

# Information Memorandum

# Executors Auction

Thursday 22nd November 2012, 12 noon



## LUCRATIVE INVESTMENT RIPE FOR GROWTH & DEVELOPMENT

**27 Ringwood Street, Ringwood**

Gorman & Kelly Commercial Real Estate Pty Ltd  
Level 1, 1 Oxley Road, HAWTHORN VIC 3122

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**gk** **gormankelly**



# INTRODUCTION

GormanKelly is pleased to offer 27 Ringwood Street, Ringwood for sale by auction.

A fantastic opportunity to secure a fully leased standalone office building in an exciting and emerging location with great development upside.

We believe the most outstanding aspects of this property include:

- Building area 951m<sup>2</sup> with 34 onsite car spaces;
- Secure leases to longstanding tenants;
- Currently returning \$247,650p.a.(as at 1<sup>st</sup> Jan 2013) plus outgoings & GST;
- Suitable for Investors with future potential to develop (STCA);
- Land area 908m<sup>2</sup> / Zoned Business 2;
- Potential for development of a residential focus to 7-8 levels under Melbourne 2030 zoning.
- Great location – Ringwood Train Station at doorstep, opposite Eastland Shopping Centre with easy access to (Eastlink).



27RINGSept2012/V1

DISCLAIMER: All information contained within is believed to be correct, although no warranty is given and all parties should make their own enquiries. \*All measurements, distances, land areas, building areas, rentals and any quoted numerical figures are approximates only.



# SITE PARTICULARS

## Title Particulars

The property is contained in Certificate of Title Volume 06169 Folio 708 and more particularly described as Lot 10 on Lot Plan 9629.

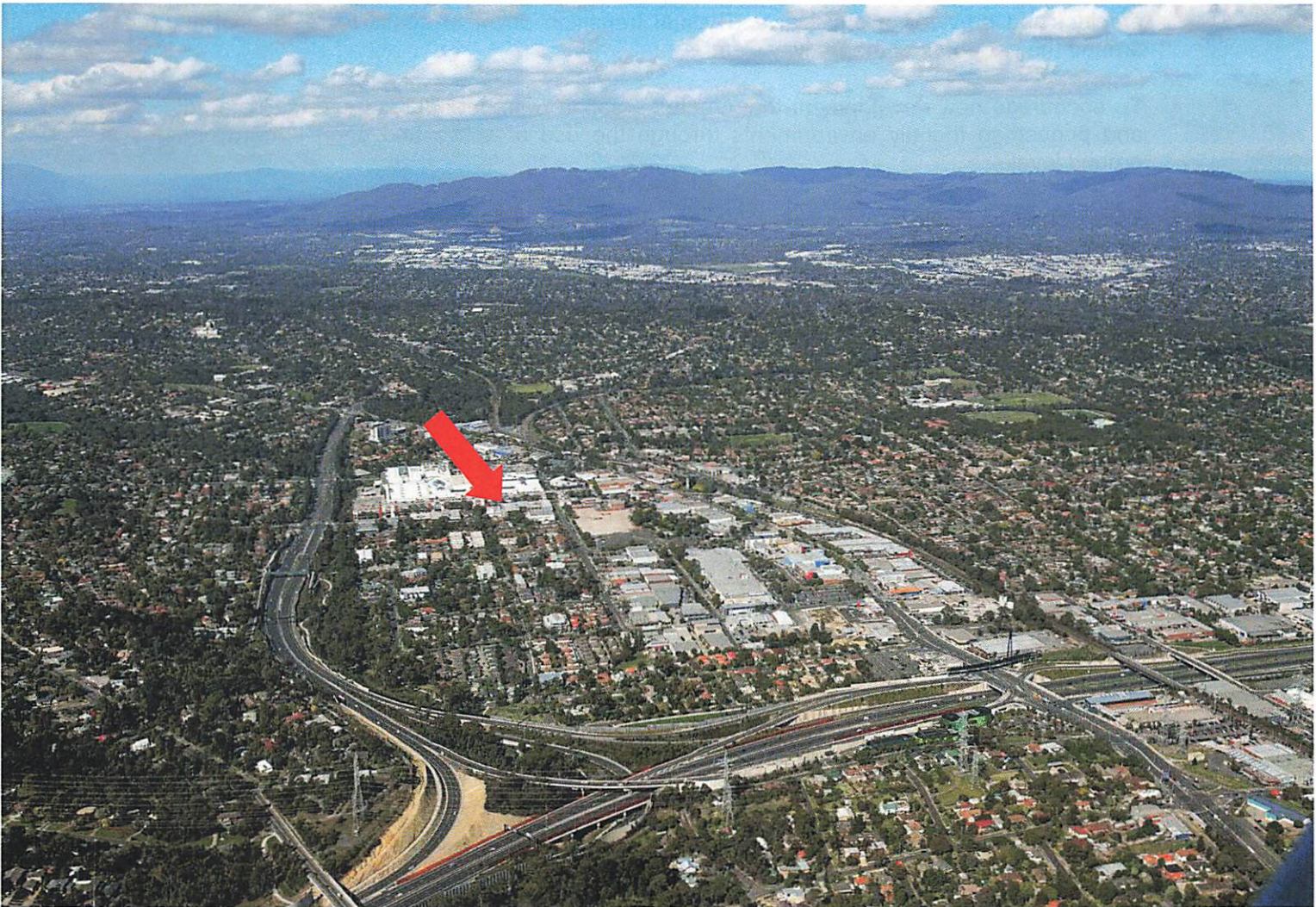
## Site Details & Town Planning

Land Area: 908m<sup>2</sup>\*

The site is basically rectangular in shape and features a frontage of 18m\* approx to Ringwood Street and a depth of 50.3m\* approx. A site plan is attached to this report.

We understand that the property is **Zoned Business 2** under the City of Maroondah Planning Scheme.

The site is included within the Ringwood Activity Centre precinct under Melbourne 2030 and currently has scope for redevelopment to 21.5 metres in height (Approx 7 levels) with a residential focus.





# TOWN PLANNING

We understand that the property is **Zoned Business 2** and is subject to a **Design and Development Overlay** and **Development Contributions Plan Overlay** under the City of Maroondah Planning Scheme.

The purpose of Business 2 Zoning is to encourage the development of offices and associated commercial uses. The property is located in Precinct B under the Design and Development Overlay. Essentially the Overlay encourages development with a minimum height of 7.5 metres and a maximum height of 21.5 metres (ie 7 levels).

The design objectives are as follows:

- To encourage future development that optimises the full potential of sites and reflects its location within a Principal Activity Centre and a Transit City.
- To create a built form hierarchy that establishes the tallest building forms within the Town Centre precinct and provides a physical and visual transition down to sensitive residential interfaces around the periphery of the Activity Centre.
- To encourage new development that creates a sense of street address and facilitates attractive and pedestrian friendly environments through the use of active and open street frontages at ground level.
- To encourage excellence in architectural and building design throughout the Activity Centre.
- To encourage the development of landmark and feature buildings that by exceeding the general building scale strongly define key junctions, topographical high points and gateways to and within the Activity Centre, and in particular acknowledge the Town Centre axis between the Ringwood Station and the retail hub.
- To ensure appropriate urban design outcomes that minimise the appearance of visual bulk and respect the amenity of sensitive adjoining interfaces.
- To ensure an appropriate design interface of high architectural value for buildings abutting Ringwood Lake that reflects an open and transparent connection to the Lake, minimises visual bulk and respects the amenity of the lake environment.
- To create certainty for the community, land owners and developers within Ringwood regarding the future of the Activity Centre and potential opportunities and constraints associated with existing allotments.
- To encourage multi-level apartment style residential housing opportunities to complement and enhance the form and transit city role of the Ringwood Activity Centre.
- To integrate environmentally sustainable development principles and techniques into the design, construction and operation stages of new development to recognise and contribute towards a long-term, responsible and sustainable future for the Ringwood Activity Centre and the wider community.
- To ensure advertising signs do not dominate or detract from the visual amenity of the built form and/or the public realm.



# BUILDING PARTICULARS

Suite G.01	195m <sup>2</sup>
Suite G.02	140m <sup>2</sup>
Suite G.03	133m <sup>2</sup>
Suite 1.01	116m <sup>2</sup>
Suite 1.02	127m <sup>2</sup>
Suite 1.03	240m <sup>2</sup>

<b>Total Net Lettable Area</b>	<b>951m<sup>2</sup></b>
<b>Carparks</b>	<b>34 spaces (3.6 per 100m<sup>2</sup> NLA)</b>

27 Ringwood Street comprises a two level standalone office building with undercover parking for 34 vehicles. The building is configured as three separate suites on each level which range between 116m<sup>2</sup> and 240m<sup>2</sup> with front and rear stairwell, rear shared amenities and kitchen to each level. Each of the suites provide a mix of open plan work areas together with partitioned offices and are finished with conventional grid ceilings and carpets to the floor.

Access to and from the building is provided via Ringwood Street.

A building plan is attached to this report.





# LOCATION

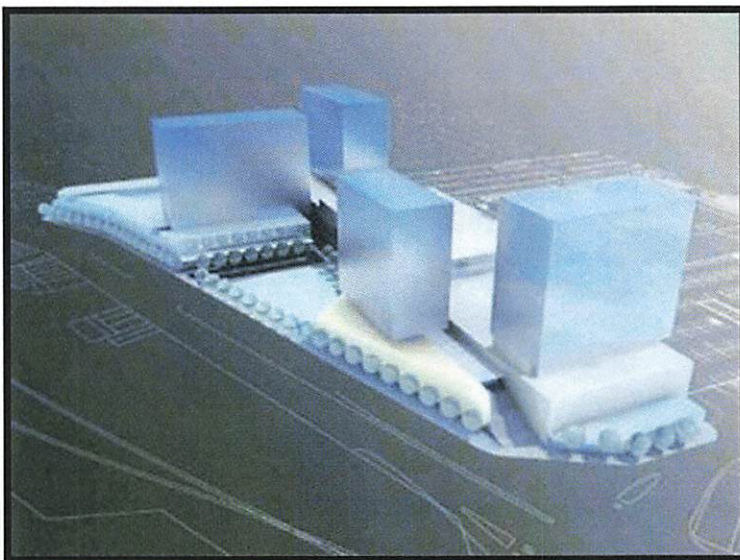
27 Ringwood Street, Ringwood is located on the western side of Ringwood Street directly opposite from Eastland Shopping Centre. The property is located approximately 28km\* east of the Melbourne CBD within the municipality of Maroondah City Council. Maroondah Highway is a major eastern arterial that runs in an east-west direction from Lilydale through to Blackburn, where it then becomes Whitehorse Road.

The suburb of Ringwood is a key gateway from Melbourne's CBD to the Yarra Valley. A well established suburb of 15,185 as at the 2006 Census, it has been selected as a Principal Activity Centre under the Melbourne 2030 Plan – in which it is designated as a "Transit City" as a push to locate higher-density development near public transport facilities. Currently, Ringwood is serviced by Ringwood Railway Station as an interchange for the Belgrave and Lilydale Train lines, with bus terminals adjacent. The suburb provides direct access to major eastern arterials including the Eastern Freeway/EastLink (M3), Monash Freeway/CityLink (M1) and Maroondah Highway/Whitehorse Road.



Eastland Shopping Centre  
Food Court

Focally, Eastland Shopping Centre is the epicenter of retail shopping, positioned between Maroondah Highway and the Ringwood Bypass. Major iconic retails within the centre include Myer, Target, Kmart, Coles, Woolworths, Big W, to name a few. The centre offers three levels of retail shopping, with the third containing a 12 screen Hoyts Cinema Complex.



In 1996 Eastland was purchased from Coles Myer by QIC Global Real Estate, with a retail property fund of \$6.7 billion of assets. As a way of brief background, QIC are a leading Australian real estate manager with a significant portfolio of dominant regional shopping centres and commercial buildings including Watergardens (Taylors Lakes) and Robina (Gold Coast).

In the next 5-7 years, commencing this year, QIC has plans for a \$300 million to \$500 million expansion of Eastland, which will see the centre double from 80,000m<sup>2</sup> to 150,000m<sup>2</sup> - which will make Eastland one of the biggest shopping centres in Australia. The

focus of the expansion is to introduce more dining and entertainment options, in addition to high-end fashion outlets within the centre. The new look Eastland will consist of 60,000m<sup>2</sup> of new retail space with 4 new interconnected levels built underground. Stage 5 will also include two 8-storey towers, one as a 150-bed hotel and the other 15,000m<sup>2</sup> of office space. The development will accommodate for a further 2,842 car parking spaces. Furthermore, as part of the Urban Design Masterplan, the expansion of Eastland is set to encompass a new town square and library.



QIC's plans for Eastland will see the site as a key strategic component for Ringwood as a Principal Activity Centre under the Melbourne 2030 Plan. With State Government funding of \$39 million dedicated toward the growth of suburb as a Principal Activity Centre, many proposed developments are already underway with the adoption of the Urban Design Masterplan. A number of these projects are expected to be completed circa 2015:

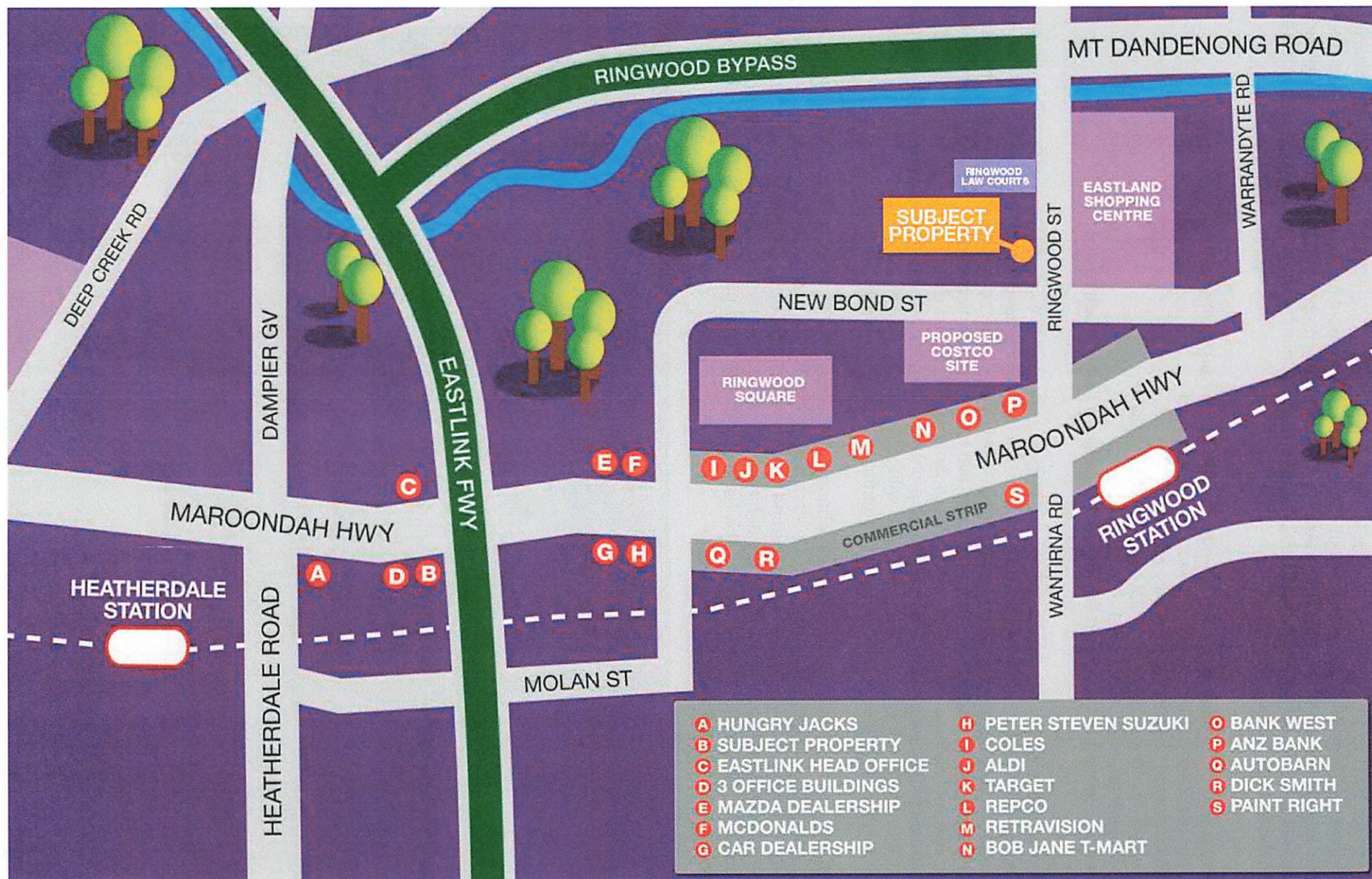
- Expansion of Eastland Shopping Centre – 80,000m<sup>2</sup> to 150,000m<sup>2</sup> approx.
- Upgrade/Redevelopment of Ringwood Railway Station
- Relocation of Heatherdale Railway Station
- Redevelopment of Ringwood Market – 30,000m<sup>2</sup> approx.
- Development of a Office/Hotel – 25,000m<sup>2</sup> approx.
- Redevelopment of brand new \$46.5 million Aquatic & Leisure Centre

The redevelopment of the old Ringwood Market is also expected to be a significant player under the Urban Design Masterplan, with recent construction having commenced in 2011. The site, which is positioned on the corner of Bond and Markets Streets, will include the construction of a mixed-use retail and office development – with three buildings up to five levels. It is anticipated the redevelopment of the Ringwood Market will inject \$80 million into the economy with 110 jobs during construction and a further 960 jobs post-completion. Costco, a membership-only warehouse club chain and the seventh largest retailer in the world, will be occupying the site, with construction having recently commenced. David Jones, amongst many other big names, is also rumoured to have committed to the new-look Eastland.

Construction work has in part started with the changing of ramps, etc. in order to make provision for the development of the existing building, due to start during the fourth quarter of this year. To put the upgrade of Eastland into perspective, Chadstone is currently 140,000m<sup>2</sup> - 150,000m<sup>2</sup> of retail, which comparatively will be of similar size to Eastland, however, Eastland is much better suited for this scale of development because of its accessibility via the EastLink and its close proximity to public transport with the redevelopment of Ringwood Train Station.







27RINGSept2012/V1

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\*All measurements, distances, land areas, building



# TENANCY PARTICULARS

## Ground Floor, Suite G.01

Lessee:	Jenny Craig
Commencement:	1 <sup>st</sup> December 2011
Term:	Three (3) years expiring 30 <sup>th</sup> November 2014
Option:	Two (2) further terms of Three (3) years per term
Current Rental:	\$45,893 per annum plus GST (as at 1 <sup>st</sup> Jan 2013) including 5 carparks
Outgoings:	Payable by the Lessee
Reviews:	Annual 4% increases, market review at option



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## Ground Floor, Suite G.02

Lessee:	Juan Alberto Dominguez (JD Lawyers)
Commencement:	1 <sup>st</sup> July 2010
Term:	Three (3) years expiring 30 <sup>th</sup> June 2013
Option:	Two (2) further terms of Five (5) years per term
Current Rental:	\$29,204 per annum plus GST including 3 carparks
Outgoings:	Payable by the Lessee
Reviews:	Annual 4% increases and market review at option

## Ground Floor, Suite G.03

Lessee:	McGregor, Rawson, Baldwin
Commencement:	1 <sup>st</sup> June 2011
Term:	Three (3) years expiring 31 <sup>st</sup> May 2014
Option:	One (1) further term of Three (3) years
Commencing Rental:	\$28,799 per annum plus GST including 4 carparks
Outgoings:	Payable by the Lessee
Reviews:	Annual 4% increases and market review at option



### First Floor, Suites 1.01&1.02



Lessee:	MEGT
Commencement:	1 <sup>st</sup> July 2011
Term:	One year, nine months expiring 31 <sup>st</sup> March 2013
Option:	One (1) further term of one (1) year
Commencing Rental:	\$76,772 per annum (as at 1 <sup>st</sup> Jan 2013) plus GST including 9 carparks
Outgoings:	Payable by the Lessee
Reviews:	Annual 4% increases and market review at option

### First Floor, Suite 1.03

Lessee:	MEGT
Commencement:	1 <sup>st</sup> December 2011
Term:	One year, four months expiring 31 <sup>st</sup> March 2013
Option:	One (1) further term of one (1) year
Commencing Rental:	\$60,742 per annum (as at 1 <sup>st</sup> Jan 2013) plus GST including 9 carparks
Outgoings:	Payable by the Lessee
Reviews:	Annual 4% increases and market review at option

MEGT is a not for profit organization that specialises in apprenticeships, traineeships and training. MEGT Australian Apprenticeships Centre is the largest in Australia and has offices in every state to help both local and national businesses. For further information visit: [www.megt.com.au](http://www.megt.com.au)

### Carpark Storage



Lessee:	Toll Priority
Commencement:	1 <sup>st</sup> July 2011
Term:	Three (3) years
Option:	One (1) further term of three (3) years each
Commencing Rental:	\$6,240 per annum plus GST
Outgoings:	Payable by the Lessee
Reviews:	Annual 4% increases and market review at option

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# TENANCY SCHEDULE

Tenancy	Tenant	NLA (m <sup>2</sup> )	Cars	Comm date	Exp Date	Option	Total Rental incl carparks (at 1st Jan 2013)	Rental \$/m <sup>2</sup> overall	Car Rental @ \$100pcm (\$pa)	Rental \$/m <sup>2</sup> ex cars
G.01	Jenny Craig	195m <sup>2</sup>	5	01/12/2011	30/11/2014	3+3 years	\$45,893	\$235/m <sup>2</sup>	\$6,000	\$205/m <sup>2</sup>
G.02	JD Lawyers	140m <sup>2</sup>	3	01/07/2010	30/06/2013	5+5 years	\$29,204	\$209/m <sup>2</sup>	\$3,600	\$183/m <sup>2</sup>
G.03	McGregor, Rawson, Baldwin	133m <sup>2</sup>	4	01/06/2011	31/05/2014	1x3 years	\$28,799	\$217/m <sup>2</sup>	\$4,800	\$180/m <sup>2</sup>
1.01 & 1.02	MEGT	243m <sup>2</sup>	9	01/07/2011	31/03/2013	1 year	\$76,772	\$316/m <sup>2</sup>	\$10,800	\$271/m <sup>2</sup>
1.03	MEGT	240m <sup>2</sup>	9	01/12/2011	31/03/2013	1 year	\$60,742	\$253/m <sup>2</sup>	\$10,800	\$208/m <sup>2</sup>
Carpark	Toll (Storage)	N/A		01/07/2011	30/06/2014	1x3 years	\$6,240	N/A	N/A	N/A
		<b>951</b>	<b>30</b>				<b>\$247,650</b>		<b>\$36,000</b>	

Some local office rental evidence is detailed below:

Address	Area (m2)	Rental \$(pa)	Rental \$/m2
Suite 1, 23 Ringwood Street, Ringwood	184m <sup>2</sup>	\$48,000	\$261/m <sup>2</sup>
Ground, 46 New Street, Ringwood	442m <sup>2</sup>	\$109,000	\$247/m <sup>2</sup>
Level 1, 139 Maroondah Hwy, Ringwood	212m <sup>2</sup>	\$39,000	\$184/m <sup>2</sup>
Suite 1, 46 New Street, Ringwood	113m <sup>2</sup>	\$30,000	\$265/m <sup>2</sup>
Suite 3, 45 Ringwood Street, Ringwood	169m <sup>2</sup>	\$55,000	\$325/m <sup>2</sup>



# SALE TERMS

27 Ringwood Street, Ringwood is to be sold by public auction scheduled for Thursday 22<sup>nd</sup> November, 2012 at 12:00 noon on site.

Terms of sale will be 10% Deposit with Settlement 60/90 days, or earlier by mutual agreement.

*Please note that the settlement date will be subject to probate being issued.*

If you have any further queries, would like to arrange for an inspection or request a Contract of Sale please do not hesitate to contact exclusive selling agents:

David Minton 0422 987 749  
[dminton@gormankelly.com.au](mailto:dminton@gormankelly.com.au)

Robert Kelly 0418 655 242  
[rkelly@gormankelly.com.au](mailto:rkelly@gormankelly.com.au)



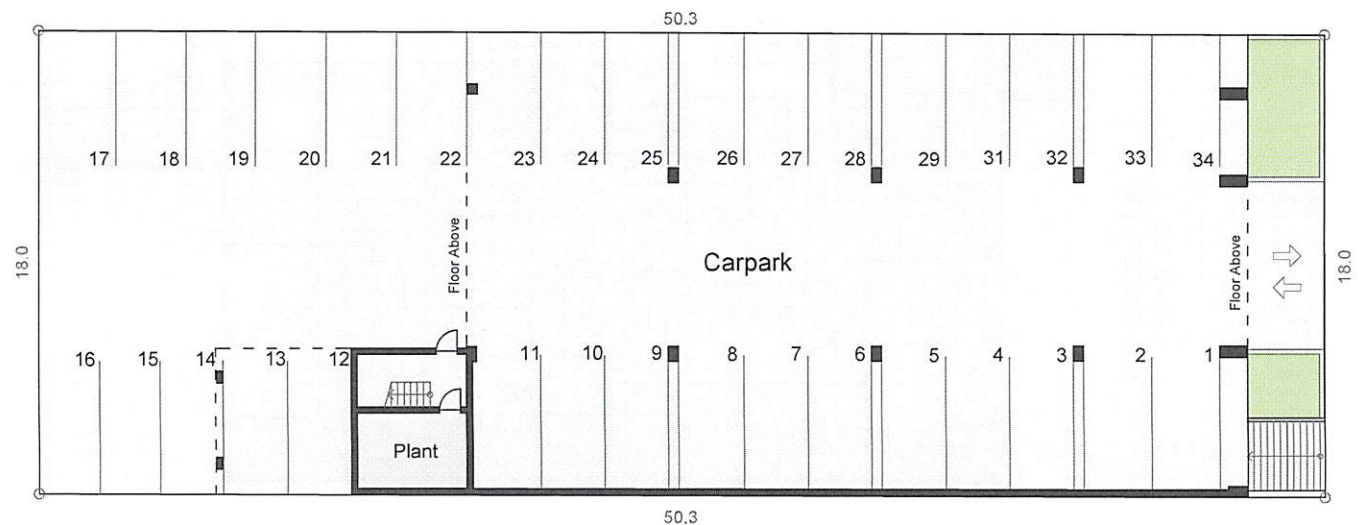
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**REIV AWARDS**  
FOR EXCELLENCE 2011  
Achievement [Rookie] Award **FINALIST**

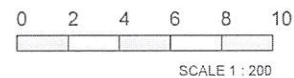
**REIV AWARDS**  
FOR EXCELLENCE 2011  
Corporate Support Person of the Year **FINALIST**





#### Information Schedule

Title Details	Lot 10 - LP9629
Land Area	908 m <sup>2</sup>
Building Area	951 m <sup>2</sup>
Total Car Parking	34



**Disclaimer:** This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information. Areas are approximate and dimension rounding may result in area discrepancies.

All land information taken from the Deposited Plan. Boundaries have not been defined.

Plan  
Prepared  
For:

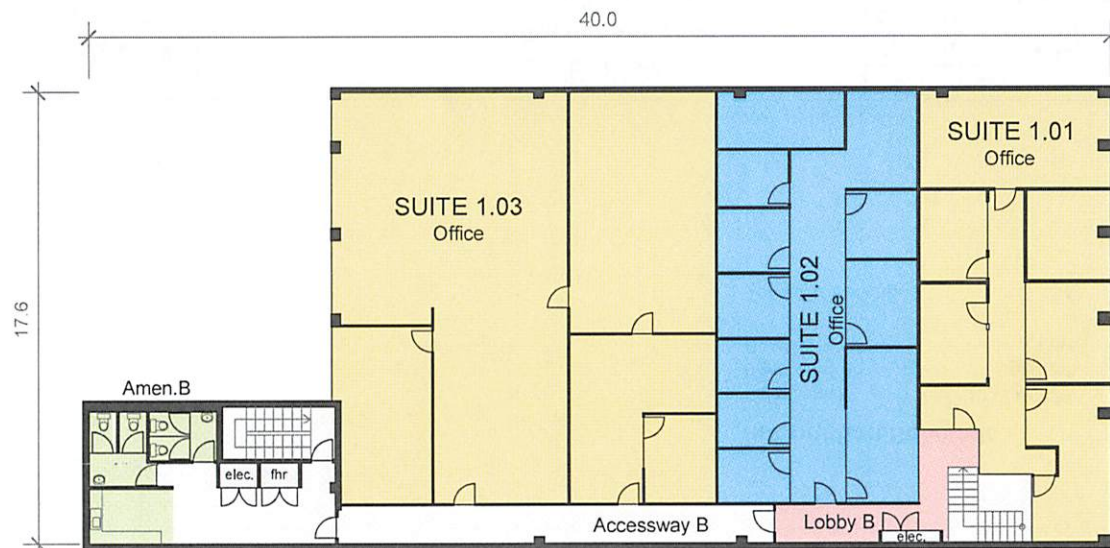


**SITE PLAN**  
27 Ringwood Street  
RINGWOOD, VIC

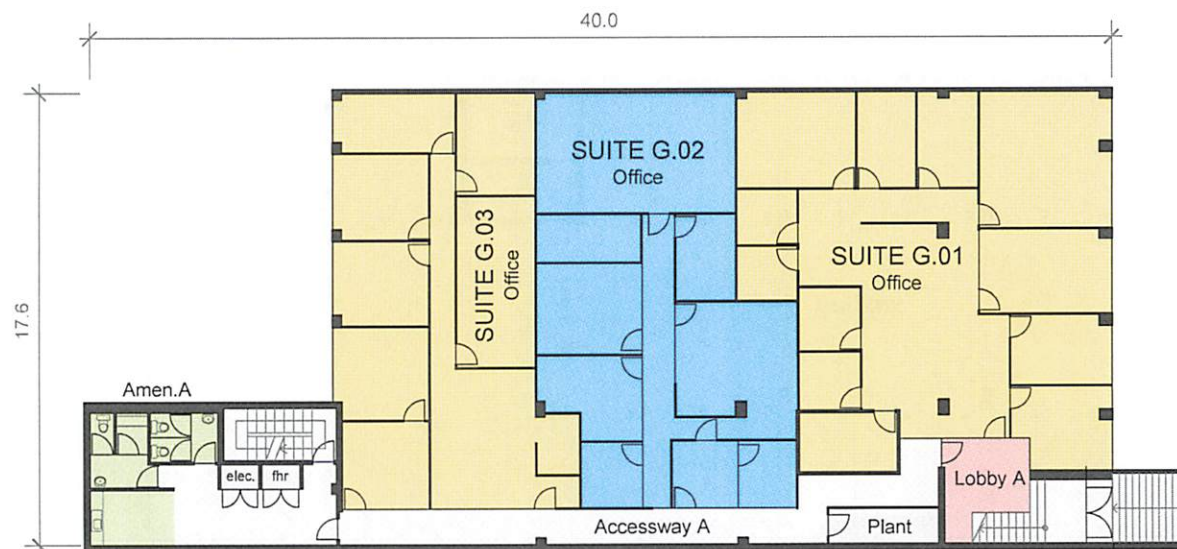
Date: 10/10/2012	
Ref: 42819	Rev: 0
Drawn: AM	Checked: AM
Scale: 1:200 @ A3	Sheet: 2 of 2

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First Floor



Ground Floor

## Information Schedule

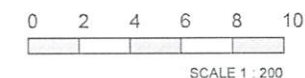
### Ground Floor

Suite G.01	
Office	195 m <sup>2</sup>
<b>Total Area</b>	<b>195 m<sup>2</sup></b>
Suite G.02	
Office	140 m <sup>2</sup>
<b>Total Area</b>	<b>140 m<sup>2</sup></b>
Suite G.03	
Office	133 m <sup>2</sup>
<b>Total Area</b>	<b>133 m<sup>2</sup></b>

### First Floor

Suite 1.01	
Office	116 m <sup>2</sup>
<b>Total Area</b>	<b>116 m<sup>2</sup></b>
Suite 1.02	
Office	127 m <sup>2</sup>
<b>Total Area</b>	<b>127 m<sup>2</sup></b>
Suite 1.03	
Office	240 m <sup>2</sup>
<b>Total Area</b>	<b>240 m<sup>2</sup></b>

Lobby A	11 m <sup>2</sup>
Lobby B	14 m <sup>2</sup>
Accessway A	55 m <sup>2</sup>
Accessway B	45 m <sup>2</sup>
Amenities A	20 m <sup>2</sup>
Amenities B	20 m <sup>2</sup>
Plant	6 m <sup>2</sup>



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Plan  
Prepared  
For:



**MARKETING DRAWING**  
27 Ringwood Street  
RINGWOOD, VIC

Date:	10/10/2012
Ref:	42819
Rev:	0
Drawn:	AM
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Scale:	1:200 @ A3
Sheet:	1 of 2

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**34.02**  
23/09/2011  
VC77

## **BUSINESS 2 ZONE**

Shown on the planning scheme map as **B2Z**.

### **Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage the development of offices and associated commercial uses.

**34.02-1**  
23/09/2011  
VC77

### **Table of uses**

#### **Section 1 - Permit not required**

Use	Condition
Caretaker's house	
Home occupation	
Informal outdoor recreation	
Minor utility installation	
Office	The combined leasable floor area for all offices must not exceed any amount specified in the schedule to this zone.
Postal agency	
Railway	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

#### **Section 2 - Permit required**

Use	Condition
Accommodation (other than Caretaker's house and Corrective institution)	
Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or Business 5 Zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.  The combined leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.
Agriculture (other than Apiculture and Intensive animal husbandry)	
Industry	Must not be a purpose listed in the table to Clause 52.10.



Use	Condition
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Place of assembly (other than Carnival and Circus)	
Retail premises (other than Postal agency, Shop, and Timber yard)	
Shop (other than Adult sex bookshop)	The combined leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse	Must not be a purpose listed in the table to Clause 52.10.
Any other use not in Section 1 or 3	

### Section 3 - Prohibited

Use
Corrective institution
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Stone extraction
Timber yard

**34.02-2**  
09/10/2006  
VC42

### Use of land

#### Amenity of the neighbourhood

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

#### Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.



- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- If an industry or warehouse:
  - The type and quantity of goods to be stored, processed or produced.
  - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
  - Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1995 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.
  - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

### **Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

**34.02-3**  
19/01/2008  
VC37

### **Subdivision**

#### **Permit requirement**

A permit is required to subdivide land.

#### **Exemption from notice and review**

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

### **Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.



- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The interface with adjoining zones, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

**34.02-4**  
30/08/2006  
VC40

## **Buildings and works**

### **Permit requirement**

A permit is required to construct a building or construct or carry out works. This includes the internal rearrangement of a building if the maximum leasable floor area specified in the schedule to this zone is exceeded.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

### **Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.



## **Exemption from notice and review**

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

## **Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The interface with adjoining zones, especially the relationship with residential areas.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

## **Maintenance**

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

### **34.02-5**

19/01/2006  
VC37

## **Neighbourhood and site description and design response**

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.



## **Satisfactory neighbourhood and site description before notice and decision**

The responsible authority must inform the applicant in writing:

- Before notice of an application is given; or
- If notice of an application is not required to be given, before deciding the application, that the neighbourhood and site description meets the requirements of Clause 54.01 and is satisfactory or does not meet the requirements of Clause 54.01 and is not satisfactory.

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

**34.02-6**  
19/01/2006  
VC37

### **Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.

*Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check whether an overlay also applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*

26/06/2008  
C58**SCHEDULE TO THE BUSINESS 2 ZONE**

Land	Maximum combined leasable floor area (m2) for office.	Maximum combined leasable floor area (m2) for shop.
Land bounded by Eastlink, the Ringwood Bypass, Maroondah Highway (east of Warrandyte Road), and the Belgrave/Lilydale Railway line.	None specified	0. This does not apply to leasable floor area used for restricted retail premises.
All other land	None specified	0



**45.06**  
19/01/2006  
VC37

## **DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO** with a number.

### **Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

**45.06-1**  
19/01/2006  
VC37

### **Development contributions plan**

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

**45.06-2**  
19/01/2006  
VC37

### **Preparation of a development contributions plan**

The development contributions plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

The development contributions plan must:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.
- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

**Notes:** *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check the requirements of the zone which applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*



19/01/2006  
VC37**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**RINGWOOD DISTRICT CENTRE DEVELOPMENT CONTRIBUTIONS PLAN,  
JULY 1997****1.0**19/01/2006  
VC37**Area covered by this development contributions plan**

This Development Contributions Plan applies to all new development in the Ringwood District Centre. The area to which the Plan applies is marked as DCPO1 on the planning scheme maps.

**2.0**19/01/2006  
VC37**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Distributor roads</i>	-	-	-	-
<i>Traffic management works</i>	10.835 million	10 yrs	4.23 million	39
<i>Streetscape &amp; environment</i>	12.81 million	10 yrs	2.606 million	28
<i>Parks</i>	-	-	-	-
<i>Active open space</i>	-	-	-	-
<i>Community activity centres</i>	-	-	-	-
<i>Drainage</i>	1 million	10 yrs	1 million	100
<i>Other</i>	-	-	-	-
<b>TOTAL</b>	<b>23.645 million</b>	-	<b>7.836 million</b>	<b>33</b>

### 3.0 Summary of contributions

19/01/2006  
VC37

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Distributor roads</i>	-	-	-	-	-	-
<i>Traffic management works</i>						Retail \$65/m2 Office \$22/m2 Entertainment \$3/m2 Restricted retail premises \$32/m2 Hotel/Motel \$108/room Industry \$11/m2
<i>Streetscape &amp; environment</i>						\$12/m2 of additional floorspace
<i>Parks</i>	-	-	-	-	-	-
<i>Active open space</i>	-	-	-	-	-	-
<i>Community activity centres</i>	-	-	-	-	-	-
<i>Drainage</i>	-	-	-	-	-	\$3.56/m2 of total site area
<i>Other</i>						
<b>TOTAL</b>						<b>7.836 million</b>

All contributions for traffic management works are for “additional” floorspace.

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

19/01/2006  
VC37

Nil

*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.*



**43.02**  
19/01/2006  
VC37

## **DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO** with a number.

### **Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

**43.02-1**  
19/01/2006  
VC37

### **Design objectives**

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

**43.02-2**  
19/01/2006  
VC37

### **Buildings and works**

#### **Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

#### **Exemption from notice and review**

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**43.02-3**

19/01/2006  
VC37

**Subdivision****Permit requirement**

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

**Exemption from notice and review**

A schedule to this overlay may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**43.02-4**

19/01/2006  
VC37

**Advertising signs**

Advertising sign controls are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

**43.02-5**

19/01/2006  
VC37

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.



**Notes:** *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check the requirements of the zone which applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*

14/01/2010  
C70

## **SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

### **DESIGN CONTROLS - RINGWOOD ACTIVITY CENTRE**

**1.0**  
26/06/2008  
C58

#### **Design objectives**

- To encourage future development that optimises the full potential of sites and reflects its location within a Principal Activity Centre and a Transit City.
- To create a built form hierarchy that establishes the tallest building forms within the Town Centre precinct and provides a physical and visual transition down to sensitive residential interfaces around the periphery of the Activity Centre.
- To encourage new development that creates a sense of street address and facilitates attractive and pedestrian friendly environments through the use of active and open street frontages at ground level.
- To encourage excellence in architectural and building design throughout the Activity Centre.
- To encourage the development of landmark and feature buildings that by exceeding the general building scale strongly define key junctions, topographical high points and gateways to and within the Activity Centre, and in particular acknowledge the Town Centre axis between the Ringwood Station and the retail hub.
- To ensure appropriate urban design outcomes that minimise the appearance of visual bulk and respect the amenity of sensitive adjoining interfaces.
- To ensure an appropriate design interface of high architectural value for buildings abutting Ringwood Lake that reflects an open and transparent connection to the Lake, minimises visual bulk and respects the amenity of the lake environment.
- To create certainty for the community, land owners and developers within Ringwood regarding the future of the Activity Centre and potential opportunities and constraints associated with existing allotments.
- To encourage multi-level apartment style residential housing opportunities to complement and enhance the form and transit city role of the Ringwood Activity Centre.
- To integrate environmentally sustainable development principles and techniques into the design, construction and operation stages of new development to recognise and contribute towards a long-term, responsible and sustainable future for the Ringwood Activity Centre and the wider community.
- To ensure advertising signs do not dominate or detract from the visual amenity of the built form and/or the public realm.

**2.0**  
26/06/2008  
C58

#### **Buildings and works**

Buildings and works in a precinct identified on the plan to this schedule are considered to meet the design objectives for height outlined in this schedule if:

- They are equal to or greater than the minimum height specified in the table to this schedule
- They do not exceed the maximum height specified in the table to this schedule.

An application for a building of a height that is less than the minimum height requirements identified in the table to this schedule must be accompanied by a report outlining how the development will achieve the objectives for development in the Ringwood Activity Centre outlined in this schedule and in Clause 22.07.

### **3.0 Built form**

26/06/2008  
C58

Development within the Activity Centre is required to demonstrate excellence in architectural and building design.

### **4.0 Scale**

26/06/2008  
C58

Development throughout the Activity Centre should be higher and more intense scale than its surrounding suburban context.

Development should facilitate incremental increases of building height and scale from the lower reaches of the Mullum Mullum Creek up toward the Town Centre precinct. Abrupt shifts in scale are discouraged.

Consolidated and larger sites in identified Residential Development Areas may be considered for a higher scale of development.

Buildings in the Commercial Boulevard Precinct, either side of Maroondah Highway, should be of a consistent scale and built hard to the street frontage to achieve a coherent boulevard effect.

### **5.0 Advertising signs**

26/06/2008  
C58

An advertising sign must meet the following requirements:

- A stand alone sign must not exceed 7 metres in height.
- A sign mounted on a building must not protrude above the roofline of the supporting building.

### **6.0 Exemption from notice and review**

26/06/2008  
C58

An application to subdivide land or to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

### **7.0 Decision guidelines**

14/01/2010  
C70

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

- Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004.
- Ringwood Transit City Public Domain and Landscape Guidelines, Hansen Partnership, 2006.
- Ringwood Western Gateway Urban Design Review, Hansen Partnership, 2007
- Demonstration of excellence in architectural and building design.
- Demonstration of the use of environmentally sustainable development principles in the design, construction and operation of the development.
- The style, type and quality of landscaping proposed.
- The style, type, location and co-ordination of any signage.



## MAROONDAH PLANNING SCHEME

- Whether signs are proportional to the size and scale of the building/premises on which they are being erected and complement the style and character of the building, abutting buildings and the streetscape/public realm.
- Whether signs and/or any supporting structures have a potentially detrimental visual impact on the amenity of the area.
- Whether the development will positively contribute to local urban character and enhance the overall public realm, whilst minimising detrimental impact on neighbouring properties and public spaces.
- Whether development facilitates pedestrian linkages, access and amenity.
- The placement and orientation of taller building elements to ensure a diverse and interesting skyline, that will permit adequate day and sunlight access to streets and primary public spaces at ground level.
- Whether the development respects the type, character and amenity of existing residential areas, where direct abutments or interfaces occur.
- Whether the buildings create a sense of address with active, attractive and pedestrian-friendly interfaces at street level.

**Table 1 to Schedule 3**

Precincts within the Ringwood Activity Centre are identified on the Building Height Precinct Plan included with this schedule. The height of buildings are to be in accordance with the building heights specified in the table below. It is noted that heights have been calculated on the basis that the ground floor measures 4 metres from floor to ceiling, and each floor following measures 3.5 metres. The minimum and maximum building heights will be measured from natural ground level.

Precinct	Minimum Building Height	Maximum Building Height	Outcomes to be achieved
DDO3-A	11 metres	28.5 metres	<p>A scale of development that provides for the tallest forms of development within the Activity Centre.</p> <p>Landmark buildings on selected sites including:</p> <ul style="list-style-type: none"> <li>the intersection of Maroondah Highway and Eastlink (eastern side)</li> <li>the south-western intersection of the Maroondah Highway and the Ringwood Bypass;</li> <li>the north-eastern side of the intersection of Ringwood Street and the Maroondah Highway; and</li> <li>the north-western intersection of Warrandyte Road and the Maroondah Highway.</li> </ul>
DDO3-B			
All development except feature buildings	7.5 metres	21.5 metres	<p>A scale of development that reflects the central location within the Activity Centre and takes advantage of consolidated sites.</p> <p>A clear visual increase in building height from adjoining lower scale development located within precincts C and D to be evident.</p>

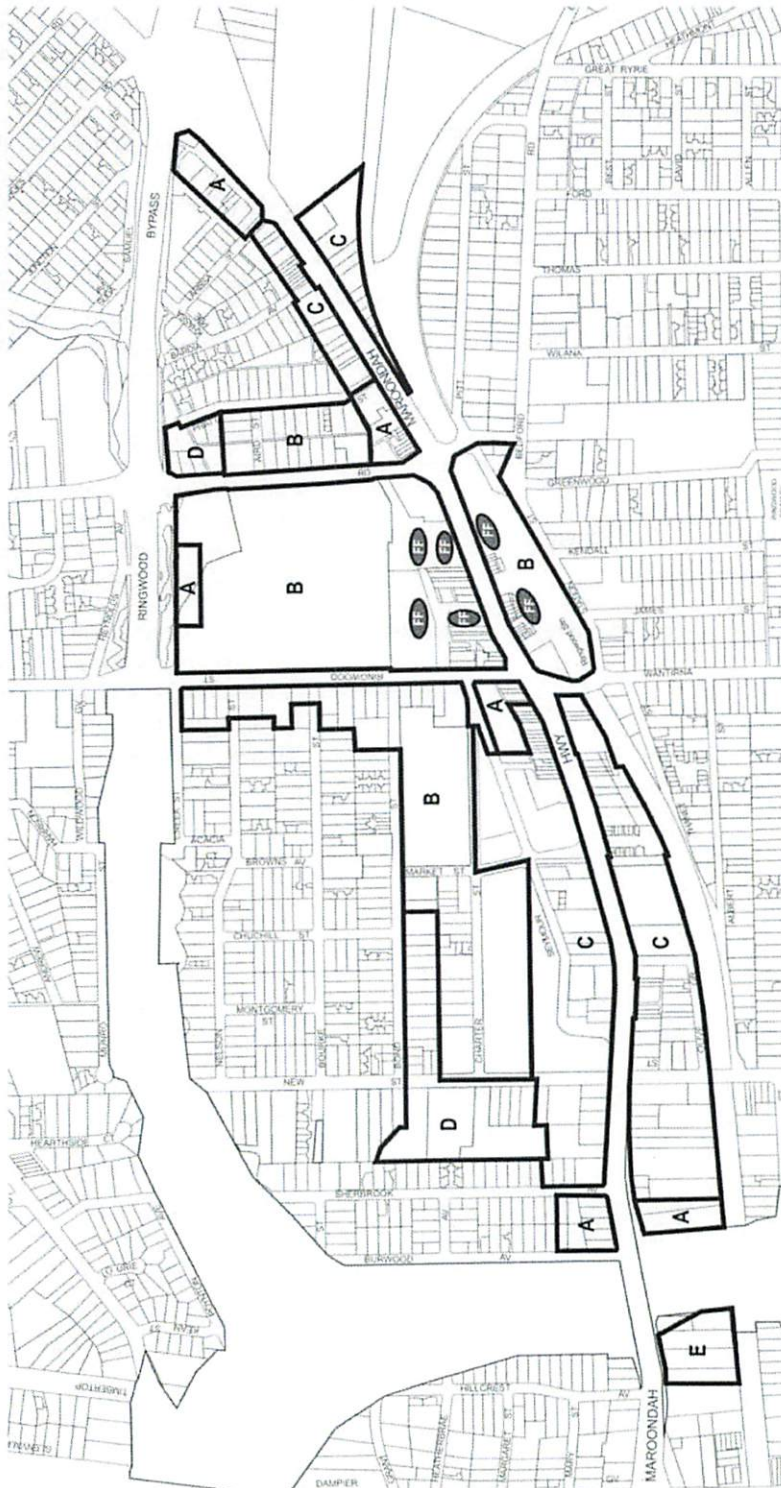
MAROONDAH PLANNING SCHEME

Precinct	Minimum Building Height	Maximum Building Height	Outcomes to be achieved
DDO3-B Feature Buildings	28.5 metres	No maximum height limits apply	A number of sites to be developed as Feature Buildings (identified on the Precinct Plan included with this Schedule as "feature forms"), with taller building forms to define the Town Centre location and the primary axis between the Ringwood Station and the retail hub.
DDO3-C	7.5 metres	18 metres	A scale of development that takes advantage of the high level of exposure from the frontage to the Maroondah Highway but respects the adjoining residential areas around the periphery of the Activity Centre.
DDO3-D	7.5 metres	14.5 metres	A scale of development that reflects a transition area between the lower scale residential areas and the higher intensity Activity Centre.
DDO3-E	11 metres	18 metres	A scale of development that highlights the western gateway of the Activity Centre and is subject to impacts on views of the Dandenong Ranges and Wicklow Hills ridgeline.



Ringwood Activity Centre – Building Height Precinct Plan

Ringwood Activity Centre  
DDO3 Building Height Precinct Plan



2.65 VB

2.65  
675

2.700

.725  
.750  
.775

2.8

.85  
.875

2.9

.925  
.935  
.945  
.955

3.00

.010  
20  
30

3.045

.050  
55

3.060 *total*

8.09%

Legend

