden character.

As well as affirming the residential character 'essence' of Maroondah, these greening initiatives (including the site coverage and permeability requirements) serve multiple objectives that relate to livability, sense of place, environmental outcomes and resilience as the climate changes. They include:

- reducing the visual impact of development and enhancing residential amenity;
- supporting biodiversity and providing habitat for fauna;
- improving water quality and mitigating extreme rainfall events;
- moderating the urban heat island effect;
- improving air quality and environmental outcomes;
- improving health and wellbeing; and,
- increasing property values.

[2] Planning Panels Victoria, *Panel Report: Maroondah Planning Scheme Amendment C107 Ruskin Park Neighbourhood Residential Zone*, 28 February 2019, p. 28

Built form

While the natural landscape and tree canopy cover is considered most important in protecting and managing the neighbourhood character of Maroondah, residential architecture and the composition of streetscapes (i.e. front setbacks, fencing treatments etc.) is strong and consistent in many areas.

Recommendations regarding built form responses are included in the proposed schedules to the residential zones, in the form of variations to Clauses 54 and 55, and the provision of objectives and decision guidelines.

In well established and historic areas, and/or areas of consistent built form character, it is a requirement that new dwellings and extensions to dwellings are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing. While demolition cannot be prevented unless the Heritage Overlay is in place, it is discouraged in areas of homogenous architectural styles, including neighbouhoods that contain many fine examples of Modernist architecture from the 1950s and 1960s. In areas such as this, a decision guideline requiring consideration of the extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area, has been included.

In areas of particularly special neighbourhood character, the NCO is already in place (e.g. Alto Avenue and the Croydon Hills Estate) or is proposed (e.g. Jubilee Park). Existing NCO schedules have been re-written, strengthened and made consistent with VC148 as part of this study.

In elevated and/or undulating areas of high visibility and strong landscape character, guidance is also provided on the siting and design of buildings i.e. minimising cut and fill, and the use of materials that best immerse the dwelling in its landscape context.

The visual dominance of vegetation and canopy trees also relates to the height of buildings. That is, particularly in areas of strong landscape character, such as the ridgelines, it is not only important that buildings are surrounded by vegetation, but that built form sits below the established tree canopy height. This maintains a skyline dominated by leafy, green treetops as opposed to roof tops, and strengthens the visual links to the nearby Dandenong Ranges. This fact reinforces the retention of the NRZ in ridgeline neighbourhoods, and supports its application to the northernmost part of the Loughnan-Warranwood Ridgeline. The default maximum mandatory building height is one of the few differences between the NRZ and the GRZ.

Local planning policy framework

The recommendations to tailor the schedules to the residential zones and introduce site coverage, permeability and landscaping requirements, together with objectives and decision guidelines, is consistent with the current Maroondah Planning Scheme LPPF, which states (Clause 21.10):

> *"Maroondah has a high quality natural environment which characterises a significant portion of the municipality. Protection and enhancement of the natural environment through the encouragement of sustainable development is a key strategy of Maroondah City Council…*
>
> *Maroondah is physically dominated by two geographical features locally referred to as the Wicklow Hills Ridge and the Loughnan Warranwood Ridge. In the context of the municipality as a residential suburb, these two natural features are primarily characterised by low-density subdivision, developed with a variety of housing choices and covered by an extensive canopy of native and exotic vegetation."*

This section of the MSS provides the high-level objectives, strategies and actions relating to the protection and management of vegetation and residential character across Maroondah (other parts of which are discussed in the *Background Review* section of the final report). The gazettal of VC148 and the eventual translation of the current MSS into the new Municipal Planning Strategy (MPS) provide the opportunity for review of the content of these, and other, clauses.

Also described in the *Background Review* is the current local policy 22.02 relating to residential neighbourhood character. This policy was prepared before *Planning Practice Note 8* was released, and prior to the introduction of the new residential zones. As such, it is overly lengthy and provides minimal specific guidance on exercising discretion. The introduction of the proposed new residential zone schedules will make the majority of this local policy redundant, and it is therefore recommended that it be reviewed and cut back to focus on specific neighbourhood character issues that are not covered elsewhere in the planning scheme. These issues include:

- The number of dwellings on a lot not exceeding the number of lots the land could be subdivided into
- Limiting crossovers to one per site and outlining crossover widths
- Discouraging front fences in areas of open front gardens, and encouraging passive surveillance of the street
- Discouraging gates to driveways

Associated with the local policy review should be the strengthening of the new MPS and PPF, as required by VC148, in relation to landscape and neighbourhood character.

Commercial areas

Residential neighbourhoods within designated commercial areas are most appropriately assessed as part of a masterplanning or structure planning process, which has occurred for the Heathmont NAC and the East Ringwood NAC. It is recommended that the findings of the structure plans and associated urban design analyses in relation to residential precincts within these centres be implemented as part of this study.

A masterplanning process in underway for the Ringwood MAC, and it is recommended that the residential areas within the designated commercial area be assessed in more detail as part of that process.

The existing structure plan for the Croydon MAC requires review and updating, and it is most appropriate that the residential areas within the commercial centre be assessed within that context, and as part of that process. In the interim (or if the structure plan review does not occur in the short term), Council has the option of translating the 'housing opportunity areas' within the Croydon MAC to the RGZ.

Summarised description: residential zones

A summarised description of the residential areas (including those in commercial centres), and the key intentions for each of the neighbourhoods, is provided below. More detail is available on each of the residential areas from p. 11 onwards.

Residential areas

Neighbourhood Residential Zone 1

Croydon Hills Estate, Birt's Hill & Jumping Creek Valley

Some of the most heavily vegetated, biologically significant (VPO1), and elevated parts of the municipality where the largest lots, least site coverage and highest permeability is recommended to ensure that indigenous vegetation and biodiversity is prioritised.

Neighbourhood Residential Zone 2

Wicklow Hills Ridgeline

The highest parts of the significant and centrally located Wicklow Hills Ridgeline, where a dominance of native (preferably indigenous) vegetation and visually recessive built form should prevail.

Neighbourhood Residential Zone 3

Wicklow Hills Lower Slopes

Dotted around the base, or between the hills of the ridgeline, these areas should contribute to the visual dominance of native (preferably indigenous) vegetation, and the strong landscape character of the whole ridge.

Neighbourhood Residential Zone 4

Loughnan's Hill

A highly visible and locally iconic landscape feature, where dwellings should be tucked into the native (preferably indigenous) bushland landscape, and where large lots and increased permeability support the predominance of vegetation.

Neighbourhood Residential Zone 5

Jubilee Park

An older, established part of residential Ringwood with an historic, strong and cohesive neighbourhood character, where low scale homes set in spacious and established gardens are encouraged.

Neighbourhood Residential Zone 6

Ruskin Park

An undulating residential neighbourhood located between the Wicklow Hills Ridgeline and the Dandenongs, where a balance between built form and vegetation (both in elevation and site percentage) is the objective.

Neighbourhood Residential Zone 7

Warranwood Ridgeline & Slopes

The high points and south and east facing slopes of the Warranwood Ridgeline terminating at the Mullum Mullum Creek, where vegetation should predominate visually, and built form should be sited and designed to be responsive to the topography.

Neighbourhood Residential Zone 8

Croydon Ridge & Southern Hills

The residential areas of the 'secondary' ridgeline to the north-east of Croydon, and the hills to the south, where a balance between vegetation and the architectural mix of built form should be maintained.

Neighbourhood Residential Zone 9

Croydon Golf Links Estate

An small area of historically large housing lots and some historic homes, with a 'country town' character, where large canopy trees and established gardens should be protected and where high quality architecture should respond appropriately to its context.

Neighbourhood Residential Zone 10

Bushland Fringes

Two semi-rural, previously un-sewered areas on the outskirts of the municipality with large lots and sprawling homes, where an increase in native vegetation coverage is desired.

Neighbourhood Residential Zone 11

Sites of Biological Significance

A collection of small sites of environmental significance (currently zoned NRZ4), the future zoning of which will be resolved as part of the Vegetation Planning Policy Review project.

General Residential 1

Garden Suburban

Maroondah's flat to gently undulating, and mostly well established residential areas, with a mix of built form types and styles, where vegetation and canopy trees of mixed species is the unifying character element.

General Residential 2

Bush Garden Slopes

The more recently established, undulating to hilly residential areas in the north-western areas of the municipality, where a native bush garden character prevails, and dwellings should be more site responsive due to the steep and visible nature of the landscape.

Ringwood East Neighbourhood Activity Centre

General Residential Zone 1

Garden Suburban

The areas included in the 'neighbourhood protection precinct' should be incorporated into proposed GRZ1.

General Residential Zone 3

Ringwood East NAC Neighbourhood Consolidation Precinct

Areas suitable for a greater intensity of development than the 'garden suburban' areas, with an emphasis on canopy tree protection and two storey development, with a recessive third storey.

General Residential Zone 4

Ringwood East NAC Residential Regeneration Precinct

An area of high quality medium density redevelopment and consolidation, including two to three storey townhouse forms, with integrated vegetation and good permeability.

Residential Growth Zone 3

Ringwood East NAC Residential Growth Precinct

A precinct of more 'urban' infill development, closer to the commercial core, and up to three storeys.

Residential Growth Zone 4

Ringwood East NAC Strategic Residential Growth Precinct

A clearly defined area of urban infill of up to four storeys, to relieve development pressure in other areas.

Heathmont Neighbourhood Activity Centre

General Residential Zone 1, Neighbourhood Residential Zone 2 & Neighbourhood Residential Zone 3

Garden Suburban, Wicklow Hills Ridgeline & Wicklow Hills Lower Slopes

The 'neighbourhood protection' areas should be incorporated into the appropriate locational area i.e. GRZ1, NRZ2 or NRZ3.

General Residential Zone 5

Heathmont NAC Bush Residential Precinct

A greater intensity of development suited to these areas, with an emphasis on the bush residential character.

Residential Growth Zone 5

Heathmont NAC Residential Growth Precinct

Transition to a more 'urban; form of infill in these areas, with townhouses, maisonette or duplex type development.

General Residential Zone 6

Heathmont NAC Special Residential Precinct

A strategic site suitable for cluster housing or an alternative type of housing, with an emphasis on communal indigenous and productive landscape.

Neighbourhood Residential Zone 1

Croydon Hills Estate, Birt's Hill & Jumping Creek Valley

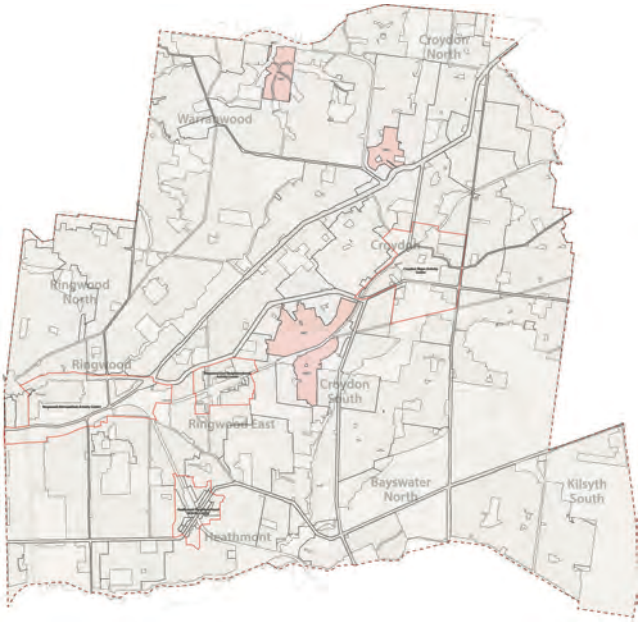
Proposed NRZ1 includes the majority of former NA6 Birt's Hill / Jumping Creek Valley and NA18 Burley Griffin.

Croydon Hills Estate, Birt's Hill and Jumping Creek Valley comprise some of the most heavily vegetated, hilly and most elevated (in the case of Croydon Hills Estate and Birt's Hill) residential areas in the municipality. Very large blocks contain extensive bushland contiguous with native reserves in some locations, and many dwellings are not visible from the street, or from a distance. Both Birt's Hill and the Croydon Hills Estate area form part of the significant landscape feature of the Wicklow Hills Ridgeline, which provides a canopy covered visual backdrop to surrounding suburbs.

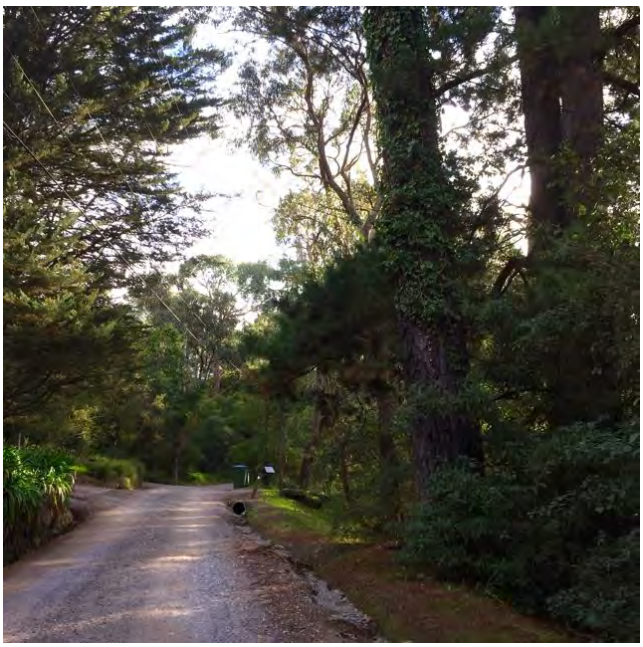
The Croydon Hills Estate area was commissioned by the Rev. Cheok Hong Cheong and was designed by Walter Burley Griffin in 1921, based on the principles of garden city planning. Stage 1 of the estate (south of the railway line) was the only part ever laid out to Griffin's design. This area is covered by NCO2.

These areas have been determined to have undergone minimal change, due largely to the generous lot sizes, and existing planning scheme provisions, including the NRZ1 (with a minimum lot size of 2,000sqm), as well as the DDO1, VPO1 and SLO3 (with 40% site coverage, and other, 'incentives').

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 1

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To protect the landscape significance and native bushland of some of the most visually and environmentally sensitive residential areas in Maroondah.
- To minimise the visual impact of built form, and ensure that views towards these areas are dominated by vegetation and a continuous canopy of large, primarily native, trees.
- To ensure that development demonstrates a high standard of design and responds to the identified character and significance of the surrounding landscape.
- To encourage low scale and site responsive development that sits unobtrusively within the landscape, and utilises materials and colours that best immerse the building within its context.
- To protect and increase the locally indigenous vegetation cover by requiring permeable land for planting and sustaining indigenous vegetation, particularly large canopy trees.

Minimum subdivision area

2,000sqm

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 40%

Permeability: 50%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be indigenous to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of the area.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The extent to which the buildings and works are designed and sited to minimise contrast with the surrounds, and reduce distant visibility.
- The visual impact of the building or works on the landscape significance of the Wicklow Hills Ridgeline.

Neighbourhood Residential Zone 1

Overlays

NCO2: Retain and re-draft (refer to Appendix C)

SLO3: Retain and strengthen, ensuring consistency

VPO1: Retain and strengthen as part of Maroondah Vegetation Policy Review

DDO1: Ensure consistency

Additional / specific justification for proposed controls

The planning scheme provisions and controls that currently apply to these areas will remain largely unchanged. The zone, minimum subdivision area and maximum building height will remain the same.

The key proposed change involves formalising what is currently an 'incentive' in the SLO3, i.e. the requirement for a planning permit application if the proposed site coverage is over 40%. A site coverage requirement can now be mandated through a schedule to the zone, and 40% is considered an already accepted and justifiable number.

The requirement for a certain amount of permeability should work in tandem with the site coverage maximum, and each is integral to the ultimate success of achieving enough space to protect, plant and sustain vegetation. Rescode requires a minimum of 20% permeability in 'average' Melbourne neighbourhoods. This has been varied in adjacent more 'suburban' municipalities to the west e.g. Monash NRZ1, NRZ2, NRZ3, NRZ4 30%, and Whitehorse NRZ1 and NRZ2 40%.

In the case of these significant and highly visible bushland areas, that are also environmentally sensitive, a minimum permeability requirement of 50% is considered appropriate and justifiable. This reflects the status quo of many properties in these neighbourhoods, and will ensure the continuity of the visual dominance of vegetation, especially large canopy trees.

The use of maximum site coverage and generous permeability provisions together, will assist in maintaining and strengthening the strong landscape character sought for these areas, and the whole municipality. Minimising the extent of hard surfaced areas will also reduce the detrimental visual impact of development, including large single dwellings, on neighbourhood character. Other permeability (and resultant vegetation) benefits include increased biodiversity, improved air and water quality, reduced storm-water runoff and increased property values.

The inclusion of landscaping requirements in the schedule puts into practice the site coverage and permeability percentages. And it is considered appropriate, particularly in these important sites of biodiversity significance, that indigenous species be stipulated.



Dwelling immersed in bushland, Ruthven Way



High levels of permeability & bushland spilling into the roadway in the Croydon Hills Estate area

Neighbourhood Residential Zone 2

Wicklow Hills Ridgeline

Proposed NRZ2 takes in the majority of the former neighbourhood areas atop the Wicklow Hills Ridgeline, including NA8 Warrien, NA10 Wicklow Ridgeline, NA19 Ringwood Lake (minimal), NA20 Wombolano and NA16 Heathmont Gardens.

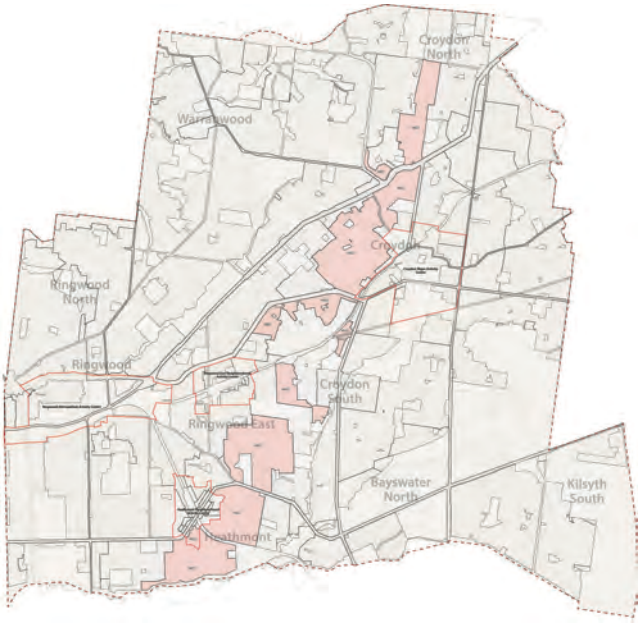
These residential areas form the highest parts of the significant and centrally located Wicklow Hills Ridgeline. While the steep and rolling hills of the ridge are developed for residential use, they remain heavily vegetated and comprise a tree canopy covered, locally significant landscape feature, which is ever present visually.

These neighbourhood areas are highly visible due to their elevation, and are characterised by a near continuous canopy cover, interspersed with dwellings. Rooftops are only visible from the higher slopes, as the large and established canopy trees tower over the majority of the dwellings. Built form varies in architectural style and materials across the ridge, from the historic Alto Avenue, which is covered by NCO1 and was developed in the 1920s, through to the many notable architect designed Modernist homes in the undulating streets and courts of Heathmont.

The neighbourhoods of the ridgeline have undergone minimal change, due largely to the generous lot sizes, and existing planning scheme provisions, including the NRZ1 (with a minimum lot size of 2,000sqm), as well as the DDO2 and SLO3 (with 40% site coverage, and other, 'incentives').

It is of the upmost importance to protect the landscape character of the highest parts of the Wicklow Hills Ridgeline, and to retain the visual dominance of vegetation on its high points and steep hillsides.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 2

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To protect the neighbourhood and landscape character of the most elevated and visible parts of the Wicklow Hills Ridgeline.
- To ensure that a continuous tree canopy cover defines the character of the ridgeline, and that dwellings are not a visually dominant element.
- To ensure that views towards the Wicklow Hills Ridgeline are dominated by a leafy, green cover of mostly native vegetation.
- To ensure that new dwellings and extensions are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing.
- To maintain the visual dominance of the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting native, and preferably indigenous, vegetation.

Minimum subdivision area

864sqm

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 40%

Permeability: 50%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native, preferably indigenous, to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works meet the neighbourhood and landscape character objectives of this clause.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.
- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of the area.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.

Neighbourhood Residential Zone 2

Decision guidelines continued

- The visual impact of the building or works on the landscape significance of the Wicklow Hills Ridgeline.

Overlays

NCO1: Retain and strengthen (refer to Appendix C)

SLO3: Retain and strengthen, ensuring consistency

DDO2: Ensure consistency

Additional / specific justification for proposed controls

The planning scheme provisions and controls that currently apply to the majority of proposed NRZ2 will remain largely unchanged. The zone, minimum subdivision area and maximum building height will remain the same. As with the proposed NRZ1, the key change involves formalising the 40% site coverage 'incentive', and introducing a 50% minimum permeability requirement, due to the landscape significance of the ridgeline and the elevated nature of these residential areas. As per the NRZ1 areas, a landscaping requirement has also been proposed, with canopy trees required to be native, and preferably indigenous, to the local area.

The proposal to rezone the small area bounded generally by Mirabel Avenue, Mt Dandenong Road and Velma Grove from GRZ1 to NRZ2, and to remove SLO4 from this location and replace it with SLO3, is based on the following:

- The topography of the area forms part of the western side of the Wicklow Hills Ridgeline, and is elevated and steep in parts.
- Due to its landform, the area is highly visible from the western parts of the municipality, including the Maroondah Highway and Mt Dandenong Road.
- The curvilinear nature of the streets, which follow the topography in the northern section, is further evidence of this landscape character.
- The area exhibits the same landscape and residential characteristics as the residential areas immediately adjacent (to the east).
- The curvilinear nature of the streets and subdivision layout is unique within Maroondah, and forms part of the historic 'Lovely Views Estate'. This area is located just north of the Walter Burley Griffin designed Croydon Hills (Garden Suburb) Estate, and is adjacent to the Cecil Circuit area, all of which were conceived during the 1920s.

The proposed rezoning does not include the Ringwood Hospital, nor the immediately surrounding streets, which are largely used for ancillary uses e.g. consulting suites, accommodation etc.



Well vegetated properties in the proposed rezoning area, near the intersection of Valda Avenue and Evon Avenue



Elevated topography on the western side of Velma Grove, near Valda Avenue

Neighbourhood Residential Zone 3

Wicklow Hills Lower Slopes

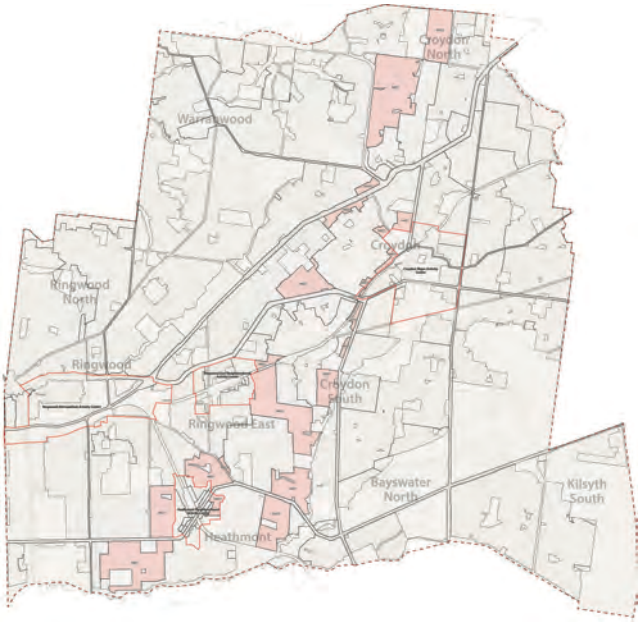
Proposed NRZ3 includes parts (some very small) of the former neighbourhood areas located on the lower reaches of the Wicklow Hills Ridgeline, including NA5 Croydon Hills, NA8 Warrien, NA3 Nyora, NA10 Wicklow Ridgeline, NA18 Burley Griffin, NA13 Bungalook, NA19 Ringwood Lake, NA20 Wombolano, NA16 Heathmont Gardens and NA17 Jubilee Park.

The Wicklow Hills Lower Slopes neighbourhoods are dotted around the base, or between the hills of the ridgeline. Topographically, they are the lower, undulating areas of the ridgeline, transitioning to the flatter or more gently undulating landscapes either side.

Logically, the lower slopes areas span the full extent of the ridgeline, from the spacious, 1980s 'garden court' areas in the north, to the more established gridded streets and manicured gardens of Ringwood and Heathmont (with architectural styles from the 50s, 60s and 70s), near the Heathmont Railway Station, in the south. Other NRZ3 areas sit at the base of the ridgeline, adjacent to main roads, or adjacent to Bungalook and Tarralla Creeks, where native vegetation spills into the residential neighbourhoods.

While the topography is less dramatic on these lower slopes, they still form an important part of the ridge and its landscape character, and are covered by the SLO3. As such, the natural landscape and tree canopy cover remain important, and built form should not visually dominate. The planting of native, preferably indigenous, vegetation should also be encouraged, to maintain the cohesiveness and strong landscape character of the ridgeline overall.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 3

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To protect the neighbourhood and landscape character of the lower slopes of the Wicklow Hills Ridgeline.
- To protect the tree canopy cover that defines the character of the ridgeline as a whole, and to ensure that dwellings are not a visually dominant element.
- To ensure that views towards the Wicklow Hills Ridgeline, including the lower slopes, are dominated by a leafy, green canopy cover.
- To ensure that new dwellings and extensions are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing.
- To maintain the visual dominance of the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting native, and preferably indigenous, vegetation.

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 50%

Permeability: 40%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native, preferably indigenous, to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
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- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred neighbourhood character of the area.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The visual impact of the building or works on the landscape significance of the Wicklow Hills Ridgeline overall, including the lower slopes.

Neighbourhood Residential Zone 3

Overlays

SLO3: Retain and strengthen, ensuring consistency

Additional / specific justification for proposed controls

As per the other two NRZ areas that form part of the locally iconic Wicklow Hills Ridgeline, the planning scheme controls and provisions that currently apply will remain largely unchanged. The zone and maximum building height will remain the same (there is currently no minimum lot size or DDO that applies to these areas). Again, the key change involves legislating a maximum site coverage (50% in this case), and introducing a 40% minimum permeability requirement.

These slightly 'lesser' site coverage and permeability requirements reflect the location of the proposed NRZ3 areas, on the lower, less visible slopes of the ridgeline. However, as with the other Wicklow Hills residential areas, a landscaping requirement will be stipulated, again requiring native, and preferably indigenous, local species. This is considered appropriate for all areas covered by the SLO3. It should also be noted that the SLO3 will still provide a permit trigger for development proposals with a site coverage of 40% or more.



Older, low scale dwelling in a more established streetscape, Hume Street

Neighbourhood Residential Zone 4

Loughnan's Hill

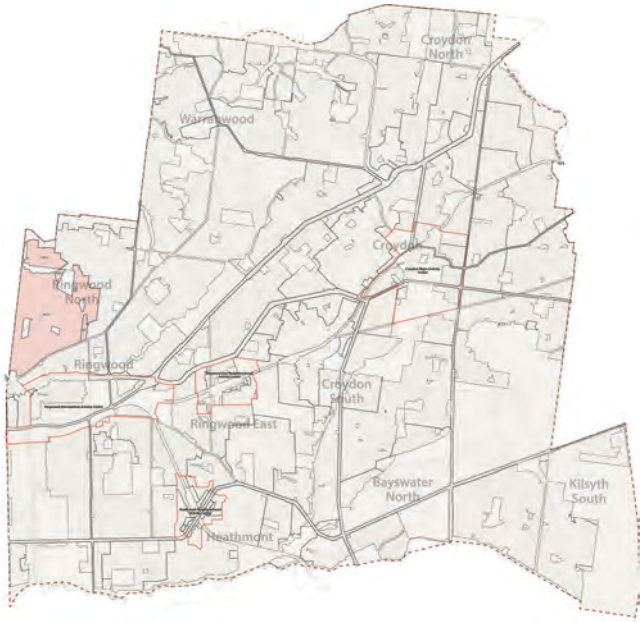
Proposed NRZ4 comprises the majority of former NA2 Loughnan's Hill.

Loughnan's Hill is a locally iconic landscape feature and high point located at the south-western end of the Loughnan-Warranwood Ridgeline. With a maximum elevation of approximately 192m, it is the second highest topographical point in the municipality, and is highly visible.

Much like the highest parts of the Wicklow Hills Ridgeline, the Loughnan's Hill area contains large lots that are able to sustain significant stands of vegetation and canopy trees. It is a spacious residential neighbourhood of mixed architectural character, from 1950s and 1960s dwellings, through to more recent two storey development, with a mix of building materials.

It is the established native trees, however, both on private land and within large bushland reserves, which are the defining character element within Loughnan's Hill. When viewed from a distance, the landscape feature appears as a heavily treed, green and leafy topographic rise, dotted with rooftops.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 4

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To protect the landscape significance and native bushland character of Loughnan's Hill.
- To minimise the visual impact of built form, and ensure that views towards Loughnan's Hill are dominated by vegetation and a continuous canopy of large, primarily native, trees.
- To ensure that development demonstrates a high standard of design and responds to its topographic context with appropriate siting and size, and minimal cut and fill.
- To encourage low scale and site responsive development that sits unobtrusively within the landscape, and utilises natural materials and muted tones that best immerse the building within its setting.
- To protect and increase the native, and preferably indigenous, vegetation cover by requiring permeable land for planting and sustaining vegetation, particularly large canopy trees.

Minimum subdivision area

864sqm

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 40%

Permeability: 50%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native, preferably indigenous, to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred neighbourhood character of the area.
- The extent to which the proposed buildings or works meet the neighbourhood and landscape character objectives of this clause.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The visual impact of the building or works on the landscape significance of Loughnan's Hill.

Neighbourhood Residential Zone 4

Overlays

SLO3: Retain and strengthen, ensuring consistency

DDO2: Ensure consistency

Additional / specific justification for proposed controls

The planning scheme provisions and controls that currently apply to Loughnan's Hill are the same as for the NRZ2 (Wicklow Hills Ridgeline) areas, and will also remain largely unchanged. The zone, minimum subdivision area and maximum building height will be retained. As with the proposed NRZ1 and NRZ2, the key change involves formalising the 40% site coverage 'incentive', and introducing a 50% minimum permeability requirement, due to the landscape significance of Loughnan's Hill and the elevated and highly visible nature of this area. As per the residential area of the Wicklow Hills Ridgeline, a landscaping requirement has also been proposed, with canopy trees required to be native, and preferably indigenous, to the local area.

While this schedule is similar in many ways to that proposed for NRZ2, it has been separated out as a locally significant landscape feature and unique residential area, with the opportunity to tailor landscape and neighbourhood character objectives and decision guidelines.



Rooftops sitting below the tree canopy on Loughnan's Hill

Neighbourhood Residential Zone 5

Jubilee Park

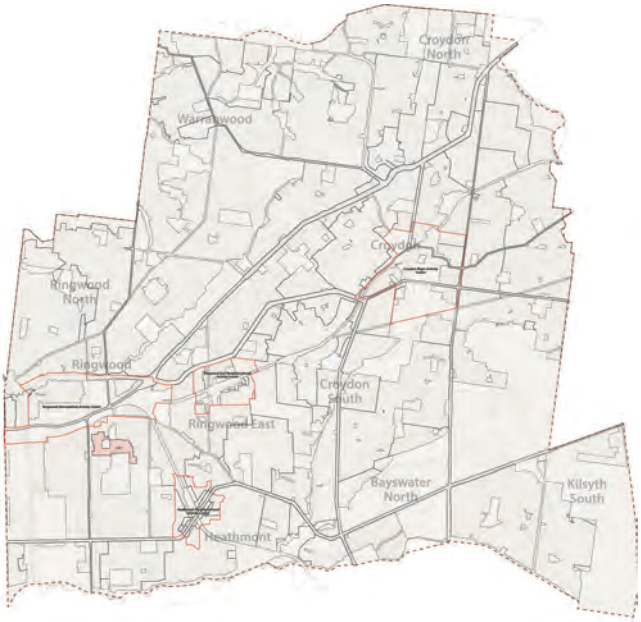
Proposed NRZ5 comprises the 'historic core' of the former very large neighbourhood area NA17 Jubilee Park.

This old and established residential area is in close proximity to the Ringwood Metropolitan Activity Centre, and displays an homogenous neighbourhood character, with consistent building setbacks, low front fences and established gardens. The traditional gridded subdivision layouts are some of the oldest in the municipality, dating from the 1920s, and many of the dwellings in this unique residential pocket are of heritage significance.

The architectural character of the homes includes California Bungalows, Edwardian dwellings, and inter war (including interwar Moderne) and post war homes, many of timber construction with pitched or gabled, tiled roofs. A number of the historic bungalow homes feature decorative front porches with brick piers and rendered columns, and other details such as leadlight bay windows and timber shingles on gable ends.

Due to its 'inner urban' location, the area is experiencing increasing development pressure, and the strong and historic neighbourhood character is at risk of being eroded.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 5

Proposed planning scheme provisions & controls

Neighbourhood character objectives:

- To ensure that the spacious and modest residential character of Jubilee Park is respected and enhanced.
- To ensure low scale building forms, consistent with the neighbourhood character of the area.
- To ensure that all dwellings, their settings and front fences make a positive contribution to the public domain and pedestrian environment.
- To maintain a sense of spaciousness around dwellings, when viewed from the street.
- To ensure that front setbacks are not dominated by garages, carports or vehicular access.

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Permeability: 30%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

Maximum building height

None specified

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works meet the neighbourhood character objectives of this clause.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.

Overlays

NCO3 / HO (various): proposed as part of Amendment C116 for properties of neighbourhood character or heritage significance.

SLO4: Retain and strengthen, ensuring consistency

Additional / specific justification for proposed controls

Detailed justification for the rezoning of this precinct to NRZ, and the discreet application of the NCO to a small number of properties is provided in the report *Jubilee Park Heritage and Neighbourhood Character Study* (March, 2017), Context in collaboration with Claire Scott Planning.

Neighbourhood Residential Zone 6

Ruskin Park

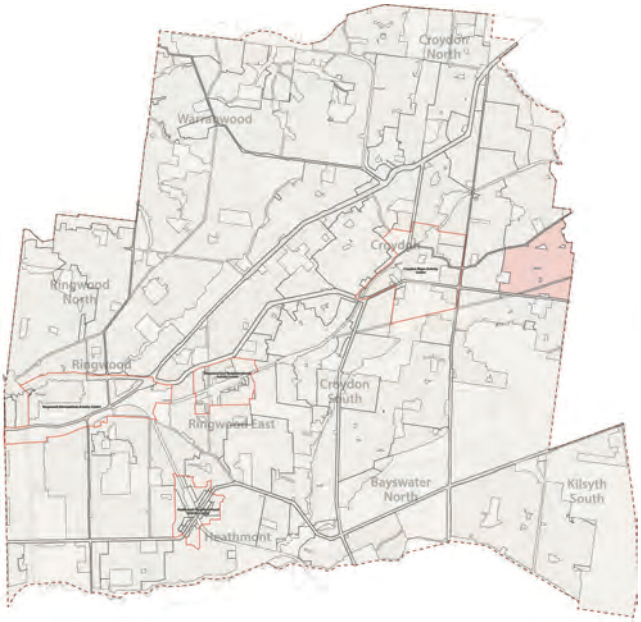
Proposed NRZ6 includes the northern, hillier parts of former NA12, also called Ruskin Park.

This neighbourhood is located within an undulating landscape, and is characterised by the widespread presence of vegetation, particularly large canopy trees (both native and exotic), and a sense of proximity to the Dandenongs. Views to the Ranges are available from the higher points in Ruskin Park.

The subdivision pattern is a modified grid, with some through streets, as well as cul de sacs. Lot sizes are large and unencumbered, ranging from approximately 700 square metres to 1,200 square metres. This partly accounts for the occurrence of infill and other residential redevelopment, with many examples of four to five units being constructed on single sites, and 8 or more units on larger or amalgamated sites.

The streets throughout Ruskin Park have a spacious and informal feel due to the wide grassy nature strips, and a mixture of front boundary treatments, including low and open fencing, or no fencing. Large, established street trees of mixed species are prevalent, and front gardens are generally grassy and/or well vegetated.

The area contains a mix of dwelling styles, including many simple Post War timber houses, brick veneer homes from later periods, and contemporary infill development. There are also a limited number of Pre War and bungalow style timber dwellings. Historically, houses have had generous front, side and rear boundary setbacks, allowing ample space for gardens and large trees. More recent development has tended to be constructed closer to the property boundaries, with side driveways often providing access to rear units.



Older dwellings in the precinct tend to be single storey, but there are now many examples of two storey homes. The majority of houses have tiled, low-pitched roofs. Overall, built form is low scale and sits well below the established tree canopy height, which provides a textured, green backdrop to the rooftops and dominates skyline views. Throughout Ruskin Park there is a balance between vegetation and built form, and in some areas, vegetation remains the most visually dominant feature of the landscape.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.





Neighbourhood Residential Zone 6

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

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

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 50%

Permeability: 30%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

Maximum building height

None specified (i.e. 9m and 2 storeys)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred neighbourhood character of the area.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The extent to which the proposed buildings or works meet the neighbourhood and landscape character objectives of this clause.

Note that two additional guidelines are proposed, differing from the original Ruskin Park character assessment report.

Overlays

SLO4: Retain and strengthen, ensuring consistency

Additional / specific justification for proposed controls

Detailed justification for the rezoning of this residential area to NRZ is provided in the report *Ruskin Park Character Assessment & Advice* (February, 2018), Claire Scott Planning.

Neighbourhood Residential Zone 7

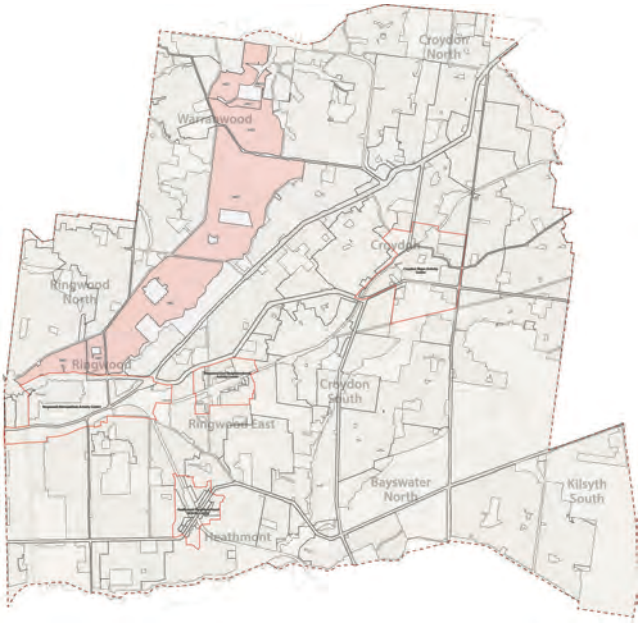
Warranwood Ridgeline & Slopes

Proposed NRZ7 takes in the majority of former NA1 Mullum Mullum Creek, together with the east facing slopes of former NA4 Quambee Gardens. The southern and eastern parts of the former NA6 Jumping Creek Valley are also included.

This residential area comprises the east facing and highly visible hilly slopes between the Mullum Mullum Creek, and the locally iconic Warranwood Ridgeline. The natural landscape and tree canopy cover is the defining character element of this area, and despite some redevelopment, renovation and canopy tree removal, overall there remains a visual balance between the provision of vegetation and built form. An exception to this is the south facing, southernmost part of this neighbourhood, located above the Ringwood Bypass. This area is highly visible from the centre of Ringwood, and has experienced some site consolidation, multi-unit development and associated clearing of vegetation.

The architectural character of this area is mixed, and includes housing from the 1950s and 1960s in the southern parts, closer to the Ringwood Activity Centre. North of Oban Road, the street layout is exclusively curvilinear cul-de-sacs, reflective of the areas development from the 1980s onwards. Here streets and lots are spacious and support established gardens and canopy trees in the pubic domain. The northernmost part of this neighbourhood, adjacent to Jumping Creek, is more undulating and informal, with indigenous bushland reserves contiguous with private native gardens.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 7

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To protect the neighbourhood and landscape character of the highly visible Warranwood Ridgeline and adjacent slopes.
- To ensure that a continuous, predominantly native, tree canopy cover defines the character of the ridgeline and slopes, including views towards them, and that dwellings are not a visually dominant element in the landscape.
- To ensure that development demonstrates a high standard of design and responds to its topographic context with appropriate siting and size, and minimal cut and fill.
- To encourage low scale and site responsive development that sits unobtrusively within the landscape, and utilises natural materials and muted tones that best immerse the building within its setting.
- To maintain the visual dominance of the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting native, preferably indigenous, vegetation.

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 50%

Permeability: 40%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native, preferably indigenous, to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Neighbourhood Residential Zone 7

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of the area.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The visual impact of the building or works on the landscape significance of the Warranwood Ridgeline and slopes, and the Jumping Creek Valley environs.

Overlays

SLO3: Retain and strengthen, ensuring consistency. Also extend application of SLO3 to the whole landscape area i.e. north of Oban Road.

Additional / specific justification for proposed controls

The side slopes of this ridgeline have been treated in much the same way as proposed NRZ3, which also currently has the same applicable planning scheme controls and provisions. For the current NRZ/SLO3 areas within this neighbourhood, the existing planning controls will remain largely unchanged.

The zone and maximum building height will remain the same (there is currently no minimum lot size or DDO that applies to these areas), and again, the key change involves legislating a maximum site coverage (50% in this case), and introducing a 40% minimum permeability requirement.

A landscaping requirement will also be stipulated, again requiring native, and preferably indigenous, local species. This is considered appropriate for all areas covered by the SLO3. It should also be noted that the SLO3 will still provide a permit trigger for development proposals with a site coverage of 40% or more.



Looking across the northernmost section of the Warranwood Ridgeline, from Towerhill Drive



View of the heavily treed ridgeline, looking north-westerly from Strathfield Parade

Neighbourhood Residential Zone 7

Additional / specific justification for proposed controls continued

The proposed rezoning of the northern part of the Warranwood Ridge and its east-facing slopes (north of Oban Road, and generally between the Jumping Creek Valley, Mullum Mullum Creek, and Wonga Road), and the application of the SLO3 to this area, is based on the following:

- Visually and topographically, this area is an important part of the Warranwood Ridge landform, with elevations up to 175m above sea level.
- The highest points of the ridgeline and its eastern slopes are visible from across Maroondah, including from almost the full extent of the Maroondah Highway within the municipality, and from much of the landscape up to and including the Wicklow Hills Ridgeline.
- Due to its visibility and steep landform, and the objective to maintain a visual dominance of vegetation, it is most appropriate that the maximum building height in this area be capped at 9m and 2 storeys, as opposed to 11m and 3 storeys.
- It is also important that any proposed development responds to the topography, steps down the slope and minimises cut and fill, as stipulated in the provisions of SLO3.
- It is important that the locally significant Warranwood Ridgeline reads as a whole landscape unit, and that development north of Oban Road is not subject to different planning controls that may detract from its significance, or result in a change of character, particularly in relation to vegetation coverage when viewed from a distance.

Fieldwork in order to confirm the above assertions has been undertaken, and the proposed area to be rezoned has been assessed from many vantage points including, but not limited to, the Maroondah Highway; Wonga Road; east of Mullum Mullum creek for its entire length in this area; numerous roads that run perpendicular to the Maroondah Highway and terminate generally at the Mullum Mullum creek; and, many elevated streets within the neighbourhood such as Towerhill Drive and Wyndarra Court (refer to accompanying photos).



North-easterly view across the ridgeline from Wyndarra Court



Long range view, looking north westerly towards the ridgeline from Strathfield Parade

Neighbourhood Residential Zone 8

Croydon Ridge & Southern Hills

Proposed NRZ8 includes NA24 The Range, and parts of former NA8 Warrien, NA9 Croydon Parks, NA12 Ruskin Park, NA11 Eastfields and NA13 Bungalook.

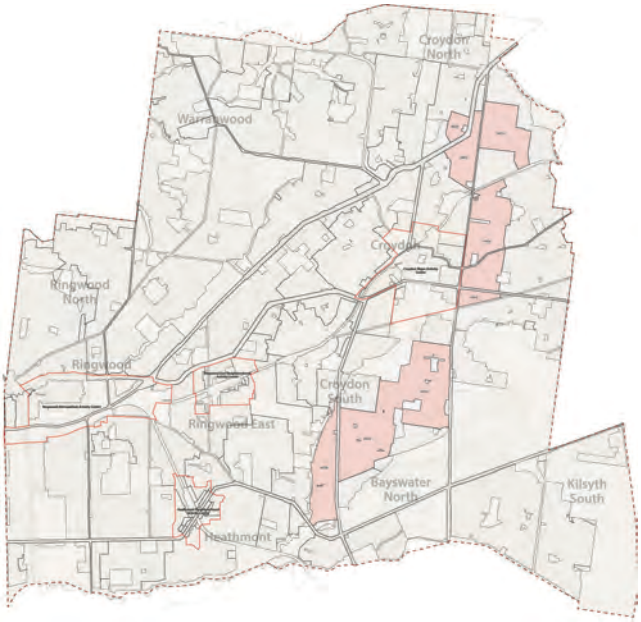
The Croydon Ridge and Southern Hills neighbourhoods are located on a series of hills and rises to the east and south of the Croydon Activity Centre. The elevated nature of this 'secondary ridge' and hills means that there are views available from these areas eastwards to the Dandenong Ranges. These neighbourhoods are also in the foreground and middle ground of views towards the ranges from the more elevated Wicklow Hills Ridgeline.

A mix of housing occurs throughout proposed NRZ8, ranging from 1950s, 1960s, 1970s and 1980s architecture, through to more contemporary townhouse developments, including the former Croydon District Golf Course in the north (The Range), a major residential redevelopment, with a buildings and works exemption included in SLO3 (provided site coverage does not exceed 60%).

A number of traditional gridded streets close to the centre of Croydon have a strong and homogenous neighbourhood character, with older low-scale timber homes, and some examples of bungalows, set in established gardens e.g. Alwyn Street.

Overall, whether exotic trees in formal gardens, or native vegetation adjacent to creeks and in bushland reserves, the greenery and tree canopy cover again define the neighbourhood and landscape character of these areas. Across the Croydon Ridge and Southern Hills, there is a balance between built form and vegetation, with the exception of The Range, where dwellings and hard surfacing dominate.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 8

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To protect the landscape and neighbourhood character of the Croydon Ridge and Southern Hills.
- To ensure that there is a visual balance between built form and vegetation across the Croydon Ridge and Southern Hills neighbourhoods, particularly when viewed from a distance.
- To ensure that new dwellings and extensions are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing of built form.
- To maintain a sense of spaciousness around dwellings, and to ensure that front setbacks are not dominated by garages, carports or vehicular access.
- To protect and increase the native (preferably indigenous) vegetation cover by requiring permeable land for planting and sustaining vegetation, particularly large canopy trees.

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 50%

Permeability: 40%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native to the local area.

Front fence height: Streets in a Road Zone, Category 1 – 1.5m

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of the area.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The extent to which the development maintains the balance between built form and vegetation within the Croydon Ridge and Secondary Hills neighbourhoods.

Neighbourhood Residential Zone 8

Overlays

SLO3: Retain and strengthen, ensuring consistency. Review the buildings and works exemption that currently applies to The Range.

VPO1 (to The Range): Assess the purpose and applicability as part of the Maroondah Vegetation Policy Review.

Additional / specific justification for proposed controls

The planning scheme provisions and controls that currently apply to this NRZ/SLO3 area will remain largely unchanged. The zone, minimum subdivision area and maximum building height will be retained. Again, the key change involves legislating a maximum site coverage (50% in this case), and introducing a 40% minimum permeability requirement.

These slightly 'lesser' site coverage and permeability requirements reflect the 'secondary' nature of these landscape features, and lower elevation and prominence. The same principle and numerical standards have been applied to the lower, less visible slopes of the Wicklow Hills Ridgeline, and the east facing slopes of the Warranwood Ridge.

As with other residential areas with a strong landscape character (and subject to the SLO3), a landscaping requirement will be stipulated, again requiring native, and preferably indigenous, local species. The SLO3 will also still provide a permit trigger for development proposals with a site coverage of 40% or more.

Feedback from Council's statutory planners has revealed that the variation to Clauses 54 and 55 in relation to front fence height in some areas requires tailoring to avoid numerous (reasonable) dispensation requests. It is considered appropriate, and consistent with neighbourhood character, that the height of front fences abutting a Road Zone Category 1 in this neighbourhood be increased to 1.5m.



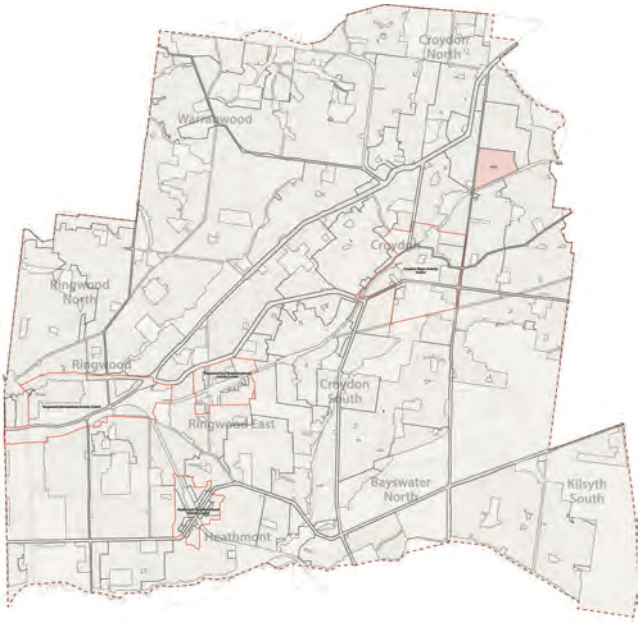
Simple, timber, Post-war dwelling in Newell Street



Older, historic home in Frederick Street, illustrating the diversity of architectural styles

Neighbourhood Residential Zone 9

Croydon Golf Links Estate



Proposed NRZ9 is the former NA21 of the same name, with no boundary changes.

Croydon Golf Links Estate is a small, well-established residential neighbourhood, which is located at the northern end of the Croydon Ridge. It has been separated out from the adjacent residential areas due to its large block sizes (min. lot size 864sqm), and homogenous 'country road ambience', a result of the retention of informal road verges with no kerb and channeling, and the strong and established landscape character of the area. The minimum lot size and other planning scheme provisions are currently as per proposed NRZ2 (Wicklow Hills Ridgeline), providing further justification for its separation from adjacent neighbourhoods.

Contrary to the *2005 Neighbourhood Character Study*, the dwelling materiality of the precinct has always been mixed, including older historic homes (covered by the HO), include Tudor style dwellings and 'Edna Walling inspired' vertical timber homes, and the use of brick, concrete block, and weatherboard throughout. Replacement dwellings and infill housing also represents a broad spectrum of architectural styles, including some excellent 1970s and 1980s architect designed houses.

As described, a strong landscape character exists in the public but also the private domain, with large lots providing permeable space for the planting and retention of canopy trees. Some recent re-development has resulted in the clearing of lots and the loss of vegetation, however. This is perhaps more visually obvious than elsewhere due to the consistency and homogenous nature of this established residential pocket.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.





Neighbourhood Residential Zone 9

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To protect the strong landscape and 'country road' character of the Croydon Golf Links Estate.
- To ensure that a continuous tree canopy cover defines the character of the landscape and views towards the neighbourhood, and that dwellings are set in spacious gardens.
- To maintain generous setbacks around dwellings, and to ensure that front setbacks are not dominated by garages, carports or vehicular access.
- To ensure that new dwellings and extensions are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing.
- To maintain the visual dominance of the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting native, and preferably indigenous, vegetation.

Minimum subdivision area

864sqm

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: 40%

Permeability: 50%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should preferably be native to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works meet the neighbourhood and landscape character objectives of this clause.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.
- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the preferred landscape and neighbourhood character of the area.

Neighbourhood Residential Zone 9

Decision guidelines continued

- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The visual impact of the building or works on the landscape significance of the Croydon Golf Links Estate.

Overlays

SLO3: Retain and strengthen, ensuring consistency

DDO2: Ensure consistency

Additional / specific justification for proposed controls

Again, the strongest and well-established planning scheme controls that currently apply to proposed NRZ9 (i.e. zone, minimum subdivision area and maximum building height) will remain largely unchanged. As with similar areas, such as proposed NRZ1 and NRZ2, the key change involves formalising the 40% site coverage 'incentive', and introducing a 50% minimum permeability requirement. This is considered well-justified due to the strong landscape character of the estate, and the elevated and sloping nature of the area. As per the aforementioned NRZ1 and NRZ2 areas, a landscaping requirement has also been proposed, with canopy trees required to be native to the local area.

The Croydon Golf Links Estate is also home to some excellent examples of architecture through the eras, and some fine heritage properties. Consideration of the built form qualities throughout the precinct has therefore also been reflected in the proposed objectives and decision guidelines.



Well vegetated and informal road verges within the neighbourhood



An historic home within the precinct, one example of the diversity of architectural styles in the area

Neighbourhood Residential Zone 10

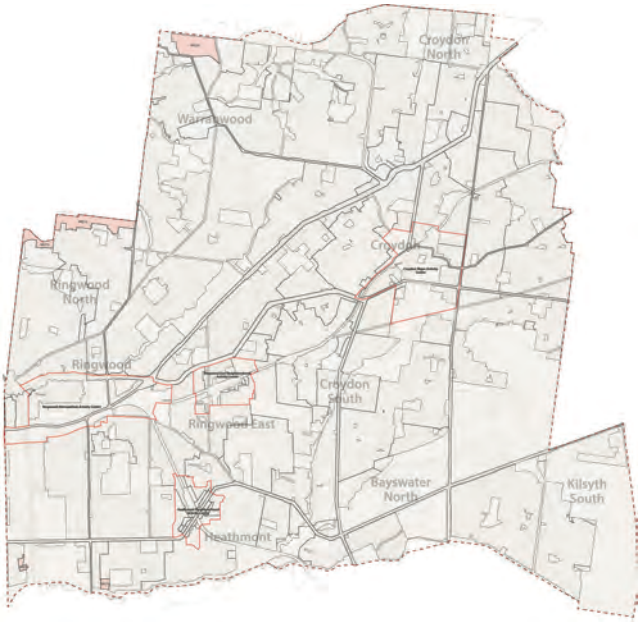
Bushland Fringes

Proposed NRZ10 comprises the two former NA7 Maroondah Fringes areas, which since the original *Neighbourhood Character Study* was prepared in 2005 have been connected to reticulated sewerage, and further developed.

These small residential areas have a distinctly semi-rural feel, being located on the northern edge of the municipality, close to the Yarra Valley. The current minimum lot size is 0.2 hectares (2,000sqm) which results in a low-density character, with sprawling ranch-style or period reproduction homes, set within gated land holdings.

Many of the housing blocks have been cleared, but remnant stands of native vegetation exist throughout the area. The large lot sizes have the potential to support additional native vegetation, preferably indigenous species, to link to corridors of bushland further north.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.







Neighbourhood Residential Zone 10

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To retain the spacious character of the Bushland Fringes residential areas, and to strengthen the indigenous vegetation cover.
- To minimise the visual impact of built form, and ensure that views within and to the Bushland Fringes areas are dominated by vegetation and a continuous canopy of large, preferably indigenous, trees.
- To ensure that development demonstrates a high standard of design and responds to its topographic context with appropriate siting and size, and minimal cut and fill.
- To encourage low scale and site responsive development that sits unobtrusively within the landscape, and utilises natural materials and muted tones that best immerse the building within its bushland setting.
- To maintain the visual dominance of the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting native, and preferably indigenous, vegetation.

Minimum subdivision area

2,000sqm

Requirements of Clause 54 & Clause 55

As per other NRZ areas, plus:

Site coverage: 40%

Permeability: 50%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native, preferably indigenous, to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works meet the neighbourhood and landscape character objectives of this clause.
- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to an increased coverage of indigenous bushland across the area.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.

Neighbourhood Residential Zone 10

Decision guidelines continued

- The extent to which the buildings and works are designed and sited to minimise contrast with the surrounds, and reduce distant visibility.

Overlays

SLO3: Retain (and apply to whole NR10) and strengthen, ensuring consistency

SLO4: Remove

VPO1: Retain and strengthen as part of Maroondah Vegetation Policy Review

Additional / specific justification for proposed controls

The current LDRZ zoning of these residential areas is no longer appropriate, given the key objective of the zone:

- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

In addition, the schedule to the LDRZ only allows subdivision requirements and outbuilding permit requirements to be included, as opposed to the level of detail and tailoring that can be included in a schedule to the NRZ.

Given the semi-rural bushland character of the areas, and the objective to increase native (and preferably indigenous) vegetation cover, retention of the 2,000sqm minimum lot size is considered appropriate. Together with this, the introduction of site coverage (40%), permeability (50%) and landscaping requirements are also considered justifiable.

The maximum building height requirements of the NRZ are also considered more appropriate than those of the GRZ, and the retention and extension of the SLO3 is also consistent with the objectives of the proposed schedule.

It should be noted that the key difference under the proposed NRZ, is that animal boarding, animal training and horse stables are prohibited uses (whereas under the LDRZ, they are Section 2 uses).



A key objective in these semi-rural areas is an increase in native vegetation and permeability

Neighbourhood Residential Zone 11

Site of Biological Significance

This collection of approximately 18 small sites is scattered across the municipality, within numerous former neighbourhood areas.

The properties are currently zoned NRZ4 Sites of Biological Significance, and they operate in the same way as NRZ3 zoned land in Maroondah, with the same provisions and controls, and no minimum lot size.

A number of the sites accommodate schools or community centres such as the Melbourne Rudolph Steiner School, the Village School and the Yarrunga Community Centre. All the sites are associated with significant remnant vegetation and/or a waterway or other natural feature.

The VPO1 also applies to the properties.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.

Proposed planning scheme provisions & controls

Neighbourhood and landscape character objectives:

- To be considered as part of the Vegetation Planning Policy Review project.

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Site coverage: To be determined.

Permeability: To be determined.

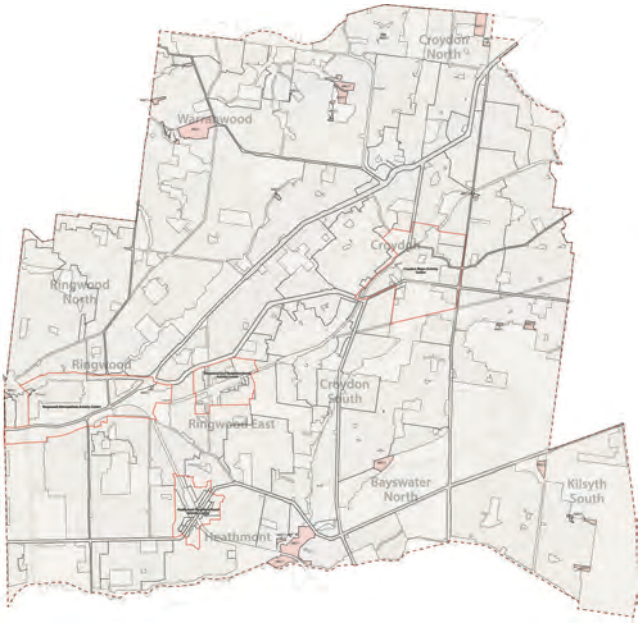
Landscaping:

To be determined.

The species of canopy trees should be indigenous to the local area.

Maximum building height

None specified (i.e. 9m and 2 storeys, but SLO3 provides a permit trigger for buildings over 8m)



Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- To be determined.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- To be considered as part of the Vegetation Planning Policy Review project.

Overlays

SLO3 or SLO4: Retain and strengthen, ensuring consistency

VPO1: Review as part of the Vegetation Planning Policy Review project.

Additional / specific justification for proposed controls

The NRZ is consistently applied across Maroondah to areas or sites of landscape, vegetation or biological significance, hence the application of the NRZ4 to these sites, regardless of use.

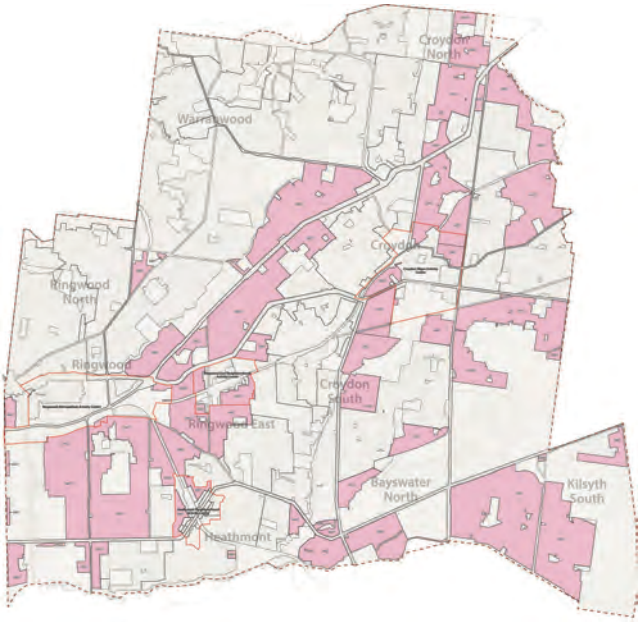
For ease of administration, they have been kept together, and given a separate schedule.

Their future zoning and/or the contents of any schedule(s) will be considered as part of the Vegetation Planning Policy Review project.

General Residential Zone 1

Garden Suburban

Proposed GRZ1 comprises many of the existing GRZ1 zoned areas, with the exception of the Warranwood Hills in the north-western area of the municipality. GRZ1 includes the established suburban areas of Ringwood, Ringwood East and Croydon, together with the more recently developed residential areas of Kilsyth South.



These 'garden suburban' neighbourhoods are located on the flat to gently undulating land of the municipality, around the two key activity centres of Ringwood and Croydon, and between or adjacent to the prominent ridgelines that cleave Maroondah.

Street layout in most of these areas is a traditional grid or modified grid, reflecting the established nature of these residential neighbourhoods. Architectural styles are mixed, and include dwellings representing all eras from the 1950s onwards. As described, the GRZ1 neighbourhoods on the outskirts of Maroondah are more recently developed, with curvilinear streets, and cul-de-sacs, and predominantly brick and tile homes from the 1980s and 1990s. Infill, redevelopment and renovation have occurred across the city, and are often associated with a loss of vegetation.

Again, the unifying element across the Garden Suburban areas of Maroondah is vegetation, including large, established trees. This canopy of greenery includes public bushland reserves and street trees of mixed species, as well as private gardens of both formal and inform character. Vegetation is the key element to a strong and unified neighbourhood character across Maroondah, hence the focus on site coverage, permeability and landscaping requirements in the recommendations of this study.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in in the Residential Character Assessment report.





General Residential Zone 1

Proposed planning scheme provisions & controls

Neighbourhood character objectives:

- To ensure that established gardens of all varieties, and a continuous tree canopy cover, defines the overall character of Maroondah's Garden Suburban areas.
- To maintain generous setbacks around dwellings, and to ensure that front setbacks are not dominated by garages, carports or vehicular access.
- To ensure that all dwellings, their settings and front fences make a positive contribution to the public domain and pedestrian environment.
- To ensure that new dwellings and extensions are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing.
- To protect and increase the tree canopy cover by requiring an adequate amount of permeable land for protecting and planting vegetation.

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Permeability: 30%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

Front fence height: Streets in a Road Zone, Category 1 – 1.5m

Maximum building height

None specified (i.e. 11m & 3 storeys)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works meet the neighbourhood character objectives of this clause.
- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the garden suburban character.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.

Overlays

SLO4: Retain and strengthen, ensuring consistency

General Residential Zone 1

Additional / specific justification for proposed controls

The majority of the planning scheme controls and provisions that apply to the existing GRZ1 areas in Maroondah will remain in place for the proposed GRZ1 Garden Suburban areas.

The Recode default standards will still apply to most elements of built form, and the Clauses 54 and 55 variations that are existing in Maroondah relating to side and rear boundary setbacks, front fences and open space will remain in the planning scheme.

These are supported by the minimum garden area requirement (in the GRZ head clause), plus the introduction of additional variations to Clauses 54 and 55 relating to permeability (30%) and landscaping.

Given the strong landscape character throughout Maroondah, and the fact that all residential areas are defined by their vegetation and canopy tree cover, these additional requirements are considered reasonable and justifiable. Site coverage has not been altered from the requirement of the zone, and therefore development and housing growth can continue at the same rate and density, while permeability and vegetation is retained, and increased.

Feedback from Council's statutory planners has revealed that the variation to Clauses 54 and 55 in relation to front fence height in some areas requires tailoring to avoid numerous (reasonable) dispensation requests. It is considered appropriate, and consistent with neighbourhood character, that the height of front fences abutting a Road Zone Category 1 in this neighbourhood be increased to 1.5m.



A significant canopy tree within the front setback of an older 1960s dwelling



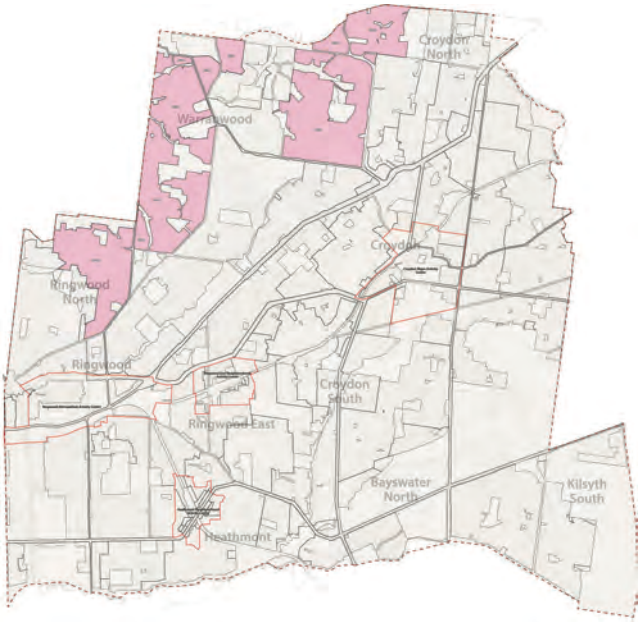
Substantial native trees contribute to a strong landscape and neighbourhood character in this streetscape



A diversity of architectural styles and garden types exists across the established residential areas of Maroondah

General Residential Zone 2

Bush Garden Slopes



Proposed GRZ2 comprises the hilly and undulating suburban areas in the north-western area of the municipality, generally around the Warranwood Hills, to the west and north of the Warranwood Ridgeline, and either side of Jumping Creek Valley. It includes parts of former NA2 Loughnan's Hill, NA1 Mullum Mullum Creek, NA4 Quambee Gardens, NA5 Croydon Hills and NA6 Jumping Creek Valley.

The landscape of these areas ranges from hilly and undulating, to quite steep in parts. It is elevated, and therefore able to be seen from other areas of the municipality. It also supports large areas of remnant bushland in public reserves, and has a strong visual and landscape connection to the Yarra Valley to the north.

The Bush Garden Slopes neighbourhoods are sited some distance from the historic cores (Ringwood and Croydon) of Maroondah, and were therefore developed later, from the 1980s onwards. Some examples of older housing exist however, closer to Loughnan's Hill. The curvilinear streets and cul-de-sacs are reflective of both the era of subdivision and the topography.

Gardens vary in character, but the majority are bushy and informal, a style that is well suited to the predominantly native street trees and bushland reserves.

These residential areas vary from the proposed GRZ1 'garden suburban' neighbourhoods in their outer location, hilly topography, elevation, architectural era (and materiality) and informal, 'bush garden' character. The current balance between vegetation and built form should be maintained, and the native garden / native canopy tree coverage, increased.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.





General Residential Zone 2

Proposed planning scheme provisions & controls

Neighbourhood character objectives:

- To ensure that there is a visual balance between built form and vegetation across the Bush Garden Slopes neighbourhoods, particularly when viewed from a distance.
- To ensure that development demonstrates a high standard of design and responds to its topographic context (particularly on sloping sites) with appropriate siting and size, and minimal cut and fill.
- To ensure that new dwellings and extensions are sited and designed to respect the prevailing architectural character and landscape setting, including size, materiality and detailing of built form.
- To maintain a sense of spaciousness around dwellings, and to ensure that front setbacks are not dominated by garages, carports or vehicular access.
- To protect and increase the native vegetation cover by requiring permeable land for planting and sustaining vegetation, particularly large canopy trees.

Minimum subdivision area

N/A

Requirements of Clause 54 & Clause 55

As existing, plus the following:

Permeability: 35%

Landscaping: Provision of a minimum of one canopy tree per 175 square metres of the site area, that will reach a minimum mature height that equals the height of the proposed development, including:

- a minimum of one canopy tree within each area of secluded private open space; and
- a minimum of one canopy tree within the front setback per 5 metres of width of the site (excluding the width of one driveway).

Each tree should be surrounded by 20 square metres permeable surface with a minimum radius of 3 metres. Up to 50% of the permeable surface may be shared with another tree.

The species of canopy trees should be native to the local area.

Maximum building height

None specified (i.e. 11m & 3 storeys)

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A landscape plan drawn to scale that clearly demonstrates the requirements of Clause 55.03-8 Standard B13, as outlined in this Schedule, including:

- Site boundaries, road frontage(s) and proposed and retained buildings.
- The location of existing trees and vegetation to be retained, and those to be removed.
- Details of any tree protection methods required.
- The location of proposed additional canopy trees and other vegetation.
- Notes regarding proposed mulch and soil types and quantities, subsoil preparation and any specific maintenance required.
- A schedule to the landscape plan listing plants by their botanical names, common names, quantities proposed, and height and width at maturity.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works meet the neighbourhood character objectives of this clause.
- The extent to which the management and/or integration of vegetation and canopy trees on the development site contributes to the predominantly native bush garden character.
- The extent to which any building to be partially demolished, extended or otherwise modified, contributes to the preferred neighbourhood character of the area.

Overlays

SLO4: Retain and strengthen, ensuring consistency. Extend SLO4 to cover all of GRZ2, including northern area to the north and south of Yarra Road.

General Residential Zone 2

Additional / specific justification for proposed controls

As per proposed GRZ1, the majority of the planning scheme provisions that apply to the proposed GRZ2 will remain in place. Again, the Recode default standards will still apply, and the Clauses 54 and 55 variations existing in Maroondah relating to side and rear boundary setbacks, front fences and open space will be retained.

The above standards are already supported by the minimum garden area requirement (in the GRZ head clause), plus the proposed introduction of additional variations to Clauses 54 and 55 relating to permeability (35%) and landscaping. The permeability requirement for these areas is proposed to be slightly higher than the proposed GRZ1 Garden Suburban areas, due to the hilly, elevated and visible nature of the 'bush garden slopes' neighbourhoods. And native vegetation is specified in the landscaping requirements to strengthen and support the existing 'bush garden slopes' character.

As with other residential areas in Maroondah, the strong landscape character of these neighbourhoods, and the objectives to maintain the balance between vegetation and built form, and to increase the native vegetation cover, justify the additional permeability and landscaping requirements. Site coverage has not been altered from the requirement of the zone, and therefore development and housing growth can continue at the same rate and density, while permeability and native vegetation is retained, and increased.



Informal gardens with a greater number of native trees are a characteristic of the area



Undulating topography provides views to other canopy covered and elevated neighbourhoods nearby

Ringwood East Neighbourhood Activity Centre (NAC) residential areas

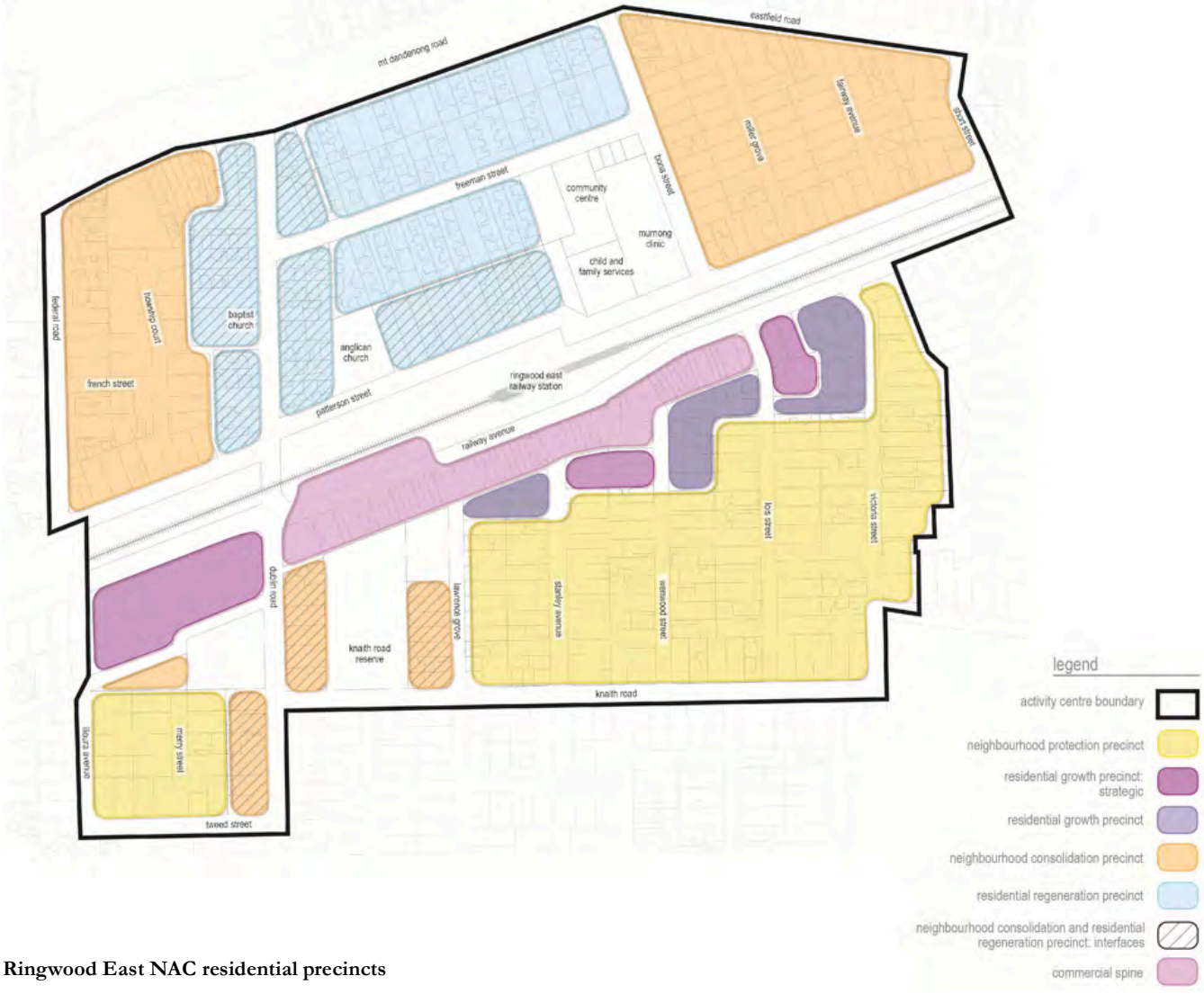
The *Ringwood East Neighbourhood Activity Centre Structure Plan* was prepared by Hansen for the Maroondah City Council in 2013.

In mid 2016, Council proceeded with Amendment C96 to implement the structure plan findings by amending the Local Planning Policy Framework Clauses 21 and 22, applying DDO6 to the NAC, and correcting several mapping anomalies.

Unfortunately the amendment process coincided with the deliberation and approval of VC110, implementing the reformed residential zones, and the residential areas within the Ringwood East NAC were removed from DDO6. Amendment C96 as it applied to the commercial areas of the Ringwood East NAC was approved and gazetted in October 2018, without the need for a Panel hearing.

This Neighbourhood Character Study Review provides the opportunity to re-visit this work and implement alternative residential zones and/or new schedules to existing residential zones within the Ringwood East NAC.

The various residential precincts that were identified in the structure planning process are shown on the map below. They are described in more detail on the following pages.



Ringwood East NAC residential precincts

Source: Maroondah City Council

Ringwood East NAC residential areas

Neighbourhood Protection Precinct

Proposed: GRZ1

The preferred outcomes for the 'neighbourhood protection' areas, which are located to the south of the commercial core, are articulated in the structure plan as:

- *Protection and enhancement of the existing strong landscape character*
- *Low rise built forms set within a generous landscape setting*
- *Consistent front setbacks*
- *Generous rear setbacks and retention of rear yard canopy vegetation*
- *Redevelopment only in keeping with existing identified character elements of the area*

With the following anticipated controls:

- *Buildings should be traditional detached forms*
- *Maximum building height allowance under Rescode not exceeded, with heights of 1-2 storeys preferred*
- *Minimum setbacks from street frontage to avoid overly dominant forms and allow for front landscaping*
- *Maintenance of existing side and rear setback control modifications to Clause 54 & 55 within Maroondah's Planning Scheme*
- *Maintenance of existing private open space control modifications to Clause 54 & 55 within Maroondah's Planning Scheme*
- *Introduction of increased requirements for site permeability to reduce areas of hard surface*
- *New requirements for the planting of canopy trees, provision of additional landscaping and recognition of the tree protection zones of trees on adjoining lots*
- *Preference for materials and finishes which are harmonious with the landscape*



Existing dwelling, Howship Court, within the Ringwood East NAC

Proposed planning scheme provisions & controls

It is recommended that the Neighbourhood Protection Precinct be included in proposed GRZ1. This recommendation is entirely consistent with the analysis and anticipated controls outlined in the structure plan, including increased requirements for site permeability and landscaping, and retaining the current maximum building height and variations to Clauses 54 and 55.

The detailed planning scheme provisions and controls associated with GRZ1 are outlined on the preceding pages of this report.

Ringwood East NAC residential areas

Neighbourhood Consolidation Precinct

Proposed: GRZ3

The preferred outcomes for these areas, which are located to the north of the railway line, are articulated in the structure plan as:

- *Areas suitable for a greater intensity of development than 'protection' areas*
- *Emphasis on the 'neighbourhood' elements, in particular the provision of canopy vegetation within the private realm*
- *Modest building heights with additional height above 2 storeys balanced by a reduction in building footprint*
- *Building form to be townhouse style, not apartment forms, with significant breaks in the forms to reduce bulk*

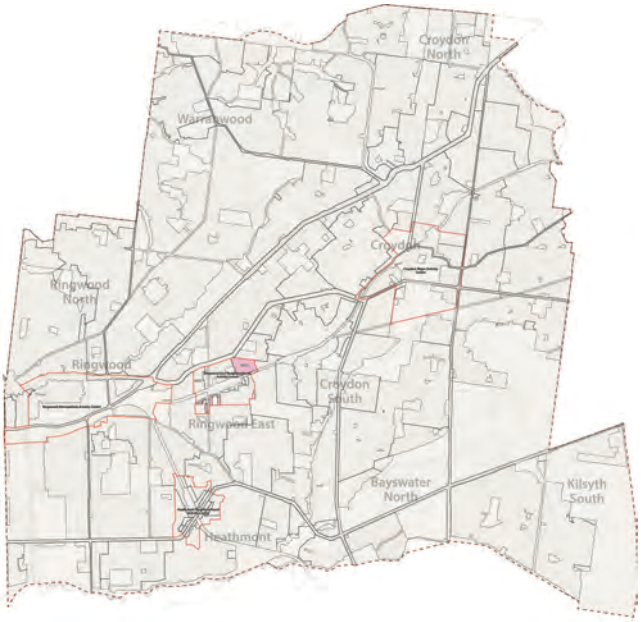
And the following anticipated controls are also included in the structure plan:

- *No policy support for apartment forms*
- *Support for 2 storey building height with third storeys only supported if they are highly recessive or accommodated in roof forms*
- *Reduced front setback requirements allowable if offset by meaningful landscaping within front setback*
- *Reduction in side setback requirements to allow taller forms and support townhouse style development*
- *Requirements for significant breaks in building form along side elevations to offset reduced setback requirements*
- *New requirements for the planting of canopy trees, provision of additional landscaping and recognition of the tree protection zones of trees on adjoining lots*

Proposed planning scheme provisions & controls

It is recommended that the Neighbourhood Consolidation Precinct be zoned GRZ3. The objectives and decision guidelines to be included in schedule 3 to the GRZ should be based on the preferred outcomes and rationale (summarised) in the structure plan. In addition, the following should apply:

- Max. height 11m & 3 storeys
- Clauses 54 & 55 variations - retain POS & rear setback variations; remove other variations
- Reduced front & side setback requirements
- Landscaping requirements
- Retain SLO4





Howship Court, in the 'neighbourhood consolidation' precinct

Ringwood East NAC residential areas

Residential Regeneration Precinct

Proposed: GRZ4

The preferred outcomes for the Residential Regeneration Precinct areas are articulated in the structure plan as:

- *Delivery of a carefully managed model of residential regeneration which maintains the medium density character of this area while not promoting overdevelopment*
- *Support redevelopment and consolidation of sites within these areas where this improves the housing stock and permeability and provides better integration with its surroundings*
- *Using new development to set benchmarks for built form outcomes in preference to reference to existing development*
- *New development forms which address existing issues in relation to 'gun barrel' driveways and presentation to the street frontage*

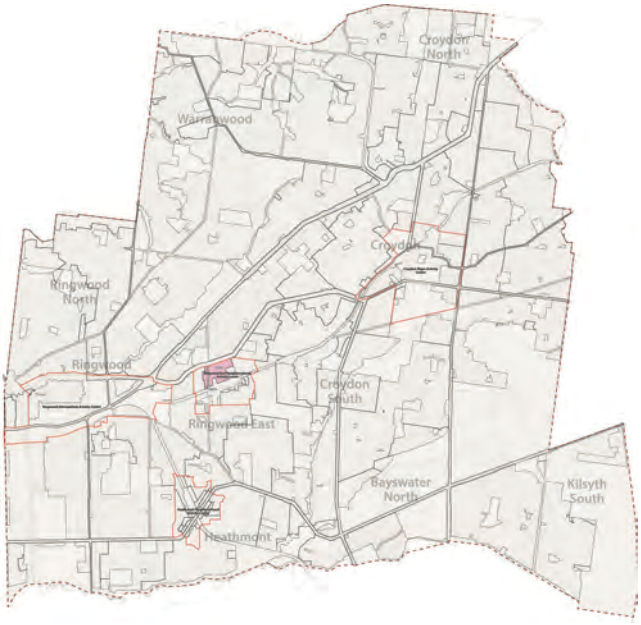
And the anticipated controls:

- *Support for 2-3 storey townhouse forms*
- *A relaxation of the side and rear setbacks, in recognition of the existing footprints of dwellings in the precinct*
- *Smaller requirements for public (sic. private?) open space allowable if other approaches in design provide improvements to the public realm*
- *Requirements for significant breaks in building form along side elevations*
- *Support for development which consolidate lots and/or opens up new north/south public pedestrian connections*

Proposed planning scheme provisions & controls

It is recommended that the Residential Regeneration Precinct be zoned GRZ4. Again, the objectives and decision guidelines to be included in schedule 4 to the GRZ should be based on the preferred outcomes and rationale (summarised) in the structure plan. In addition, the following should apply:

- Max. height 11m & 3 storeys
- Clauses 54 & 55 variations - remove all existing variations
- Reduced front & side setback requirements
- Landscaping requirements
- Retain SLO4





Freeman Street, within the 'residential regeneration' precinct

Ringwood East NAC residential areas

Residential Growth Precinct

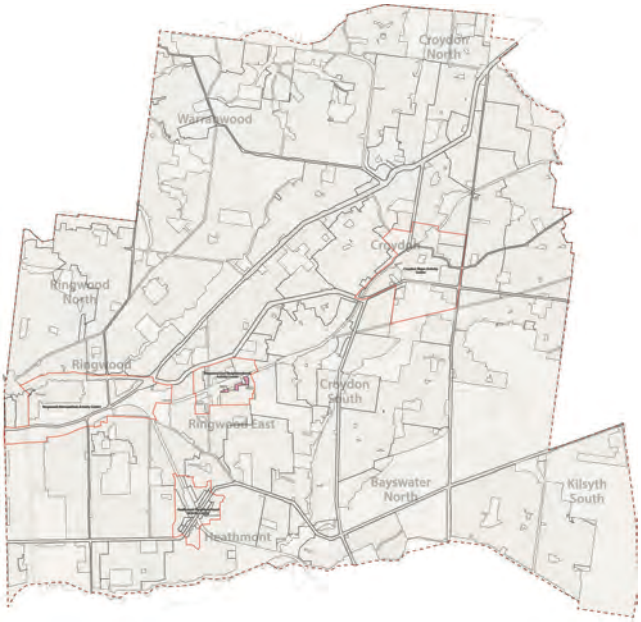
Proposed: RGZ3

The preferred outcomes for the Residential Growth Precinct are articulated in the structure plan as:

- *A transition to a more 'urban' form of infill development in recognition of the proximity to the commercial strip*
- *No further apartment style buildings but medium density development in the form of townhouses*
- *Less of an emphasis on canopy vegetation but will still maintain a 'green' 'village' feel*
- *An improved pedestrian realm*

And the anticipated controls for these areas, which are located between the commercial core and the established residential areas to the south, are:

- *Support building heights of up to 3 storeys with a preference for 3rd storeys to be recessed*
- *Reduced front setbacks allowed provided low- medium level indigenous vegetation is provided within the setback*
- *Reduction of side and rear setback control modifications to Clause 54 and 55 of the Maroondah Planning Scheme*
- *Reduction of private open space control modifications to Clause 54 and 55 of the Maroondah Planning Scheme*
- *Requirements to integrate basement, undercroft or other forms of integrated parking where possible to reduce the visual dominance*
- *Encourage street activation at the ground floor level through integration of home offices and no (or low level) fencing*
- *Ensure sufficient setbacks are provided where adjoining 'neighbourhood protection' areas to introduce screening vegetation*



Proposed planning scheme provisions & controls

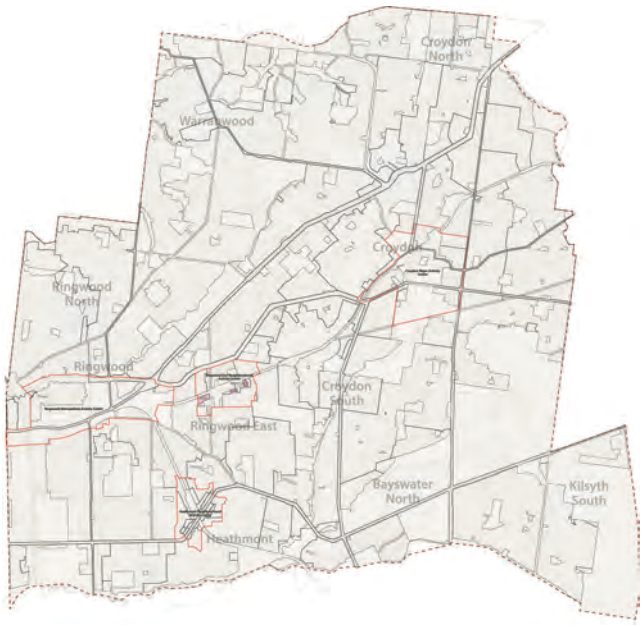
It is recommended that the Residential Growth Precinct be zoned RGZ3, and that the objectives and decision guidelines to be included in schedule 3 to the RGZ are based on the preferred outcomes and rationale (summarised) in the structure plan. In addition, the following should apply:

- Max. height 11m & 3 storeys
- Clauses 54 & 55 variations – remove all
- Reduced front setback requirements
- Reduced side & rear setback requirements
- Landscaping requirements

Ringwood East NAC residential areas

Strategic Residential Growth Precinct

Proposed: RGZ4



The preferred outcomes for the *Strategic* Residential Growth Precinct are articulated as:

- *A transition to a more 'urban' form of infill development in recognition of the proximity to the commercial strip*
- *A clearly defined area suitable for this style of development to direct pressure away from other areas*
- *Sites which can achieve additional height without significant adverse impacts are recognised to maximise their benefit.*
- *Sites identified as capable of carrying additional height still respond to the landscape character of their surrounds*

And the anticipated controls for these areas are outlined in the structure plan as follows:

- *These sites can support buildings heights of up to 4 storeys*
- *Buildings must be modulated and include significant articulation to avoid overly bulky forms*
- *Buildings must achieve a high level of design quality in accordance with their strategic designation*
- *Materials and landscaping elements should be fully integrated with the design and strongly encourage finishes to respond to any colour pallete developed for the centre*
- *On the ADF site, development must comprise a number of separate building forms within a campus style landscape setting*

Proposed planning scheme provisions & controls

It is recommended that the Strategic Residential Growth Precinct be zoned RGZ4. The objectives and decision guidelines in schedule 4 to the RGZ should be based on the preferred outcomes and rationale (summarised) in the structure plan. In addition, the following should apply:

- Max. height 13.5m & 4 storeys
- Clauses 54 & 55 variations - remove all existing variations
- Reduced front setback requirements
- Reduced side & rear setback requirements
- Landscaping requirements

Heathmont Neighbourhood Activity Centre (NAC) residential areas

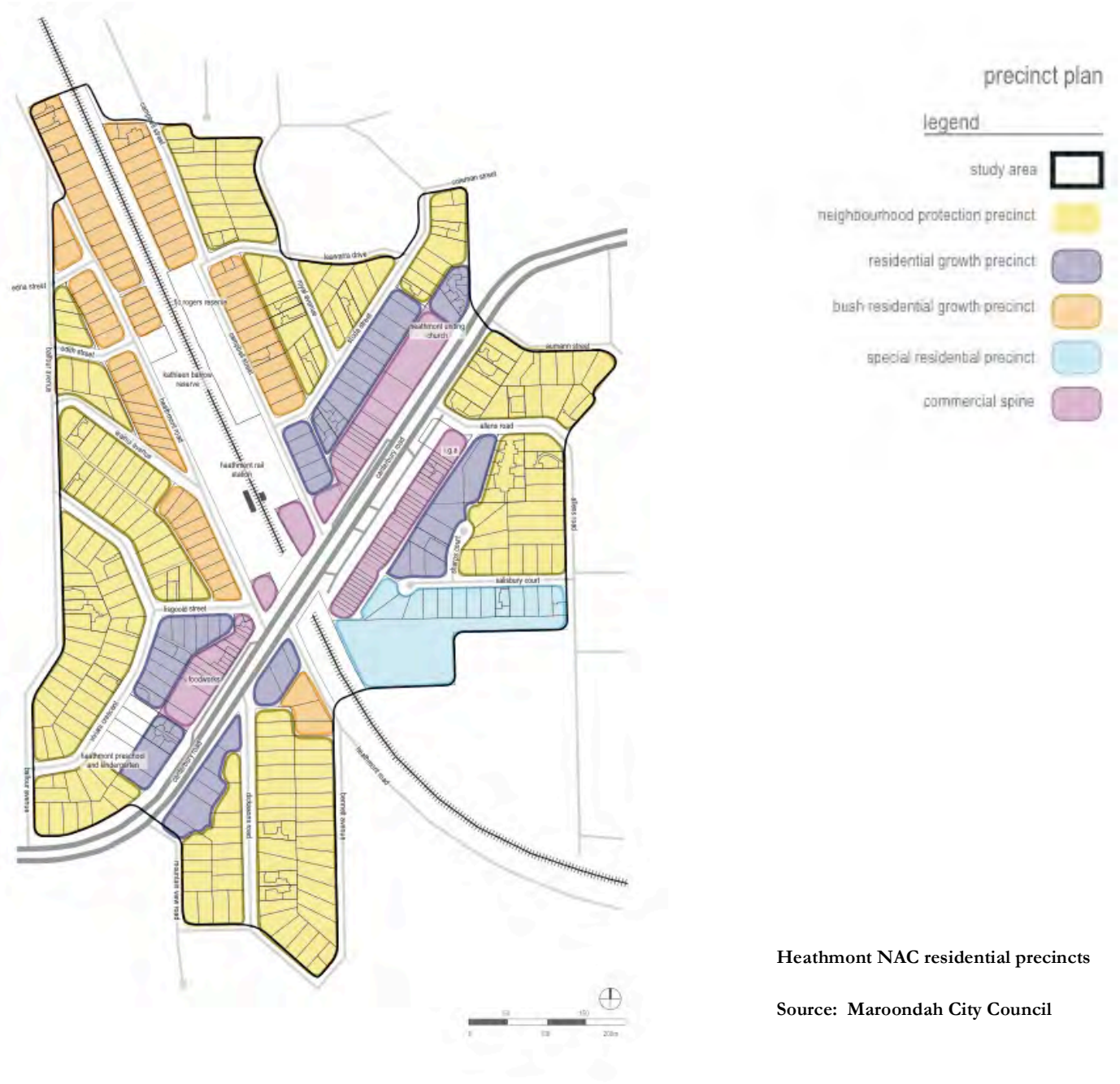
The *Heathmont Neighbourhood Activity Centre Structure Plan* was also prepared by Hansen for the Maroondah City Council in 2013.

Subsequently, Council proceeded with Amendment C97 to implement the structure plan findings by amending the Local Planning Policy Framework Clauses 21 and 22, applying DDO8 to the NAC, rezoning three properties and correcting several mapping anomalies.

Unfortunately (as with Amendment C96), the amendment process coincided with the deliberation and approval of VC110, implementing the reformed residential zones, and the residential areas within the Heathmont NAC were removed from DDO8. Amendment C97 as it applied to the commercial areas of the Heathmont NAC were approved and gazetted in October 2018.

This Neighbourhood Character Study Review provides the opportunity to re-visit this work and implement alternative residential zones and/or new schedules to existing residential zones within the Heathmont NAC.

The various residential precincts that were identified in the structure planning process are shown on the map below. They are discussed in more detail on the following pages.



Heathmont NAC residential precincts

Source: Maroondah City Council

Heathmont NAC residential areas

Neighbourhood Protection Precinct

Proposed: GRZ1, NRZ2 & NRZ3

The preferred outcomes for these areas are articulated in the structure plan as:

- *Protection and enhancement of the existing valued bush character and canopy tree cover*
- *Low rise, detached buildings nestled into the topography*
- *Site buildings on the basis of landscape preservation and topography constraints over specific requirements for consistent setbacks*
- *Generous rear setbacks and retention of rear yard canopy vegetation*
- *Use of carports or undercroft parking where possible to reduce the visual dominance of parking and allow visual connections to the landscaped backdrop*
- *Support contemporary architecture with simplified roof forms*
- *Avoidance of boxy, heavy, overly suburban or heritage replica villa unit or single dwelling development*

With the following anticipated controls:

- *Retain existing Design and Development Overlay (DDO3) and Significant Landscape Overlay (SLO3 and SLO4) controls*
- *Buildings should be traditional detached forms. Limit policy support for attached row or villa unit development*
- *No policy support for apartment forms*
- *Maximum building height allowed under Recode and SLO3 not exceeded, with heights of 1-2 storeys supported*
- *Generous setbacks from street frontage to avoid overly dominant forms and allow landscaping within the front setback*
- *Maintenance of existing side and rear setback control modifications to Clause 54 and 55 within Maroondah's Planning Scheme. Consider allowing reduced building setbacks only where this results in an improved tree protection or future landscape outcome*
- *Maintenance of existing private open space control modifications to Clause 54 and 55 within Maroondah's Planning Scheme*
- *Introduction of increased requirements for site permeability to reduce areas of hard surface*
- *New requirements for the protection of existing trees (in areas other than SLO4), planting of native canopy trees, provision of additional landscaping and recognition of tree protection zones of trees on adjoining lots*
- *Maintenance of single vehicle crossovers to each lot*
- *Preference for materials and finishes which are harmonious with the bush setting (e.g. muted colours, natural materials and finishes)*

Proposed planning scheme provisions & controls

It is recommended that the Neighbourhood Protection Precinct areas be included as part of proposed GRZ1 (north of Canterbury Road); proposed NRZ2 (south of Canterbury Road and the railway line); and proposed NRZ3 (south of Canterbury Road and north of the railway line). These recommendations are entirely consistent with the analysis and anticipated controls outlined in the structure plan, including increased requirements for site permeability and landscaping, and retaining the current maximum building height and variations to Clauses 54 and 55.

The detailed planning scheme provisions and controls associated with GRZ1, NRZ2 and NRZ3 are outlined on the preceding pages of this report.



Lisgoold Street, on the western side of the NAC

Heathmont NAC residential areas

Bush Residential

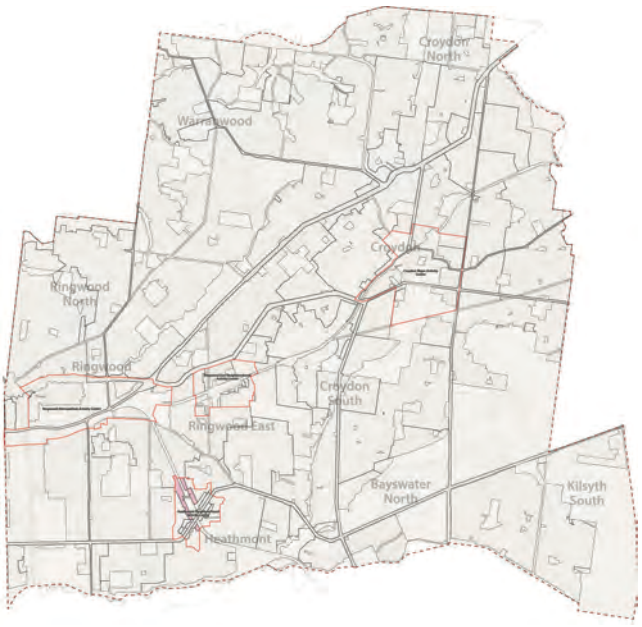
Proposed: GRZ5

The preferred outcomes for these residential areas located adjacent to the railway corridor are:

- *A greater intensity of development than 'neighbourhood protection precincts'*
- *Emphasis on the 'bush residential character' elements, in particular the protection and enhancement of native canopy tree cover from a habitat and visual perspective (as opposed to major centres such as Ringwood and Croydon)*
- *Modest medium density infill development*
- *Building form to be townhouse style, maisonette or duplex type development, with significant landscape breaks between buildings provided to reduce visual bulk*
- *Development to harmonise with the native bush setting of the 'green axis'*
- *Moderate front setbacks in conjunction with an increased density of informal native landscape treatment*
- *Avoidance of boxy, heavy, overly suburban or heritage replica villa unit development*

And the following anticipated controls:

- *Retain existing Significant Landscape Overlay (SLO3 and SLO4) controls*
- *Review existing Design and Development Overlay (DDO3) (sic.)*
- *No policy support for apartment forms*
- *Support for 2 storey forms with 3rd storeys only considered on sloping sites where they can be accommodated into the fall of the land or roof forms and are highly recessive*
- *Reduced front setback requirements allowable if offset by meaningful landscaping (e.g. at least 2 medium or large native or canopy trees) within front setback*
- *Maintenance of rear and side setback requirements to maximise landscape potential*
- *Requirements for significant breaks in building form along side elevations*
- *New requirements for the protection of existing trees (in areas other than SLO4), planting of native canopy trees, provision of additional landscaping and recognition of tree protection zones of trees on adjoining lots*



- *Preference for materials and finishes which are harmonious with the bush setting (e.g. muted colours, natural materials)*
- *Require any basement car parks to be well set back from the boundaries to allow deep root planting in the front and rear of properties*
- *Encourage use of lightweight roof forms, balconies, pergolas and use of external or open circulation where possible to lighten the appearance of built form*

Proposed planning scheme provisions & controls

It is recommended that the Bush Residential Growth areas be zoned GRZ5. While it is referred to as a 'residential growth' area in the structure plan, the proposed controls are entirely consistent with the GRZ, not the RGZ. As such it may be appropriate to re-name the zone schedule to 'Bush Residential'. The objectives and decision guidelines to be included in schedule 5 to the GRZ should be based on the preferred outcomes and rationale (summarised) in the structure plan. In addition, the following should apply:

- Max. height 11m & 3 storeys
- Clauses 54 & 55 variations - retain
- Reduced front setback requirement (associated with meaningful landscaping)
- Additional landscaping requirements
- Retain SLO3 & SLO4
- Remove DDO2 (incorrectly referred to as DDO3 in structure plan)

Heathmont NAC residential areas

Residential Growth Precinct

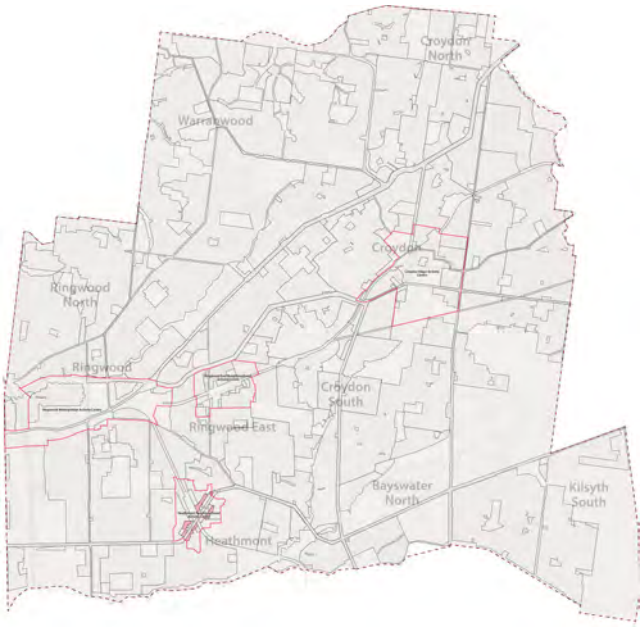
Proposed: RGZ5

The preferred outcomes for the Residential Growth Precinct, which directly abuts the commercially zoned areas in the centre, are:

- *A transition to a more 'urban' form of infill development in recognition of the proximity to the commercial spine*
- *Modest medium density infill development*
- *No apartment style buildings but a more intensive form of townhouse, maisonette or duplex type development*
- *A form of development anticipated that is different to the 'bush residential growth' precinct*
- *Less of an emphasis on native canopy vegetation but will still maintain a bush feel through the provision of additional canopy vegetation at interfaces with 'neighbourhood protection precincts'*
- *An improved streetscape character and pedestrian realm*

And the following anticipated controls are outlined:

- *Retain existing Significant Landscape Overlay 4 (SLO4) controls*
- *Remove existing Design and Development Overlay (DDO3) and Significant Landscape Overlay 3 (SLO3) controls*
- *No policy support for apartment forms*
- *Support building heights of 2 to 3 storeys with a preference for 3rd storeys to be recessed and / or integrated into roof forms*
- *3rd storey elements should use lighter weight materials with a muted materials and colours palette in order to distinguish from a 2 storey base*
- *Reduced front setbacks allowed provided low- medium level indigenous vegetation is provided within the setback*
- *Reduction of existing side and rear setback control modifications to Clause 54 and 55 of the Maroondah Planning Scheme*
- *Requirements to integrate basement or undercroft parking where possible to reduce the visual dominance*
- *Encourage street activation at the ground floor level through integration of home offices or living areas fronting the street, with emphasis on soft landscape and boundary treatments to encourage animation of the front setback rather than barriers which limit public realm interaction.*
- *Ensure sufficient setbacks are provided where adjoining 'neighbourhood protection precinct' areas to introduce screening vegetation and provide for canopy trees*



Proposed planning scheme provisions & controls

It is recommended that the Residential Growth Precinct areas be zoned RGZ5. The objectives and decision guidelines to be included in schedule 5 to the RGZ should be based on the preferred outcomes and rationale (summarised) in the structure plan. In addition, the following should apply:

- Max. height 11m & 3 storeys
- Clauses 54 & 55 variations - remove all
- Reduced front setback requirements
- Reduced side & rear setback requirements
- Landscaping requirements
- Remove SLO3 & DDO2

Heathmont NAC residential areas

Special Residential Precinct

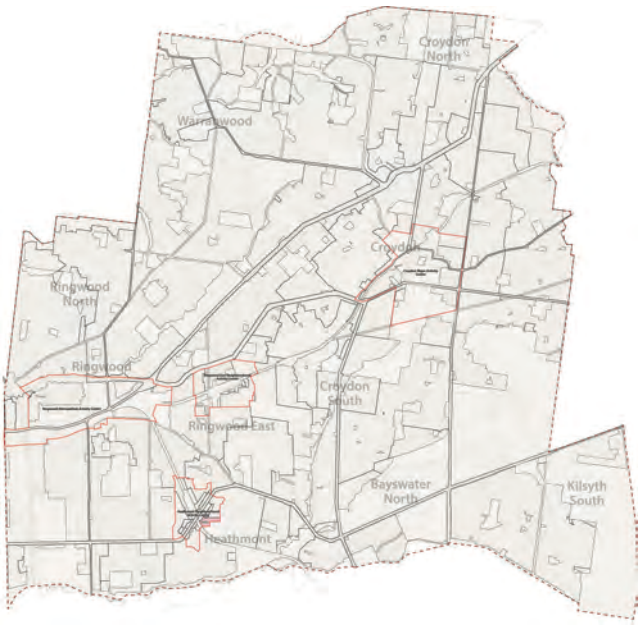
Proposed: GRZ6

The preferred outcomes for the Special Residential Precinct are:

- *Investigation of potential staged redevelopment opportunities employing a cluster housing or alternative housing typology model, with an emphasis on communal indigenous and productive landscape, preservation of existing environmental assets and a strong emphasis on ecologically sustainable development*
- *Establishment of affiliated uses which would support the community including space for local community halls, markets, gallery space and home offices*
- *Dwellings with a smaller footprint and higher building heights to maximise preservation of trees and provide for planting of new vegetation*
- *Emphasis on high quality contemporary architecture in a communal landscape setting*
- *Increased pedestrian permeability*

And the following anticipated controls are outlined in the structure plan:

- *Retain existing Significant Landscape Overlay 4 (SLO4) controls*
- *Review the DDO3 minimum allotment control to allow more flexible site development which emphasises tree protection*
- *Consider application of a DPO type control, requiring a masterplan for the precinct in order to encourage co-ordinated development outcome between Uambi and properties to the north fronting Salisbury Court*
- *No policy support for typical suburban subdivision and housing types*
- *Strongly discourage vacant lot subdivision unless a masterplan for total site development has been prepared*
- *Preferred allotment sizes and building heights should be kept loose, with an emphasis on creative urban design responses to the landscape setting*
- *Ensure any fencing does not impact on the landscape character of Uambi and adjoining bushland and movement of fauna*



Proposed planning scheme provisions & controls

It is recommended that the Special Residential Precinct be zoned GRZ6. The objectives and decision guidelines to be included in schedule 6 to the GRZ should be based on the preferred outcomes and rationale (summarised) in the structure plan. In addition, the following should apply:

- Max. height 11m & 3 storeys
- Clauses 54 & 55 variations – retain all prior to DPO being prepared for the site
- Landscaping requirements
- Remove DDO2

An alternative solution to the above more proactive/strategic solution is to simply retain the existing zoning and include the precinct in proposed NRZ2.

Ringwood Metropolitan Activity Centre

The *Ringwood Metropolitan Activity Centre (MAC) Masterplan* (2018) was adopted by Council in November 2018, and Council will be proceeding with an amendment to implement its findings in the near future.

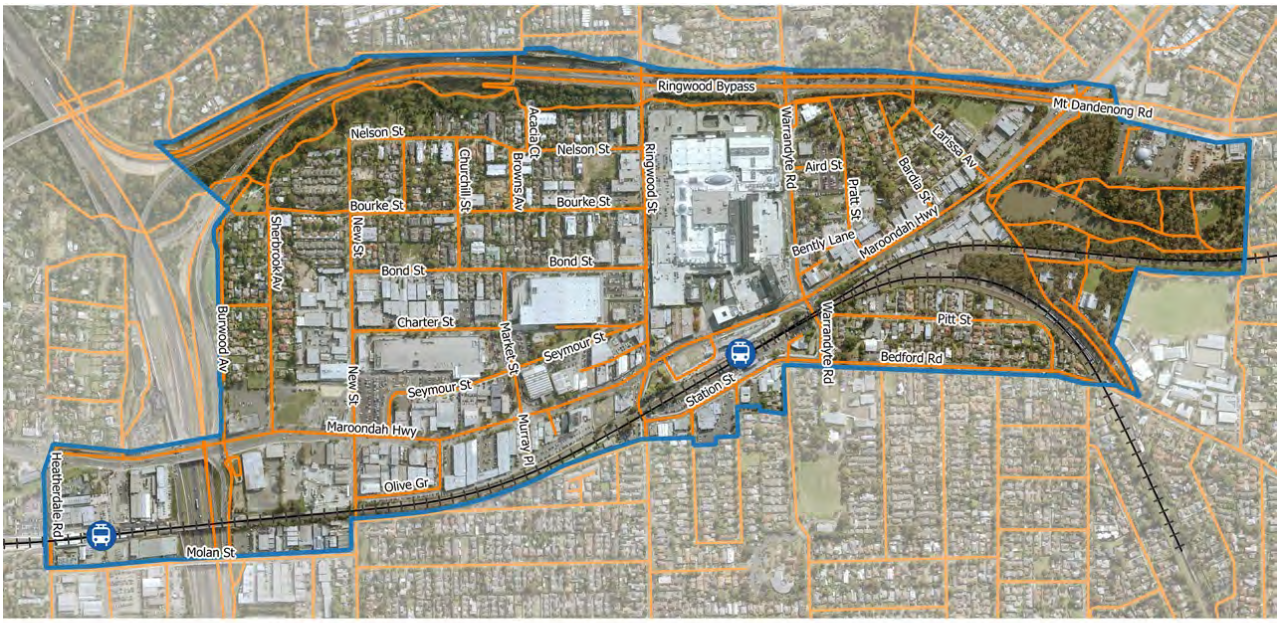
The vision outlined in the 2018 masterplan document is as follows:

> *Ringwood is the major urban destination in Melbourne's outer east. It will contain a vibrant city centre, with an active local economy and contemporary lifestyle options. The vibrant centre boasts integrated and sustainable retail, commercial, leisure, civic and residential activities set in a natural landscape connected through an advanced road and rail network.*

There are three residential precincts within the MAC boundary zoned RGZ1, as well as two GRZ1 residential areas (south of Ringwood Station, and on the eastern edge, near Ringwood Lake).

As part of the recent masterplanning process, urban design guidelines were also prepared for the centre. The *Ringwood MAC Urban Design Guidelines* (2018) document provides a framework for each precinct identified within the MAC (including the residential areas), and includes guidance on building height, typology and interface treatments. The designated precincts are illustrated on the map below, and a summary of the vision and key development guidelines for each, is provided below.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in the Residential Character Assessment report.



Ringwood Metropolitan Activity Centre

Study Boundary

Ringwood Metropolitan Activity Centre

North Western Precinct

Current (residential) zoning: RGZ1 + DDO3, SLO4

The North Western Precinct is located between Mullum Mullum Creek / the Ringwood Bypass and the commercial core of the MAC. The vision for this area as outlined in the guidelines document as:

- *Moderate residential infill in an established landscape setting.*

And the key development guidelines are to:

- *Ensure high quality infill apartment development to complement and enhance the role of the Ringwood MAC.*
- *Ensure the consolidation and development of sites occurs in a progressive manner and does not result in creation of small, isolated holdings of land of limited development potential.*
- *Encourage consistent built form response and ensure visual dominance of upper levels are minimised when viewed from the street.*
- *Ensure a high standard of residential amenity for future residents and neighbouring properties.*
- *Ensure retention of front setback for landscaping opportunity, contributing to the streetscape character and amenity within the public realm.*
- *Limit the number of vehicle crossovers to maintain the integrity and continuity of residential streetscapes.*
- *Ensure new developments provide an outlook towards Mullum Mullum Creek, and provide passive surveillance to the adjacent parkland.*
- *Ensure the front setback of a residential building provides for visual and physical transition between the streetscape and the development.*
- *Ensure all setbacks be planted with substantial tree cover to 'soften' the impact of new buildings on the streetscape.*

Eastern Precinct

Current (residential) zoning: GRZ1 or RGZ1 + SLO4

The Eastern Precinct is located near Ringwood Lake on the eastern side of the MAC, and includes the GRZ1 pockets to the east of the lake, as well as the RGZ1 area, closer to the commercial centre. It is envisaged as an institutional mixed use area, with the following vision:

- *A consolidated mid rise precinct contributing to the boulevard character of Maroondah Highway with integrated community and institutional opportunities between Warrandyte Road and Bardia Street.*

The key development guidelines (relevant to residential use) for the Eastern Precinct are to:

- *Ensure high quality infill apartment development on residential land to complement and enhance the role of the Ringwood MAC.*
- *Ensure a high standard of residential amenity for future residents and neighbouring properties.*
- *Encourage consistent built form response and ensure visual dominance of upper levels are minimised when viewed from the street along residential streets.*
- *Ensure retention of front setback for landscaping opportunity, contributing to the streetscape character and amenity along residential streets.*

Ringwood Metropolitan Activity Centre

Pitt Street Precinct

Current (residential) zoning: RGZ1 (with two small parcels of GRZ1) + SLO4

The Pitt Street Precinct is located on the south-eastern side of the MAC and is separated from the 'garden suburban' areas of Ringwood by Bedford Road. The vision for this area is:

- *Moderate residential infill in an established suburban landscape setting.*

And the key development guidelines include to:

- *Ensure high quality infill medium density housing development to complement and enhance the role of the Ringwood MAC.*
- *Encourage consistent built form response and ensure visual dominance of upper levels are minimised when viewed from the street.*
- *Ensure a high standard of residential amenity for future residents and neighbouring properties.*
- *Reduce the presence of car parking and ramps in residential areas through encouraging basement design.*
- *Ensure retention of front setbacks for landscaping opportunities, contributing to the streetscape character and amenity within the public realm.*
- *Encourage the repurposing of existing heritage buildings and integration with new development.*
- *Ensure the treed character of the area is retained and discourage the loss of existing canopy trees.*
- *Ensure the front setback of a residential building provides for visual and physical transition between the streetscape and the development.*
- *Ensure front setbacks be planted with substantial tree cover to 'soften' the impact of new buildings on the streetscape.*
- *Ensure new developments provide an outlook and provide passive surveillance to adjacent open space.*

Ringwood Station Precinct

Current (residential) zoning: GRZ1 + SLO4

The Ringwood Station Precinct includes a residentially zoned area to the south of Station Street, with residential use noted as a 'secondary role' to the primary transport/civic focus. The vision for this whole precinct, as outlined in the guidelines document, is:

- *Future transit oriented development opportunities around Ringwood Station and a key entry into the Ringwood MAC.*

The key development guidelines that relate to residential use are to:

- *Encourage a range of transit, retail, commercial, civic and residential land uses, including higher density housing, that maximise the existing public transport infrastructure and provide for activity in the Ringwood Station Precinct across a range of hours.*
- *Ensure future development fronting Station Street contribute to improving pedestrian amenity and activation at street level.*

The *Ringwood MAC Urban Design Guidelines* document also includes information and guidance on 'interface' areas, such as this, that exist between the commercial centre and the more established and historic residential areas to the south. In relation to housing development along Station Street, the southern interface of this area is noted as 'residential transition'.

The objectives for this scenario are outlined as follows:

- *To support increased development opportunity within a MAC context with regards to amenity requirement for existing and future occupants (residents/ workers).*
- *To ensure a legible transition is provided between residential and commercial precincts.*
- *To provide transition from feature form sites to surrounds, particularly residential areas.*
- *To encourage street level activation along commercial streets with servicing and car parking located away from the primary frontage.*
- *To avoid repetitive stepped forms.*
- *To minimise amenity impact on adjoining dwellings.*

And the proposed interface design response:

- *4 storey (14.5m) building base/podium.*
- *3m setback at ground level.*
- *Setback behind street wall/podium:*
- *5m setback above 4 storey (14.5m).*
- *Greater than 5m above 4 storey (14.5m) on Feature Form sites to minimise visual bulk impact.*

Ringwood Metropolitan Activity Centre

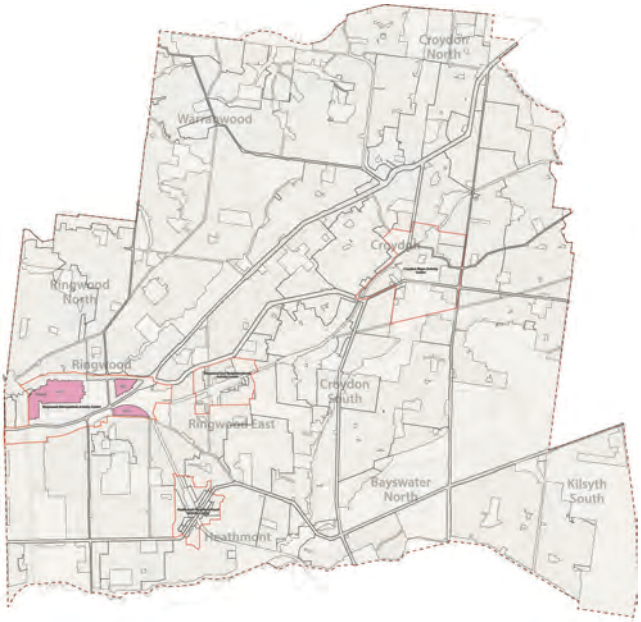
Proposed planning scheme provisions & controls

It is recommended that the contents of the *Ringwood MAC Masterplan*, together with the *Ringwood MAC Urban Design Guidelines* are implemented in Maroondah Planning Scheme via a separate amendment process, including the residential areas within the MAC.

The fieldwork and assessments undertaken as part of this study support the recommendations in the masterplan and design guidelines documents.

It is considered that the RGZ is the most appropriate residential zone for strategic residential growth areas within the MAC. Separate, more detailed schedules may be required, however.

Consideration should also be given to the rezoning of the current GRZ1 areas that are located within the MAC to RGZ (or MUZ), again with separate, tailored schedules based on the contents of the urban design guidelines document and masterplanning work.







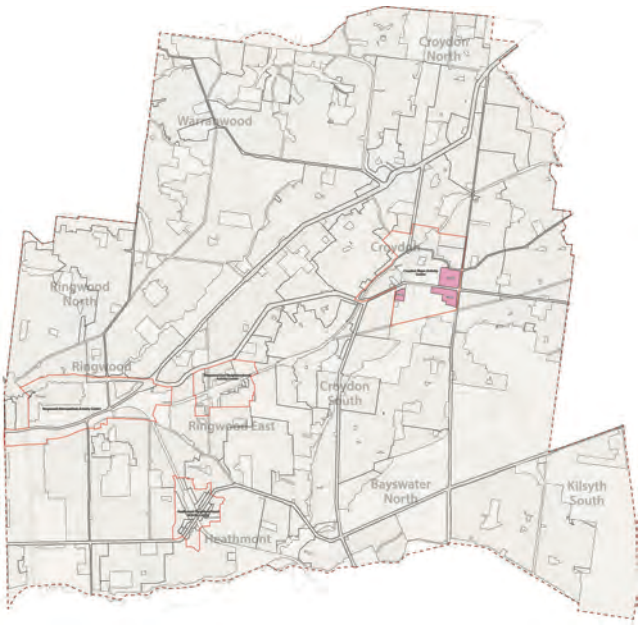
Croydon Major Activity Centre

The *Croydon Town Centre Structure Plan* was prepared some time ago in 2006, and is pending review.

The structure plan identified three residential precincts within the MAC as 'housing opportunity areas' and these are currently zoned GRZ2, with an increased maximum building height of 13.5m and 4 storeys. The remaining residential areas are noted in the structure plan as 'incremental change residential' and are zoned GRZ1, with the same provisions that apply elsewhere in Maroondah.

The Croydon town centre has undergone a high level of change since its designation as a MAC, and includes a mix of residential built form, including older single dwellings and units, and contemporary apartment buildings of up to 4 storeys. The centre still exhibits a treed character in some areas, due in part to the retention of the SLO4, however the more recent higher-density development has resulted in tree loss and an increase in hard surfacing generally.

A further description of neighbourhood character elements, landscape character, views and changes observed since 2005 is available in Section 2 of this report.



Proposed planning scheme provisions & controls

Given that a review of the *Croydon Town Centre Structure Plan* is a high priority for Council Officers and is likely to occur in the near future, it is recommended that a detailed analysis of the Croydon MAC residential areas occur as part of that process.

In the event that the review of the current structure plan is deferred, it is recommended that the current GRZ2 areas be rezoned to RGZ2, and that the existing GRZ1 areas remain, but incorporate the proposed new Schedule 1.

RGZ2 Croydon MAC Residential Growth Precinct

A rezoning to RGZ2 would involve transfer of the current contents of Schedule 2 to the GRZ into the more appropriate RGZ, with the addition of design objectives, for example:

Design objectives:

- To facilitate quality medium density housing, including apartment buildings, of a high architectural standard to support and enhance the role of the Croydon MAC.
- To ensure that the front setback of residential buildings provides for a visual and physical connection to the streetscape, and that the dominance of upper levels is minimised when viewed from the street.
- To reduce the presence and visual impact of car parking and vehicular access in residential areas by encouraging basement design.
- To ensure that the front setback is utilised for landscaping opportunities, including substantial canopy trees, and contributes to the streetscape character and amenity of the public realm.
- To ensure that new development provides an outlook and passive surveillance opportunities to the street and other public areas.

As outlined, ideally, design objectives for the higher density areas of the Croydon MAC would be developed as part of the structure plan review process. However, the above objectives and considered appropriate and justifiable, if the proves was delayed.

In addition, the following could apply:

- Maximum building height 13.5m & 4 storeys
- Reduced front setback requirements
- Reduced side & rear setback requirements
- Landscaping requirements
- SLO4: Retain and strengthen, ensuring consistency
- Front fence height 1.5m (streets in a Road Zone, Category 1)

Appendix A

Recommendations Summary Table



Recommendations summary table

Proposed zone & schedule	Proposed name	Current zone & overlays	Current controls	Proposed controls
NRZ1	Croydon Hills Estate, Birt's Hill & Jumping Creek Valley	NRZ1 NCO2 (Croydon Hills Estate) SLO3 DDO1 VPO1	• Max. height 9m & 2 storeys • Min. lot size 2,000sqm • Side & rear setback variations • Private open space variations • Front fence variations • NCO2 buildings and works (with exemptions) • VPO1 native vegetation removal • SLO3 5+m tree removal (and other 'incentives')	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Min. lot size 2,000sqm • Retain existing variations ➢ Site coverage 40% ➢ Permeability 50% ➢ Landscaping requirements (indigenous) ➢ New application requirements ➢ New decision guidelines • NCO2 re-write, including permit triggers for outbuildings and demolition • SLO3 strengthen
NRZ2	Wicklow Hills Ridgeline	NRZ2 NCO1 (Alto Avenue & Wicklow Hills) SLO3 DDO2 Inclusion of area bounded generally by Mirabel Avenue, Mt Dandenong Road and Velma Grove currently GRZ1 & SLO4	• Max. height 9m & 2 storeys* • Min. lot size 864sqm* • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives') *Except the Velma Grove area	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Min. lot size 864sqm • Retain existing variations ➢ Site coverage 40% ➢ Permeability 50% ➢ Landscaping requirements (native, preferably indigenous) ➢ New application requirements ➢ New decision guidelines • NCO1 strengthen objectives & decision guidelines • SLO3 strengthen

NRZ3	Wicklow Hills Lower Slopes	NRZ3 SLO3	• Max. height 9m & 2 storeys • Side & rear setback variations • Open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Retain existing variations ➢ Site coverage 50% ➢ Permeability 40% ➢ Landscaping requirements (native, preferably indigenous) ➢ New application requirements ➢ New decision guidelines • SLO3 strengthen
NRZ4	Loughnan's Hill	NRZ2 SLO3	• Max. height 9m & 2 storeys • Min. lot size 864sqm • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Min. lot size 864sqm • Retain existing variations ➢ Site coverage 40% ➢ Permeability 50% ➢ Landscaping requirements (native, preferably indigenous) ➢ New application requirements ➢ New decision guidelines • SLO3 strengthen
NRZ5	Jubilee Park	GRZ1 SLO4	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New neighbourhood character objectives • Max. height 9m & 2 storeys • Retain existing variations ➢ Permeability 30% ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines ➢ NCO3 / HO (various) • SLO4 review & strengthen

NRZ6	Ruskin Park	GRZ1 SLO4	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Retain existing variations ➢ Site coverage 50% ➢ Permeability 30% ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines • SLO4 strengthen
NRZ7	Warrenwood Ridgeline & Slopes	NRZ3 SLO3 Northern part of Warrenwood Ridgeline, extending from Oban Road to the Jumping Creek Valley, and sloping down to Mullum Mullum Creek, currently GRZ1 & SLO4	• Max. height 9m & 2 storeys* • Side & rear setback variations • Private open space variations • Front fence variations* *Except current GRZ1 area, with max. height 11m & 3 storeys, and SLO4 5m+ tree removal	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Retain existing variations ➢ Site coverage 50% ➢ Permeability 40% ➢ Landscaping requirements (native, preferably indigenous) ➢ New application requirements ➢ New decision guidelines ➢ SLO3 (strengthened) to whole landscape area
NRZ8	Croydon Ridge & Southern Hills	NRZ3 SLO3 VPO1 (former Croydon District Golf Course)	• Max. height 9m & 2 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Retain existing variations ➢ Site coverage 50% ➢ Permeability 40% ➢ Landscaping requirements (preferably native) ➢ Front fence 1.5m fronting RDZ1 ➢ New application requirements ➢ New decision guidelines

				• SLO3 strengthen; review VPO1
NRZ9	Croydon Golf Links Estate	NRZ2 SLO3	• Max. height 9m & 2 storeys • Min. lot size 864sqm • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives')	➢ New neighbourhood and landscape character objectives • Max. height 9m & 2 storeys • Min. lot size 864sqm • Retain existing variations ➢ Site coverage 40% ➢ Permeability 50% ➢ Landscaping requirements (preferably native) ➢ New application requirements ➢ New decision guidelines • SLO3 strengthen
NRZ10	Bushland Fringes	LDRZ SLO3 or SLO4 VPO1 (part)	• Min. lot size 0.2 hectare • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives') • SLO4 5m+ tree removal • VPO1 (part) native vegetation removal	➢ New neighbourhood and landscape character objectives ➢ Max. height 9m & 2 storeys • Min. lot size 2,000sqm ➢ Side & rear setback variations ➢ Open space variations ➢ Front fence variations ➢ Site coverage 40% ➢ Permeability 50% ➢ Landscaping requirements (preferably native) ➢ New application requirements ➢ New decision guidelines ➢ Note animal boarding, animal training and horse stables now prohibited uses • SLO3 strengthen • SLO4 strengthen

NRZ11	Sites of Biological Significance	NRZ4 SLO3 or SLO4 VPO1	• Max. height 9m & 2 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives') • SLO4 5m+ tree removal • VPO1 (part) native vegetation removal	*To be fully resolved through the Vegetation Planning Policy Review*
GRZ1	Garden Suburban	GRZ1 SLO4	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New neighbourhood character objectives • Max. height 11m & 3 storeys • Retain existing variations ➢ Permeability 30% ➢ Landscaping requirements ➢ Front fence 1.5m fronting RDZ1 ➢ New application requirements ➢ New decision guidelines • SLO4 strengthen
GRZ2	Bush Garden Slopes	GRZ1 SLO4 DDO7 Northern Gateway Area	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New neighbourhood character objectives • Max. height 11m & 3 storeys • Retain existing variations ➢ Permeability 35% ➢ Landscaping requirements (preferably native) ➢ New application requirements ➢ New decision guidelines ➢ SLO4 strengthen & apply to whole area

GRZ3	Ringwood East NAC Neighbourhood Consolidation Precinct	GRZ1 SLO4	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New neighbourhood character objectives • Max. height 11m & 3 storeys • Retain POS & rear setback variations ➢ Remove other variations ➢ Reduced front & side setback requirements ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines • Retain SLO4
GRZ4	Ringwood East NAC Residential Regeneration Precinct	GRZ1 SLO4	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New neighbourhood character objectives • Max. height 11m & 3 storeys ➢ Remove all existing variations ➢ Reduced front & side setback requirements ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines • Retain SLO4
GRZ5	Heathmont NAC Bush Residential Precinct	GRZ1 or NRZ2 (three sites south of Canterbury Road) SLO4 or SLO3 (three sites) DDO2 (three sites)	• Max. height 11m & 3 storeys • Min. lot size 864sqm (three sites) • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal • SLO3 5+m tree removal (and other 'incentives' – three sites)	➢ New neighbourhood character objectives • Max. height 11m & 3 storeys • Retain POS & side and rear setbacks variations ➢ Reduced front setback ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines ➢ Retain SLO4 (whole precinct) ➢ Remove DDO2

GRZ6	Heathmont NAC Uambi Special Residential Precinct	NRZ2 or NRZ3 SLO3 or SLO4 DDO2 VPO1	• Max. height 11m & 3 storeys • Min. lot size 864sqm (part) • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal (part) • SLO3 5+m tree removal (and other 'incentives' – part) • VPO1 (part) native vegetation removal	➢ New neighbourhood character objectives • Max. height 11m & 3 storeys • Retain existing variations (all) prior to DPO being prepared for the site ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines • Retain SLO4 (whole site) ➢ Remove DDO2
RGZ1	Ringwood MAC Residential Growth Precinct * Note GRZ1 areas within the MAC (Station Precinct & part of Eastern Precinct) should be revised/updated as part of MAC masterplan (& UDGs) implementation.	RGZ1 DDO3	• Max. height 13.5m (with variations possible) • Min. street setback 3m • Front fence height (1.2m or 0.9m) • DDO3 (various built form requirements)	➢ New design objectives • Max. height 13.5m (no change) • Retain existing variations ➢ Opportunity for creative landscaping requirements ➢ New application requirements ➢ New decision guidelines • Update DDO3
RGZ2	Croydon MAC Residential Growth Precinct * Note *Croydon Town Centre Structure Plan* requires review and residential areas within the MAC boundaries should be assessed in detail as part of that process. The proposal to rezone to RGZ may occur as part of this process, or at a later time as part of the MAC structure planning process. Regardless, it is considered the most appropriate zone for the central residential growth areas of the MAC.	GRZ2 SLO4 DDO10	• Max. height 13.5m & 4 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal • DDO10 (various built form requirements)	➢ New design objectives • Max. height 13.5m & 4 storeys ➢ Clauses 54 & 55 variations should be determined by the MAC structure planning process ➢ Opportunity for creative landscaping requirements ➢ Front fence 1.5m fronting RDZ1 ➢ New application requirements ➢ New decision guidelines • Retain SLO4

RGZ3	Ringwood East NAC Residential Growth Precinct	GRZ1 SLO4	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New design objectives • Max. height 11m & 3 storeys ➢ Remove all existing variations ➢ Reduced front setback requirements ➢ Reduced side & rear setback requirements ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines • Retain SLO4
RGZ4	Ringwood East NAC Strategic Residential Growth Precinct	GRZ1 SLO4	• Max. height 11m & 3 storeys • Side & rear setback variations • Private open space variations • Front fence variations • SLO4 5m+ tree removal	➢ New design objectives ➢ Max. height 13.5m & 4 storeys ➢ Remove all existing variations ➢ Reduced front setback requirements ➢ Reduced side & rear setback requirements ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines • Retain SLO4

RGZ5	Heathmont NAC Residential Growth Precinct	GRZ1 or NRZ2 or NRZ3 SLO4 or SLO3 DDO2	• Max. height 9m & 2 storeys (south of Canterbury Road) • 11m & 3 storeys elsewhere • Min. lot size 864sqm (south of Canterbury & Heathmont Roads) • Side & rear setback variations • Private open space variations • Front fence variations • SLO3 5+m tree removal (and other 'incentives' – south of Canterbury Road) • SLO4 5m+ tree removal elsewhere	➢ New design objectives ➢ Max. height 11m & 3 storeys ➢ Remove all existing variations ➢ Reduced front setback requirements ➢ Reduced side & rear setback requirements ➢ Landscaping requirements ➢ New application requirements ➢ New decision guidelines ➢ Remove SLO3 & DDO2 • Retain SLO4

Legend

NRZ = Neighbourhood Residential Zone
GRZ = General Residential Zone
RGZ = Residential Growth Zone
SLO = Significant Landscape Overlay
DDO = Design and Development Overlay
VPO = Vegetation Protection Overlay

- Existing provision or control
- ➢ New provision or control

Appendix B:

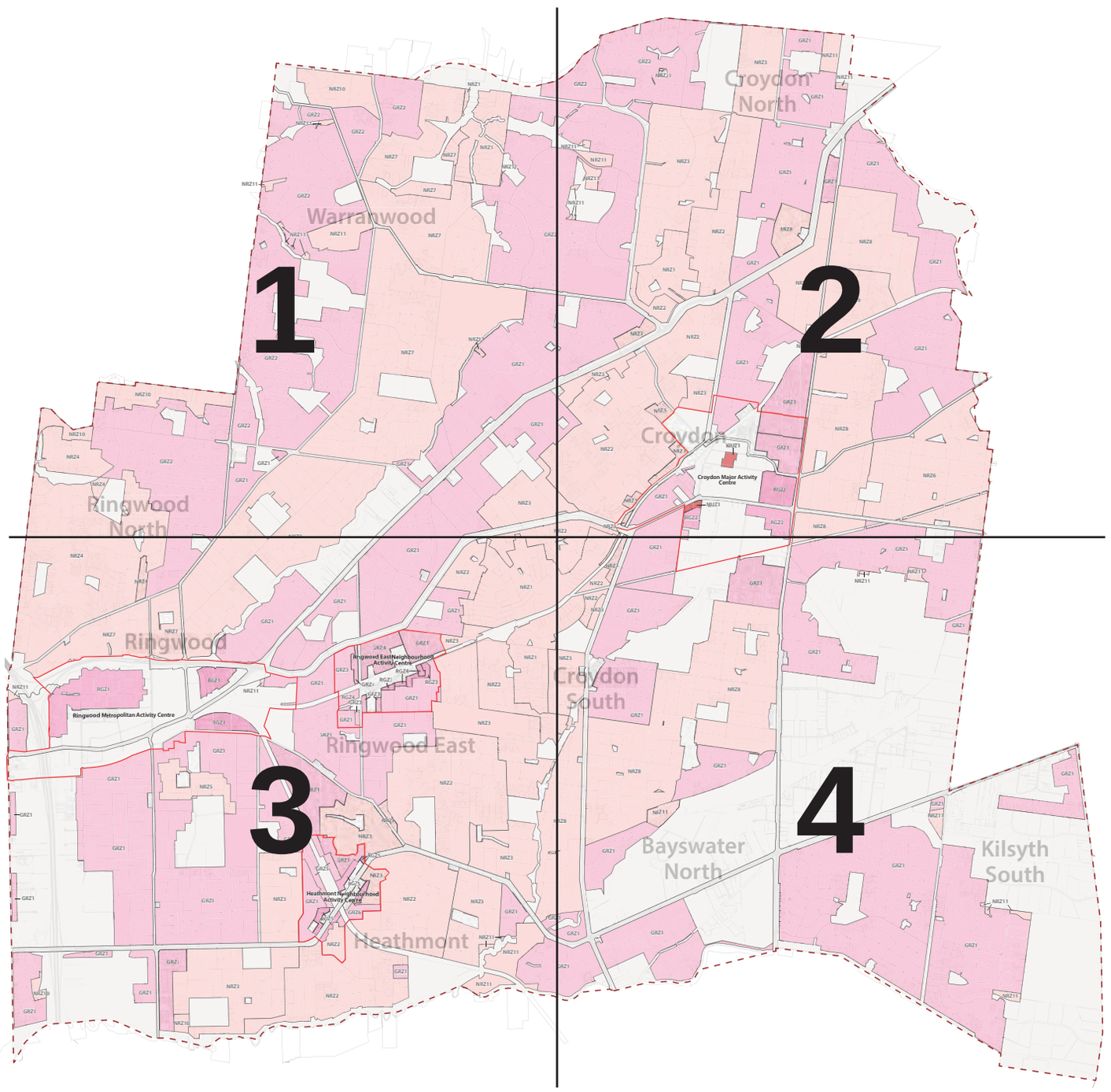
Residential Zoning Maps



Claire Scott Planning

Proposed Residential Zones

Maroondah City Council 2018 Neighbourhood Character Study



- Municipal boundary
- Zone boundary
- Activity Centre boundary

NRZ1	Neighbourhood Residential Zone Schedule 1
NRZ2	Neighbourhood Residential Zone Schedule 2
NRZ3	Neighbourhood Residential Zone Schedule 3
NRZ4	Neighbourhood Residential Zone Schedule 4
NRZ5	Neighbourhood Residential Zone Schedule 5
NRZ6	Neighbourhood Residential Zone Schedule 6
NRZ7	Neighbourhood Residential Zone Schedule 7
NRZ8	Neighbourhood Residential Zone Schedule 8
NRZ9	Neighbourhood Residential Zone Schedule 9
NRZ10	Neighbourhood Residential Zone Schedule 10
NRZ11	Neighbourhood Residential Zone Schedule 11
GRZ1	General Residential Zone Schedule 1
GRZ2	General Residential Zone Schedule 2
GRZ3	General Residential Zone Schedule 3
GRZ4	General Residential Zone Schedule 4
GRZ5	General Residential Zone Schedule 5
GRZ6	General Residential Zone Schedule 6
RGZ1	Residential Growth Zone Schedule 1
RGZ2	Residential Growth Zone Schedule 2
RGZ3	Residential Growth Zone Schedule 3
RGZ4	Residential Growth Zone Schedule 4
RGZ5	Residential Growth Zone Schedule 5
MUZ1	Mixed Use Zone Schedule 1
	Other

Scale = Metre

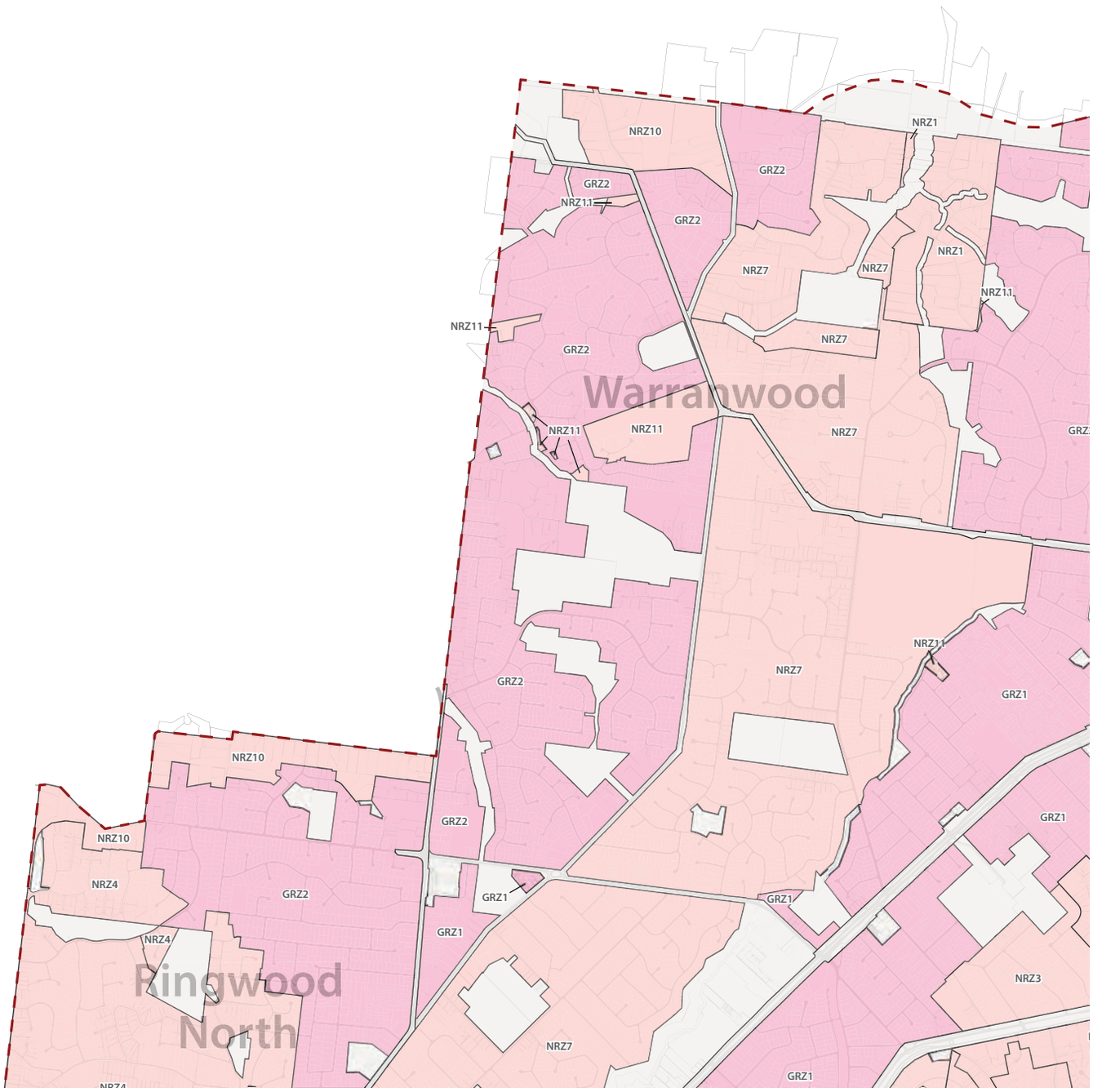
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Claire Scott Planning

Proposed Residential Zones

Maroondah City Council 2018 Neighbourhood Character Study



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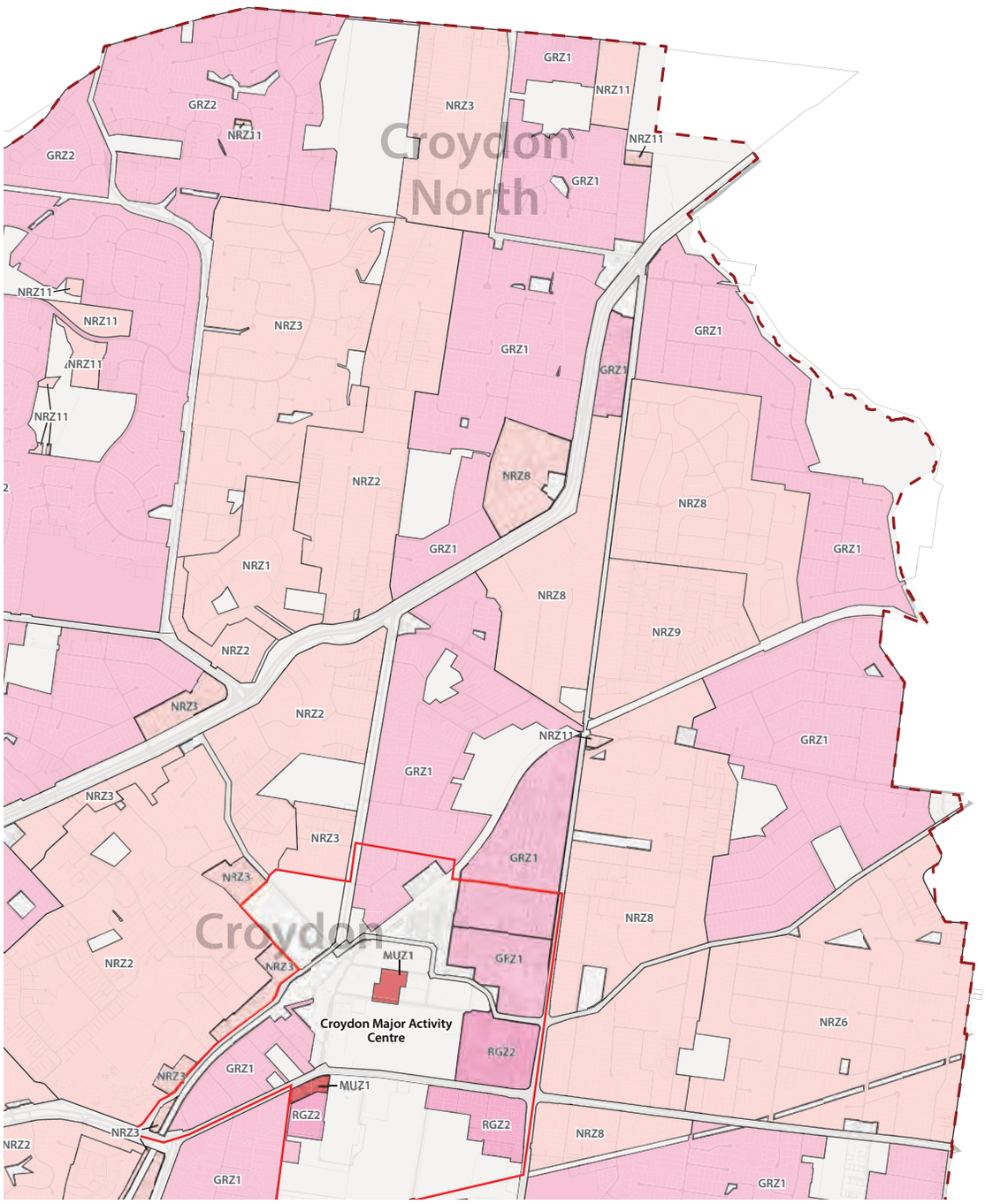
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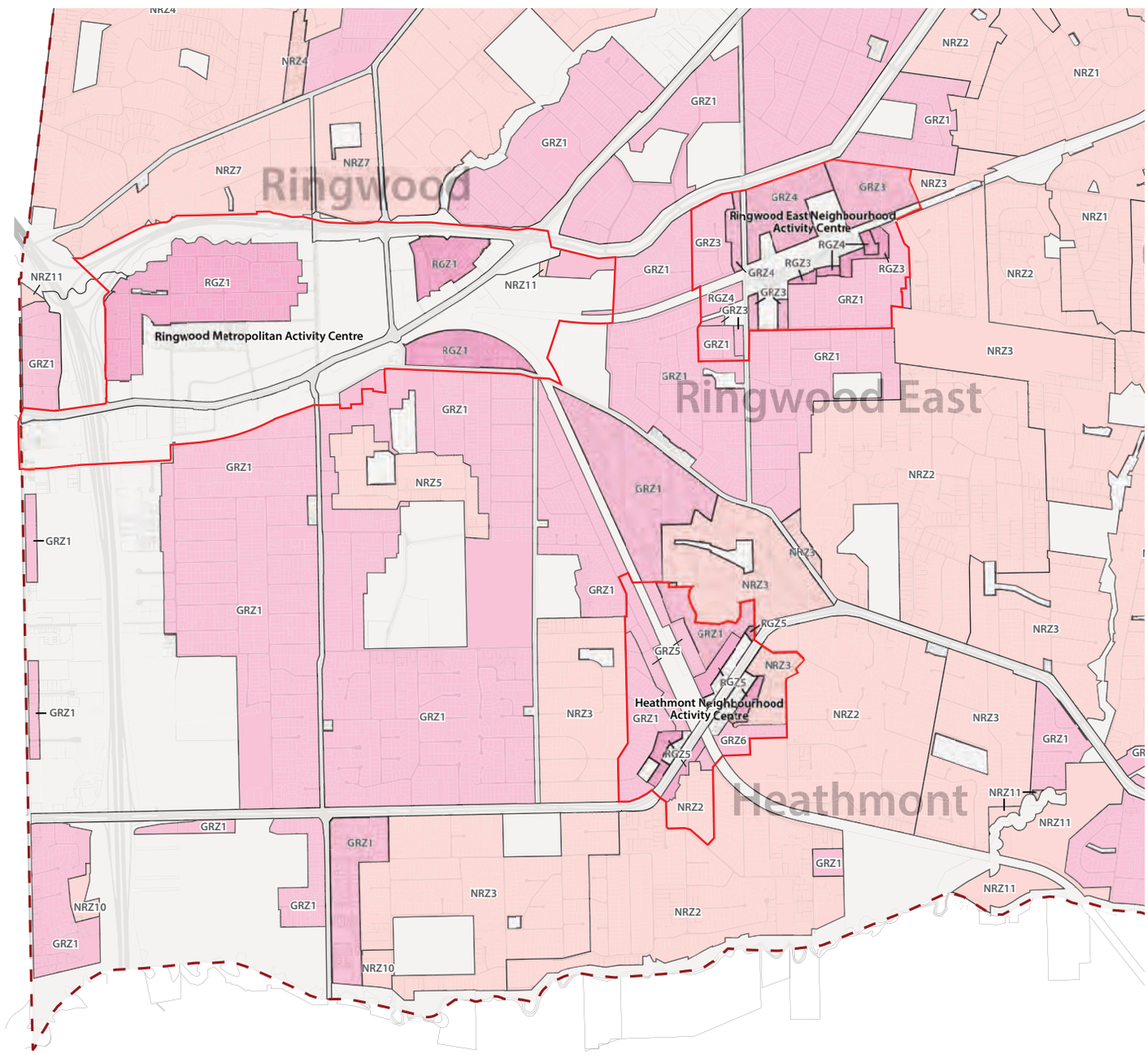
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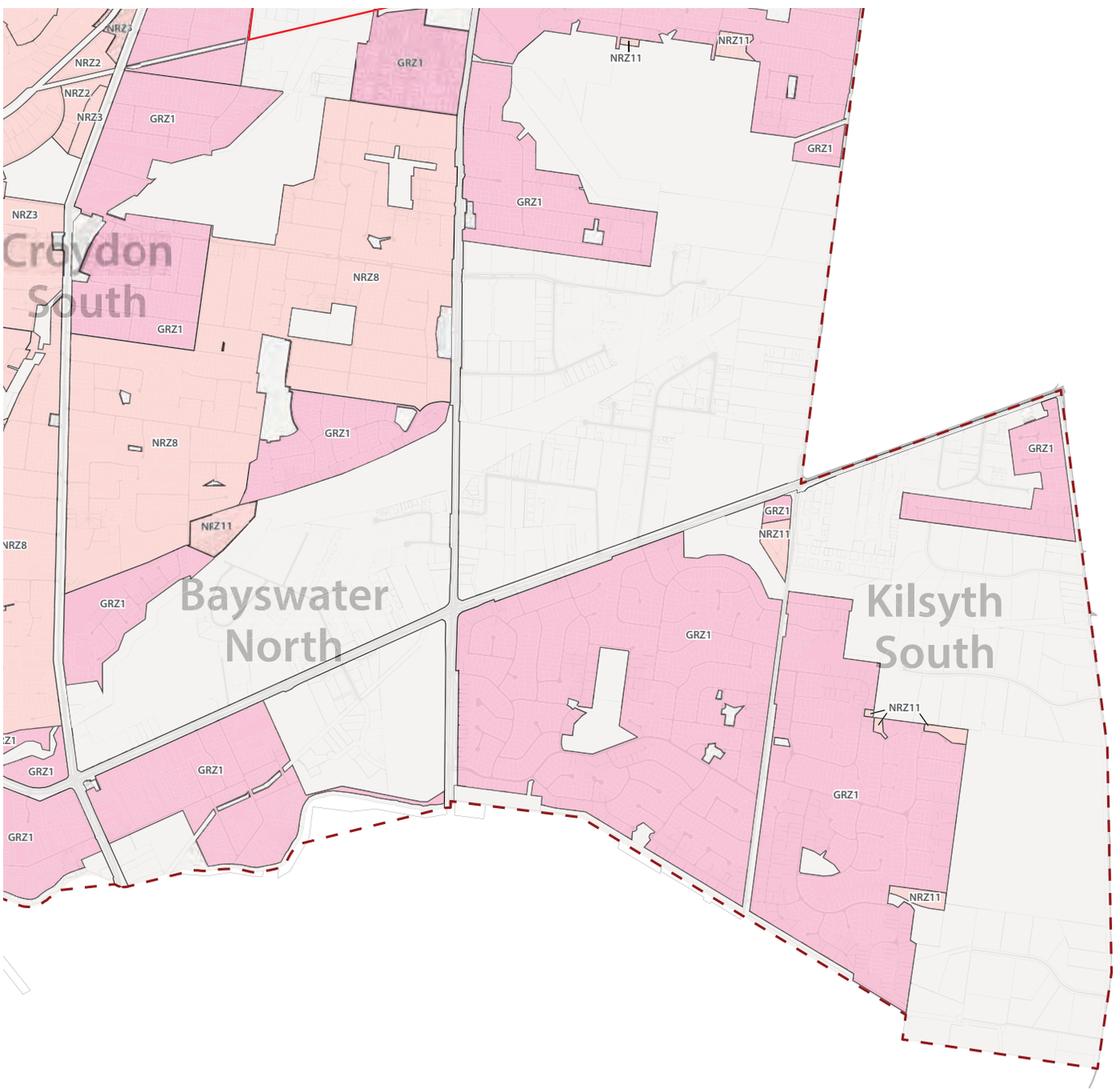
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Claire Scott Planning

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- RGZ5 Residential Growth Zone Schedule 5
- MUZ1 Mixed Use Zone Schedule 1
- Other

Scale = Metre

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Appendix C:

Draft NCO Schedules



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SCHEDULE 1 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO1.**

ALTO AVENUE, WICKLOW HILLS ESTATE

1.0 Statement of neighbourhood character

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

Alto Avenue displays a strong neighbourhood character, comprising 1920's bungalows set in established gardens, highlighting family life between the world wars. It is representative of a housing estate built in Croydon before the electrification of the Melbourne to Lilydale railway line in 1925. Typically, the dwellings are timber bungalows with pitched, gable ended roofs of terra-cotta Marseilles tiles. Many have chimneys and partially enclosed verandahs, consistent with the architectural era, and are set within mature gardens of large canopy trees, with hedging or low fences at the front boundaries.

The consistency of the built form, large blocks and spacious garden settings creates a sense of cohesion and uniformity within the historic streetscape. The hilly topography plays an important role in this area being part of a significant and well vegetated landscape feature that is visible from across Maroondah. Outviews from the high points of Alto Avenue are also significant and expansive, with the silhouette of Mount Dandenong visible above the rooftops and tree canopies.

2.0 Neighbourhood character objective

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- To ensure that the consistent neighbourhood and landscape character of Alto Avenue and the Wicklow Hills Estate is retained and enhanced, without promoting replication.
- To encourage the retention of the historic bungalow dwellings.
- To ensure that alterations and extensions to existing dwellings are an appropriate scale relative to the scale of surrounding homes, and complement the predominant use of timber throughout the area.
- To maintain generous setbacks that allow for mature, dense gardens with large canopy trees, and the retention of panoramic outviews.
- To encourage low front boundary treatments so that existing dwellings and their gardens remain visible from the street.

3.0 Permit requirement

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A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling.
- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.
- Remove, destroy or lop trees.

4.0 Modification to Clause 54 and Clause 55 standards

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C--

Standard	Modified requirement
None specified	None specified

5.0 Decision guidelines

--/--/20--
C--

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

- The extent to which any buildings and works contribute to the landscape and neighbourhood character of Alto Avenue and the Wicklow Hills Estate.
- The extent to which any demolition and replacement development meets the objectives of this clause in relation to siting, height, form and materiality, without historical mimicry.
- In the case of partial demolition, the extent to which the three dimensional form of the existing dwelling is maintained to avoid facadism.
- The extent to which any new dwelling or dwelling extension reflects the roof form of adjacent properties, or the existing dwelling.
- The visual impact of the dwelling on the streetscape, including its maintenance of generous setbacks from all boundaries, and the extent to which upper level dwelling extensions are recessed and articulated.
- The selection of building materials and the contribution the materials will make to the preferred neighbourhood character of the precinct.
- Whether any new dwelling or outbuilding is sited to maintain a spacious garden setting, capable of supporting mature canopy trees.
- The extent to which any buildings or works are sited so as to protect internal views to existing dwellings, and outviews to the Dandenongs.
- To extent to which any buildings or works, including front fences, make a positive contribution to the public domain and pedestrian environment.
- Whether car parking structures are recessive, located behind the front façade of the dwelling and do not dominate the site or streetscape.

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SCHEDULE 2 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as **NCO2.**

CROYDON HILLS ESTATE (STAGE 1)

1.0 Statement of neighbourhood character

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C--

The Croydon Hills Estate area was commissioned by the Rev. Cheok Hong Cheong and was designed by Walter Burley Griffin in 1921, based on the principles of garden city planning. Stage 1 of the estate (south of the railway line) was the only part ever laid out to Griffin's design, and the lot layout has remained substantially unchanged since its development.

The Burley Griffin subdivision pattern is particularly unique due to its high level of planning around the O'Shannassy pipeline easement, where a park boulevard was intended to be built. Other neighbourhood character attributes include the large lot sizes (some of the largest in the municipality), the elevation of the area atop the Wicklow Hills Ridgeline, and the low scale homes nestled into established bushland gardens. The estate is strongly defined by its natural landscape character, where generous lots support a substantial amount of dense vegetation and large canopy trees. This contributes to the near continuous vegetation coverage of the ridgeline, and its status as a locally significant and highly visible landscape feature.

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

The development of this estate was highly regarded as a fine example of garden city planning and embraced the idea of a neighbourhood as a physical and social planning unit. Griffin took into account the topography of the Wicklow Hills Ridgeline and its native vegetation, and also provided public open space within the estate to cater for community needs.

2.0 Neighbourhood character objective

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C--

- To ensure that the neighbourhood and landscape character of Croydon Hills Estate (Stage 1) and its historic subdivision pattern is protected and enhanced.
- To encourage low scale and site responsive development that sits unobtrusively within the landscape, and utilises materials and colours that best immerse the building within its bushland garden context.
- To maintain generous setbacks from all boundaries that allow for mature, predominantly native gardens with large canopy trees, and the retention of panoramic outviews.
- To ensure that development demonstrates a high standard of design, and is sited and well landscaped so that it does not visually dominate streetscape views.
- To minimise the visual impact of built form, and ensure that views within the estate, and towards the Wicklow Hills Ridgeline, are of a continuous cover of predominantly native vegetation.

3.0 Permit requirement

--/--/20--
C--

A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling.
- Construct or extend an outbuilding normal to a dwelling.

- Demolish or remove a building.
- Remove, destroy or lop trees.

4.0 Modification to Clause 54 and Clause 55 standards

--/--/20--
C--

Standard	Modified requirement
None specified	None specified

5.0 Decision guidelines

--/--/20--
C--

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

- The extent to which any buildings and works contribute to the landscape and neighbourhood character of Croydon Hills Estate (Stage 1) and the design intentions of Walter Burley Griffin.
- The scale of the buildings or works and the visual impact on the surrounding environment, including its relationship to the existing tree canopy height.
- The extent to which the buildings and works are designed and sited to minimise contrast with the surrounds, and reduce distant visibility.
- The visual impact of the building or works on the landscape significance of the Wicklow Hills Ridgeline.
- The visual impact of the buildings or works on the streetscape, including the maintenance of generous setbacks from all boundaries, and the extent to which upper level dwelling extensions are recessed and articulated.
- The extent to which any demolition and replacement development meets the objectives of this clause in relation to siting, height, form and external finishes.
- Whether any new dwelling or outbuilding is sited to maintain a spacious bushland garden setting, capable of supporting mature canopy trees.
- To extent to which any buildings or works, including front fences, make a positive contribution to the public domain and pedestrian environment.
- Whether car parking structures are recessive, located behind the front façade of the dwelling and do not dominate the site or streetscape.