

MAROONDAH PLANNING SCHEME

AMENDMENT C134

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Maroondah City Council which is the planning authority for this Amendment.

The Amendment has been made at the request of Maroondah City Council.

Land affected by the Amendment

The Amendment applies to land within Ringwood, as shown in Figure 1. It includes:

- To the north, land up to Loughnan Road.
- To the west, land up to Ringwood Street.
- To the east, land up to Warrandyte Road.
- To the south, land up to the north side of the Ringwood Bypass.



Figure 1: Ringwood Greyfield Renewal Precinct

What the Amendment does

The Amendment implements the objectives and strategies of the Design Framework and Concept Plan - Ringwood Greyfield Precinct through the application of local policy, zone and overlays. The Amendment also implements the relevant objectives and strategies of the following documents:

- Maroondah 2040: Our future together, Maroondah City Council, 2014
- Maroondah Housing Strategy, Maroondah City Council, 2016
- Maroondah Council Plan 2017-2021, Maroondah City Council, 2019

The Amendment makes the following changes to the Maroondah Planning Scheme:

- Amend Clauses 21.02, 21.06, 21.07 and 21.10 of the Municipal Strategic Statement (MSS) to support the strategic basis of the Amendment in accordance with the Maroondah City Council Plan 2017-2021, Maroondah 2040: Our future together and the Maroondah Housing Strategy.
- Amend Clause 22.02 Residential Neighbourhood Character to amend the map to exclude the Ringwood Greyfield Precinct from the neighbourhood character designations.
- Rezone land within Ringwood from the Neighbourhood Residential 3 Zone to the General Residential Zone Schedule 3.
- Introduce Clause 43.04 Development Plan Overlay Schedule 7 to implement the Ringwood Design Framework and Concept Plan.
- Introduce Clause 45.06 Development Contributions Plan Overlay Schedule 2 to implement the Ringwood Design Framework and Concept Plan.
- Amend Clause 72.04 Documents Incorporated in this Planning Scheme to include the Ringwood Greyfield Precinct, Development Contributions Plan (15 May 2019).

Strategic assessment of the Amendment

Why is the Amendment required?

Greyfields renewal is supported under Plan Melbourne to achieve coordinated and sustainable renewal of greyfield areas. It is an objective of Plan Melbourne Refresh to investigate planning scheme mechanisms to achieve coordinated and sustainable renewal of greyfield areas. This Amendment is the first step towards implementing a statutory planning tool to achieve the vision of greyfields renewal.

This Amendment is required to implement the Design Framework and Concept Plan - Ringwood Greyfield Precinct into the Maroondah Planning Scheme as a means of achieving greyfield renewal in the subject precinct. Greyfield renewal is also a priority action of the Maroondah Housing Strategy 2016, which was adopted by Council on 27 June 2016 and the Maroondah Council Plan 2017-2021 (2019/20 Update). Council supports this Amendment as a means of achieving the policy intent of both the Maroondah Housing Strategy 2016 and Council Plan 2017-2021.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct supports development that responds to key State and local planning policy seeking to manage growth through housing regeneration in the middle suburbs in a sustainable way. The Maroondah Housing Strategy 2016 recognises that the 'Greening the Greyfields' (Greyfields Renewal) *initiative has the potential to unlock significant additional housing capacity (that)...can be achieved through the retro-fitting of existing housing stock which through renovation and modification, rather than complete renewal can be adapted to meet a wider range of housing needs for our growing and changing population.*

The Maroondah Housing Strategy acknowledges that *the main way that growth can be managed is to ensure an appropriately planned, well designed supply of diverse housing stock can be delivered by the development industry* and notes that *the 'Greening the Greyfields' initiative is one of the tools that will assist to facilitate this outcome.*

The purpose of the Design Framework and Concept Plan - Ringwood Greyfield Precinct is to guide the redevelopment of the greyfield precinct and, it is expected to encourage renewal through lot amalgamation and to support varying residential densities across the precinct.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct was developed with extensive stakeholder and community engagement and outlines how the Ringwood Greyfields

Renewal Precinct should grow and develop in a manner that incorporates improved landscaping, drainage outcomes and walkability.

The vision for the Design Framework and Concept Plan - Ringwood Greyfield Precinct is:

“The Ringwood Pilot Precinct will be a model to demonstrate the community benefit of urban residential development through lot amalgamation.”

This vision reflects the priorities and aspirations of Precinct residents:

- Pedestrian-friendly environment with inviting streetscapes and interconnected multi-use paths and public open spaces.
- Dense canopy of trees and interwoven landscaped areas to soften the urban fabric.
- Integrate street design and flood mitigation through application of Water Sensitive Urban Design.

To deliver this vision, the following set of key principles are outlined in the Design Framework and Concept Plan - Ringwood Greyfield Precinct.

- **Design for Diversity and Innovation**
Encourage diversity and innovation in building design to cater for people of all ages and abilities.
Design for Environmentally Sustainability Design
Aspects of sustainability that relate to building and urban design should be integral to all new residential developments. Prioritises integration of green infrastructure in the development process.
- **Promote Walkability in Streets**
Where possible any new development should contribute to the promotion of walkability for people of all ages and abilities and encourage community interaction through the upgrading of existing laneways and the provision of additional pedestrian connections.
- **Create Engaging Spaces**
Facilitate and encourage development on amalgamated development sites to deliver community benefits including infrastructure, open space and landscaping improvements. Each building should contribute in the creation of engaging elements, features or open space amenities, for pedestrians to move through and enjoy.
- **Create Resilient Infrastructure**
Where possible, improve drainage outcomes in keeping with best practice sustainability and water sensitive urban design principles.

To deliver the vision, the Design Framework and Concept Plan - Ringwood Greyfield Precinct draws on key principles that promote best practice in design (urban design and environmentally sustainable design) and help create a sense of place by optimising public and private realm interface, built form, pedestrian connections, landscaping and public open spaces.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct incorporates the following design strategies.

- Encourage consolidation of lots that facilitate high-quality built environment, considering the intended scale of resident development.
- Use street width, building height and landscape design to create a sense of place in the precinct.
- Continue pedestrian paths through the public spaces with direct, logical routes.

- Align pedestrian connections along desire-lines with short, straight travel paths, where possible.
- Encourage creation of new streets and the extension of existing streets, where possible, to facilitate a permeable and functional structure for the precinct.
- Encourage the creation of new pedestrian linkages across the development site to connect with the surrounding neighbourhood and public spaces.
- Arrange higher density residential lots with rear or side lane access for residential care parking and services.
- Require upper level side setbacks, encouraging lot consolidation to allow for greater height in the centre of sites while reducing any 'wedding cake' effect.
- Enable provision of green zone around the private development to allow for the retention of existing trees and enable planting of substantial, new canopy trees.
- Enable building designs and fencing that promotes visual interaction between the private and public realms.
- Encourage breaks between front façade of the built form to allow for permeability.
- Ensure medium-high density residential precincts provide a high level of amenity and functionality for residents and incorporate communal open space with good access to winter sun.
- Revitalise public spaces where the local catchment has adequate potential users to activate the space.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct includes general, precinct-wide design objectives and further sub-precinct-level design objectives across themes including site layout and urban design, streetscape, building design, connectivity, water sensitive urban design, urban ecology and sustainable development.

The Design Framework and Concept Plan - Ringwood Greyfield Precinct identifies sub-precincts within the Precinct and outlines design objectives and guidelines for these areas. These design guidelines outline various design parameters including with regard to site coverage, buildings heights, setbacks, landscaping and water management.

The implementation of The Design Framework and Concept Plan - Ringwood Greyfield Precinct will occur in line with developer (including existing landowner) interest and activity. As the implementation of this approach will be driven largely by the development industry, potentially initiated by individual land owners, it is difficult to provide a time frame for the realisation of the Greyfield Renewal vision. It is apparently however, that implementation of this approach will involve a range of statutory and non-statutory tools and actions. This Amendment is the first step of the statutory implementation into the Maroondah Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment is consistent with the objectives of planning in Victoria, as set out in the Planning and Environment Act 1987 (the Act). In particular, it enables the provision of additional housing consistent with sound strategic planning while preserving areas of significance within the municipality.

The Amendment assists in implementing the following objectives of planning in Victoria as set out at section 4(1) of the Act:

- a) To provide for the fair, orderly, economic and sustainable use, and development of land;*
- b) To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

e) To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community;

f) To facilitate development in accordance with objectives set out in paragraphs (a), (b), (c), (d) and (e);

(g) To balance the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The Amendment is consistent with key directions included within the Maroondah Housing Strategy 2016 related to managing growth and changing housing needs through housing regeneration in middle suburbs in a sustainable way. Specifically, Direction 2.1 of the Maroondah Housing Strategy states:

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

Key economic, social and environmental benefits of Greyfield Renewal are further articulated in the Maroondah Housing Strategy 2016:

Typical redevelopment in greyfield areas is currently done on an ad hoc, lot-by-lot basis, with suboptimum outcomes and no additional land provided for social amenity/utility. 'Greening the Greyfields' seeks to take an active approach to housing growth, dealing with issues of ageing-in-place, downsizing, sustainable and affordable housing development. It seeks to manage growth more strategically and incorporate benefits from good design and technology use.

This approach is both highly relevant and beneficial for Maroondah. Maroondah's housing stock is mature and ageing. The housing market has seen this and responded, but only in ad-hoc fashion, without guidance and with no sense of creating functioning places. The Housing Supply Analysis – Charter Keck Cramer, May 2015 indicated that in Maroondah “69% of all projects are small scale, resulting in either one or two net additional dwellings”. Furthermore, the community engagement process highlighted the need for areas other than the larger activity centres to take their fair share of development, but also wants to maintain the character of the suburbs of Maroondah and maintain affordability. Furthermore, transport and accessibility were identified as the major infrastructure concerns of the community and designed and located greyfield development should be able to cater to these housing needs.

Given that major developers are not yet looking at the opportunities in the greyfields, this adds further incentive to plan and promote the right type of redevelopment in certain parts of Maroondah rather than allow ad-hoc development to continue.

In delivering on this key direction, Council will firstly implement the objectives of 'Greening the Greyfields' within the Maroondah Planning Scheme. The second stage will be to identify pilot precincts and work on a site-specific amendment to implement the greyfield renewal.

Implementing the objectives of 'Greening the Greyfields' into the Planning Scheme will provide additional support for the greyfield renewal. The second stage will allow Council to proceed with a site-specific amendment that includes community engagement.

The Amendment implements the objectives of the Design Framework and Concept Plan - Ringwood Greyfield Precinct, as outlined above.

Does the Amendment address relevant bushfire risk?

The Amendment will not increase bushfire risk. It supports the local and State planning policy objectives in relation to bushfire risk by:

- Supporting significantly increased residential development in a location that is not subject to bushfire risk.
- Relieving pressure for intensification of urban development in areas that are susceptible to bushfire events.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment is consistent with Minister's Direction 11 – Strategic Assessment of Amendments under section 12(2) of the Act. The requirements of this Direction have been followed during the preparation of this Amendment and are reflected within this report.

The Amendment is consistent with Minister's Direction 9 – Metropolitan Planning Strategy under section 12(2) of the Act, by implementing the following Plan Melbourne objectives and outcomes at the municipal level:

- Objective 2 - Housing choice and affordability – provide a diversity of housing in defined locations that caters for different households and is close to jobs and services.
- Objective 4: Liveable communities and neighbourhoods – create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.
- Objective 5: Environment and energy – protect our natural assets and better plan our water, energy and waste management to create a more sustainable city.
- Objective 7: Implementation – delivering better governance: achieve clear results through better governance, planning, regulation and funding options.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the following Directions of Plan Melbourne:

Direction 2.2, Policy 2.2.4; the Ringwood Greyfield Renewal Precinct has been identified based on extensive economic, architectural and planning assessment, along with community consultation, as being suitable to deliver more housing choice and diversity.

Direction 5.2, Policy 5.2.1; the Amendment, including the Ringwood Design Framework and Concept Plan - Ringwood Greyfield Precinct incorporates principles for promoting improved walkability within the Ringwood Greyfields Renewal Precinct.

The Amendment supports the following policies within the State Planning Policy Framework.

Clause 12.05-2S Landscapes; future development within the Ringwood Greyfield Renewal Precinct will enhance the significant landscapes of the adjoining ridge lines and Mullum Mullum Creek that contribute to character, identity and sustainable environments.

Clause 15.01-1 Urban design; the Amendment seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity for Ringwood.

Clause 16.01-1S Integrated housing; the Amendment aims to increase the supply of good-quality housing in an existing urban area with good access to facilities and services by facilitating increased housing yield.

Clause 16.01-1R Integrated housing – Metropolitan Melbourne; the Amendment seeks to provide mandatory building height and site coverage controls to provide certainty about the appropriate scale of growth in the Ringwood Greyfield Renewal Precinct.

Clause 16.01-2R Housing opportunity areas – Metropolitan Melbourne; the Amendment seeks to offer opportunities for greyfield renewal, particularly through land consolidation, to provide more medium density housing near employment and transport.

Clause 16.01-3S Housing diversity; the Amendment encourages the provision for a range of housing types close to the Ringwood Metropolitan Activity Centre, including well-designed medium density housing, to meet diverse housing needs in Ringwood and the wider Maroondah City Council local government area.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment supports the implementation of the Planning Policy Framework in the following manner.

Maroondah's Strategic Framework plan is found at Clause 21.02 and illustrates the key land use components and provide a focus for development. The Municipal Strategic Statement sets out the guiding principles for planning in Maroondah as:

- The hierarchy of activity centres as a focus for growth in Maroondah between 2016 and 2040.
- Protection of areas of ridge lines and landscapes from significant development.
- Protecting and enhancing our environment and neighbourhood character.

The Ringwood Greyfields Precinct is within residential area of Maroondah where residential growth is supported through Clause 21.08 Housing and residential land use.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victoria Planning Provisions through the selection of appropriate planning tools to achieve the vision and strategic framework set out in the Plan and Guidelines. The Amendment makes changes to the MSS, local planning policy, zone and zone schedule and overlay schedules, along with map changes, to achieve the vision of the Plan and Guidelines.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be sought during the public exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The increase in development supported by the Design Framework and Concept Plan - Ringwood Greyfield Precinct, and Amendment C134 in general, is likely to have minimal impact on the transport system. The Amendment includes objectives relating to transport and movement. Achievement of these objectives will support the objectives of the *Transport Integration Act 2010*:

- Social and economic inclusion
- Economic prosperity
- Environmental sustainability
- Integration of transport and land use
- Efficiency, coordination and wellbeing
- Safety and health and wellbeing

The Amendment complies with the principles set out in the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The Amendment will not result in any significant impact on the resources and administrative costs of Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Maroondah City Council:

- City Offices Service Centre, Braeside Avenue, Ringwood
- Realm, Ringwood Town Square, 179 Maroondah Highway, Ringwood
- Civic Square Service Centre, Civic Square, Croydon
- Croydon Library, Civic Square, Croydon

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment can make a submission to the planning authority. Submissions about the Amendment must be received by 26 February 2021.

A submission must be sent to: Mr Phil Turner, Director Strategy and Community, Maroondah City Council, PO Box 156, Ringwood 3134 or via email at maroondah@maroondah.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

- Directions hearing: Week commencing 17 May 2021.
- Panel hearing: Week commencing 28 June 2021.