

Cr Kylie Spears

Passionate about Connecting Community

Wombolano Ward

Maroondah City council 2024



RINGWOOD METROPOLITAN ACTIVITY CENTRE CATCHMENT AREA

The state government is proposing a significant alteration to Maroondah's fabric by proposing the construction of up to 6-storey apartments within what they have named the Ringwood Metropolitan Activity Centre Catchment Area, as a starting point, with Croydon, Heathmont and Ringwood East in the next proposed 130 centres.

I cannot and will not support the proposed Activity Centre Catchment Area in its current form. I firmly believe that the one size fits all approach is not an acceptable community outcome.

The Ringwood Activity Centre Masterplan has had considerable community consultation over the last 20 years; however, the Ringwood Activity Centre Catchment plan has had NO community consultation or Council input.

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My specific areas of concern include:

- ❖ The impact on development in the Masterplan area, allowing this level of development outside of the Masterplan area will undermine the intent and purpose of the Ringwood Metropolitan Activity Centre (MAC)
- ❖ It is not clear how many of the target of 8,200 and 12,200 homes are to be within the Masterplan area and how much within the residential catchment
- ❖ The existing Masterplan and Activity Centre zoning already allows for significant development capacity within the Masterplan area, we don't need more at this stage
- ❖ Removal of the existing Significant Landscape Overlay Schedule 3 and 4, which apply to the vast majority of land within the 'catchment' area, have not been considered.
- ❖ Maroondah community highly values vegetation and tree canopy coverage.
- ❖ The loss of vegetation in this area would have a significant detrimental impact on biodiversity and canopy coverage within Maroondah.
- ❖ The Significant Landscape Overlay Schedule 3 also seeks to ensure that new development is responsive to natural features and vegetation.
- ❖ The land to the north of the Ringwood Bypass slopes up to the Loughnan-Warranwood Ridge, which reduces the walkability of this area.
- ❖ Buildings constructed on this slope and the top of the ridgeline, especially six storey buildings, would be visually prominent and much larger than any of the existing buildings in this area which are generally constructed below the tree canopy.
- ❖ The proposed catchment ignores the existing zoning, in particular the Neighbourhood Residential Zone Schedule 3 - Canopy Cover Ridgeline Protection, to the north of the Ringwood Bypass.

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- ❖ A significant amount of Council strategic planning work and consultation has gone into the application of this zone and it provides for increased side and rear setback and garden areas to protect canopy cover.
- ❖ The need to protect the Mullum Mullum Creek Biolink which recently went through a community consultation process and received strong support from the community.
- ❖ No consideration of neighbourhood character, and in particular Neighbourhood Character Overlay Schedule 3 - Jubilee Park, that may be removed.
- ❖ The application of this overlay is relatively recent (2020) and was strongly supported by Council and the community.
- ❖ The Ringwood Greening the Greyfields precinct is located within the catchment area. It is unclear whether this precinct will be retained, and as with other controls in the planning scheme, this is recently completed strategic planning work (2022), which went through community consultation
- ❖ No provision for affordable Housing -the Draft Ringwood Activity Centre Plan has a section about affordable housing, saying only that “(a)pplications for residential subdivision and development should consider how they contribute to meeting the need for affordable housing.”
- ❖ The proposed residential catchment undermines strategic work that has been undertaken by Maroondah Council, which included rigorous community consultation processes for each strategic project.

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What can you do?

I urge you to write to your local members of parliament and voice your concerns, as on speaking to our MP's they have all said to me, they have not heard from community that this is an issue to them.

Our local MP's include:

Minister for Planning Sonya Kilkenny - sonya.kilkenny@parliament.vic.gov.au.

Shaun Leane - shaun.leanes@parliament.vic.gov.au

Sonya Terpstra - sonja.terpstra@parliament.vic.gov.au

Nick McGowan - Nick.McGowan@parliament.vic.gov.au

Will Fowles - will.fowles@parliament.vic.gov.au

Also please complete the engage Victoria website survey <https://engage.vic.gov.au/project/activitycentres/page/ringwood>
(You will need to scroll down the page and be prepared that the survey is designed to get your approval)

I ask the State Government to work with Council and Community rather than imposing outcomes. Together a nuanced approach would ensure Community outcomes we can all be proud of.

Warm regards
Kylie

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