

AMENDMENT C218 LILYDALE STRUCTURE PLAN- REQUEST FOR AUTHORISATION TO COMMENCE EXHIBITION

Report Author: Principal Strategic Planner
Responsible Officer: Director Planning & Sustainable Futures
Ward(s) affected: Billanook; Melba;

The author(s) of this report and the Responsible Officer consider that the report complies with the overarching governance principles and supporting principles set out in the Local Government Act 2020.

CONFIDENTIALITY

This item is to be considered at a Council meeting that is open to the public.

SUMMARY

Amendment C218 proposes to implement the recommendations of the Lilydale Major Activity Centre Structure Plan, 2022 that was adopted by Council on 9th August 2022, and the Yarra Ranges Neighbourhood Character Study (Hansen, 2024) adopted by Council on 11th June 2024.

The Structure Plan provides a framework to guide the future land use, development, urban design, vehicle and pedestrian movement and capital works in the Lilydale town centre and surrounding residential areas.

The Structure Plan incorporates a number of actions that will be implemented across multiple Council departments. Amendment C218 will implement the actions requiring changes to the planning scheme that includes the application of an Activity Centre Zone to the town centre and some well located residential land, rezoning of suburban areas currently zoned Residential Growth Zone to a General Residential Zone for improved neighbourhood character outcomes, and application of an Environmental Audit Overlay to some sites where proposed rezonings will allow residential land uses for the first time.

In order to commence the amendment process, Council must seek authorisation from the Minister for Planning to prepare and exhibit the amendment.

RECOMMENDATION

That Council

- 1. In accordance with the requirements of the Planning and Environment Act 1987, request the Minister for Planning to authorise the preparation of Amendment C218 to the Yarra Ranges Planning Scheme that proposes to make changes generally in accordance with the attachments.**
- 2. Subject to the Minister's Authorisation, publicly exhibit Amendment C218 to the Yarra Ranges Planning Scheme.**

RELATED COUNCIL DECISIONS

24th September 2019 Council Meeting: Council adopted the Lilydale Place Plan to guide decision making for Lilydale's future liveability, which included an Action 2.2 to support the development of a Lilydale Structure Plan.

14th December 2021 Council Meeting: Council endorsed the draft Lilydale Structure Plan for public consultation.

9th August 2022 Council Meeting: Council adopted the final Lilydale Structure Plan.

DISCUSSION

Purpose

The purpose of the report is to provide an overview of Planning Scheme Amendment C218, which proposes to implement the recommendations of the Lilydale Structure Plan through:

- An updated local planning policy to guide land use and development.
- Rezoning of land to enable and encourage altered land use and development outcomes.
- Other associated changes, including the removal of redundant planning controls.

Background

The Draft Lilydale Structure Plan was publicly exhibited over a ten-week period during where feedback was sought, and an updated final Lilydale Structure Plan was then formally adopted by Council on 9th August 2022. The Structure Plan built on the previous Lilydale Place Plan 2019, and translated the vision of the Place Plan into tangible land use and development concepts, urban design outcomes, infrastructure projects, traffic strategies and place-based character strategies.

A new Structure Plan was required for Lilydale to replace the earlier 2006 Structure Plan due to the large amount of change occurring in the centre, which included:

- The Kinley redevelopment of the former Lilydale Quarry.
- The level-crossing removal and a new, relocated train station.
- The expansion of the Box Hill Institute.
- Investment in the centre through the State Government Office of Suburban Development.

Some of the main issues addressed, and objectives of the Structure Plan were:

- To provide direction on the future of Main Street as a public space and movement corridor for multiple transport modes.
- To recommend appropriate building heights for higher residential densities in the town centre while protecting view lines and character.
- Identification of problematic planning controls in residential areas (the Residential Growth Zone), with recommendations for changes.
- Identification of gaps in heritage planning controls.
- Identification of infrastructure issues associated with traffic and drainage and recommended actions to address these.
- To establish a position in favour of the Lilydale Bypass, enabling advocacy to the State Government;

Lilydale Activity Centre Height and Built Form Analysis, 2023

While the Lilydale Structure Plan included high-level recommendations for building heights, scales, and setbacks, it acknowledged a need for a more detailed review focussing solely on these issues. Action A15 of the Structure Plan states:

“Undertake a height and built form analysis for the selected commercial and residentially zoned land in and surrounding the town centre, to inform planning controls and allowable building heights and setbacks.”

To give effect to this action, Council engaged an independent consultant to prepare a Height and Built Form Analysis review. The review focussed on the area of Lilydale proposed for rezoning to the Activity Centre Zone, which is further discussed below under ‘Proposed Activity Centre Zone’.

The findings of the review largely aligned with the Structure Plan but did identify capacity for additional height and density in some instances. The proposals within Amendment C218 are based on the review (Attachment 1), in addition to the broader recommendations of the Structure Plan.

Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 is the current metropolitan strategy for Melbourne (now under review). *Plan Melbourne* emphasises the need to locate population growth in targeted, established areas of Melbourne, rather than a large proportion of growth occurring in greenfield areas on the periphery of Melbourne.

In order to achieve this, *Plan Melbourne* identifies specific areas and urban centres to accommodate this growth within established areas. It designates Lilydale as a Major Activity Centre (MAC), which has a key role in accommodating growth. Yarra Ranges' only other MAC is Chirnside Park, however that centre lacks Lilydale's many advantages such as fixed rail, a street-based heritage town centre, and a broader mix of land uses such as civic and community, recreational, educational, and an array of commercial uses.

Plan Melbourne, encourages an increased proportion of medium and higher density housing within MAC's. These urban centres are intended as compact, walkable places that emphasise the importance of living locally, giving people the ability to meet most of their daily needs within a 20-minute return walk from home, with access to safe cycling and local transport options.

Housing Targets

In June 2024, the State Government announced housing targets for all Council's in Victoria to guide where future homes should be built. The draft targets are designed to create more housing choice where there is existing and planned public transport, jobs and services to facilitate 2.24 million new homes over coming decades.

Yarra Ranges is expected to accommodate 28,000 new dwellings by 2051. It is the State Governments expectation that Council's unlock space for more homes by proposing changes to local planning rules.

By comparison the Housing Strategy adopted by Council on 11 June 2024, proposes to accommodate around 11,000 new residential homes in the next 15 years, with projections taking into consideration demographic analysis, previous State government housing projections and land constraints in Yarra Ranges relating to hazards such as bushfire, flooding and landslip.

Despite the announced Housing Target for Yarra Ranges (1000 dwellings per year) being higher than the Housing Strategy figure (730 dwellings per year), background work undertaken for the Housing Strategy shows that Yarra Ranges has overall dwelling capacity to absorb the Housing Target.

Amendment C218 will not unreasonably remove the potential for dwelling development in Yarra Ranges' most significant activity centre.

Yarra Ranges Housing Strategy 2024

Council's Housing Strategy (YRC, 2024) was recently adopted on 11 June 2024, and is consistent with the planning scheme changes contained in Amendment C218.

The Housing Strategy identifies that Yarra Ranges has a need for smaller, more diverse and affordable housing options concentrated in the urban area consisting of Lilydale, Chirnside Park, Mooroolbark and Kilsyth, which equates to a need for more medium and high-density housing.

Based on demographic forecasts, the Housing Strategy identifies that of housing constructed in Yarra Ranges from 2016-2021, Lilydale accommodated 18.3 per cent of this development. This is foreshadowed to increase to 50 per cent of new housing development in the period from 2021-2041.

This high growth in Lilydale is largely driven by the development of the Kinley Estate (former Lilydale Quarry), which has a 15 year development timeframe and is anticipated to deliver 3,250 new dwellings. However, aside from development at Kinley, the relatively high rate of growth that other parts of Lilydale have experienced in recent years is projected to continue. These areas alone are expected to constitute roughly 25 per cent of total Yarra Ranges dwelling development to 2041.

Key Issues

Amendment C218 will implement the land use recommendations of the Lilydale Structure Plan.

In particular the amendment proposes the following:

Local Planning Policy Clause 11.03-1L-02

An amended Local Planning Policy is proposed (Attachment 2) to provide an updated policy context for Lilydale and set the major objectives and strategies to guide the exercise of discretion in planning decision making where permits are triggered by other parts of the Scheme, such as zones and overlays. The Lilydale Structure Plan is a background document to the policy, meaning that it is a document that can be referenced to explain further context.

Activity Centre Zone

Current Zoning

The main commercial area of Lilydale, as shown in Attachment 3, is primarily currently zoned Commercial 1 Zone (C1Z), with some land near the newly constructed train station zoned Commercial 2 Zone (C2Z).

C1Z encourages vibrant pedestrian-oriented commercial areas, with a mix of retail, office, business, entertainment and community uses, supported by residential density in the form of medium and high-density housing.

The C2Z does not allow for housing. The C2Z provides for heavier commercial land uses such as manufacturing, industry, bulky good retailing, and associated services, and aims to protect the amenity of nearby, more sensitive land uses, such as residential uses.

Proposed Rezoning

The relocation of the Lilydale train station as part of the level crossing works in 2021-22 creates an opportunity for some well-positioned C2Z land near the new Station to be rezoned to allow for high-density residential development. This land includes some large commercial land holdings that are potentially well suited to accommodating future apartments and mixed-use buildings.

The Lilydale Structure Plan recommended the main commercial area of Lilydale to be rezoned to an Activity Centre Zone (ACZ), in addition to some nearby residential land. The ACZ Schedule 1 – Lilydale Major Activity Centre (ACZ1) is proposed to apply to the area shown in Attachment 4.

The ACZ is the Victorian Government's preferred zone to be applied to large activity centres which have approved Structure Plans. The ACZ is a flexible zone which is designed to be tailored to the specific recommendations and precincts of an approved structure plan.

The proposed ACZ1 has been drafted in accordance with the State Governments *Planning Practice Note 56: Activity Centre Zone, June 2015*, and has been divided into 9 precincts, as shown in Attachment 5, which include:

- Precincts 1-4: pedestrian-oriented commercial precincts based on the C1Z.
- Precincts 5-6: mix of residential, commercial, industrial and other uses, encouraging high residential densities, based on the Mixed Use Zone (MUZ).
- Precincts 7-9: well-located residential land within convenient walking distance to the commercial centre, based on a General Residential Zone (GRZ).

Design Controls

The ACZ has capacity to specify design and access requirements in addition to the more standard aspects of land use normally addressed by a zone. The proposed ACZ1 contained in Attachment 6, Section 4.4 *Design and Development*, includes requirements and guidelines for matters such as:

- Building heights and setbacks.
- Scale of development;
- Overshadowing.
- Address to the public realm.
- Open space and landscaping.
- Weather protection.
- Signs.
- Vehicle access and parking.
- Loading and rubbish collection facilities.
- Mid-block vehicle and pedestrian connections.
- Locations of future intersection and road network upgrades.

Notice and Review Requirements

The default position of the ACZ is that no third-party notice or review rights (advertising of an application and appeal to VCAT by an objector) exist for any permit application in the zone. This is the case because the foundation of the ACZ – a structure plan, has been extensively developed with community and stakeholders. The schedule to the zone can however vary this to specify where exemptions would not apply.

Consistent with this, the ACZ1 proposes to exempt planning applications within Precincts 1-4 (commercial precincts) and Precincts 5-6 (mixed-use precincts) from notice and review requirements.

However, it is proposed that Precincts 7-9 (residential precincts) are subject to notice and review requirements, due to residential land uses having more sensitivity to amenity-related impacts from proposed development. It is proposed that the ACZ1 include the following notice and review requirements:

“To use land, subdivide land, or to construct or carry out buildings and works in Precincts 7, 8, or 9, or on land directly adjoining Precincts 7, 8, or 9.”

An exemption process is built into the Activity Centre Zone schedule as use of the zone must be underpinned by an adopted Structure Plan that has gone through community and stakeholder consultation. Both the Lilydale Place Plan and Structure Plan underwent extensive community engagement prior to being adopted and the proposed planning scheme amendment will also be required to go through a public consultation process.

Environmental Audit Overlay

Due to the proposed rezoning of some C2Z land (not allowing residential uses) to an ACZ (allowing residential uses), there is a need to consider the application of an Environmental Audit Overlay (EAO), which will address potential land contamination from previous commercial and industrial uses, to ensure the land is suitable for future and more sensitive land use and development.

Under the State Government's *Ministerial Direction No.1 Potentially Contaminated Land*, in preparing a planning scheme amendment which allows land to be used for a sensitive use such as accommodation, a planning authority must identify land that is potentially contaminated due to past land uses and activities. A planning authority must then satisfy itself that the environmental conditions of that land are, or will be, suitable for that land use.

The application of the EAO is a means to satisfy this requirement. It does this by ensuring that any future planning application for a sensitive land use (such as residential) must incorporate appropriate steps to ensure that the land is suitable. Under the *Environment Protection Act 2017*, this can be achieved by various means, such as a preliminary risk screen assessment, an environmental audit, a certificate of environmental audit, or a statement of environmental audit.

Council officers have undertaken a desktop assessment, guided by the State Government's *Planning Practice Note 30 Potentially Contaminated Land*, which has identified land that requires a proposed EAO to be applied. The affected sites are shown in Attachment 7. As part of public exhibition of Amendment C218, notification will be sent to the Environment Protection Authority (EPA) for consideration of the proposed EAO.

General Residential Zone Schedules 4, 5, and 6

As part of the Lilydale Structure Plan, it was identified that planning controls in some residential areas have inconsistencies, which has resulted in planning permits issued for buildings with very intensive built form.

These areas are currently included in the Residential Growth Zone (RGZ), which is the most intensive of the standard residential zones.

To address this issue, the Lilydale Structure Plan proposed rezoning these areas, shown in Attachment 8, to a General Residential Zone (GRZ).

The recently adopted Neighbourhood Character Study, 2024 recommended development settings to apply in these areas to achieve improved neighbourhood character outcomes, such as setbacks, site cover, and landscaping requirements. Amendment C218 seeks to implement these recommendations by applying three separate schedules, each with varied development settings. These are:

- GRZ4: This is proposed to apply to the area indicated in Attachment 8, and is a standard 'substantial change' housing area under the Housing Strategy 2024.
- GRZ5: This is proposed to apply to the historic area of Lilydale near Anderson Street and Castella Street as shown in Attachment 8, where medium density development can be achieved but there is a higher level of protection of character required than in the GRZ4, due to the heritage tree-lined streets and older building styles in this area.
- GRZ6: This is proposed to apply to land east of the Warburton Rail Trail, which is newly subdivided land, and the Lilydale Valley Views Retirement Village. These areas will rely on standard ResCode planning controls to guide development settings such as for setbacks, site cover and landscaping.

The proposed GRZ schedules are included in Attachment 9.

In response to the Victorian Government's recently released Housing Targets, that indicate that Yarra Ranges will need to accommodate an additional 28,000 new dwellings between 2023-2051, there is a need to ensure that Amendment C218 will not unreasonably remove the potential for dwelling development. Council must balance providing further housing and housing diversity in Yarra Ranges' most significant activity centre with achieving improved neighbourhood character outcomes.

To achieve this balance, the changes proposed to the application of the residential zones is also based on the following:

- The existing RGZ - that enables housing intensification and development of four or more storeys and Design and Development Overlay Schedule 7 (DDO7) that restricts development to three storeys, contradict each other, and there is a need for clarity and consistency in planning controls for the benefit of all stakeholders.
- While Amendment C218 will result in a reduction in allowable development density in areas currently zoned RGZ, this will be marginal and will result in significant improvements to design and neighbourhood character outcomes.
- The proposed controls have been tested through a built form analysis that indicated that there would not be an unreasonable loss of development yield.

Design and Development Overlay Schedule 4 – Lilydale Town Centre and Schedule 7 – Lilydale Activity Centre Residential Areas

The application of the ACZ to central areas of Lilydale incorporates design requirements, in addition to the more standard land use requirements of a zone. For this reason, the ACZ will replace the existing DDO4 and DDO7 that now apply to the areas where the ACZ is proposed to apply.

Within areas outside the ACZ, where the GRZ schedules 4, 5, and 6 are proposed to apply, as shown in Attachment 8, the DDO4 and DDO7 that currently apply to these areas will no longer be required due to the proposed implementation of the development settings under the new GRZ schedules. These settings will address matter such as:

- Building setbacks.
- Site cover.
- Permeability.
- Landscaping.
- Walls on boundaries.
- Private open space.

A more detailed explanation of all changes proposed by Amendment C218 is included within the Explanatory Report at Attachment 10.

Options considered

Option 1

That Council resolve to seek Authorisation from the Minister for Planning to prepare and exhibit Amendment C218 to amend the Yarra Ranges Planning Scheme as described in this report and Attachments.

Council has an obligation to provide development requirements that will guide the future development of its major activity centre.

Option 2

That Council does not proceed with the proposals within Amendment C218. If the amendment is not proceeded with, the actions within the Structure Plan will not be implemented and realised through planning scheme provisions, leaving Lilydale vulnerable to poor development outcomes and not able to meet its obligations to provide for future housing development. There is a risk that the State government would instead apply amended planning scheme provisions to the centre that do not consider Lilydale's local character and without any public consultation.

Recommended option and justification

Option 1 is recommended. Planning Scheme Amendment C218 is a Council Plan Action and is required to:

- Provide clear direction on the future land use, urban design, transport and access, and landscaping forms for Lilydale, consistent with the Adopted Lilydale Structure Plan.
- Resolve identified problems with the current planning controls that apply to residential areas of Lilydale.
- Adequately prepare for the arrival of higher density residential land use and development in central Lilydale by implementing a new planning framework.
- Clearly communicate to the development industry and other stakeholders Council's vision and framework for the activity centre.

Option 1 will enable Council to consult with the local community and relevant groups on the proposed planning scheme provisions that give effect to the vision and framework within the Lilydale Structure Plan.

FINANCIAL ANALYSIS

The preparation and exhibition of Amendment C218 is covered by the recurring Planning Scheme Amendments operational budget for Strategic Planning.

Council is likely to require the appointment of an expert independent Planning Panel to consider submissions to Amendment C218 and to provide recommendations to Council. This will be a one-off cost, that will depend on the number of submissions and complexity of issues raised and number of panel members and sitting days required, but is likely to be in the vicinity of \$15,000-\$20,000.

APPLICABLE PLANS AND POLICIES

This report contributes to the following strategic objective(s) in the Council Plan 2021-25:

“Quality Infrastructure and Liveable Places: Quality facilities and infrastructure meets current and future needs. Places are well planned and hubs of activity that foster wellbeing, creativity and innovation.”

The Council Action Plan has the following action under Quality Infrastructure and Liveable Places:

“Complete the Lilydale Structure Plan and incorporate key actions into the Planning Scheme through an amendment to provide clear direction on the future land use, urban design, transport and access and landscaping forms for Lilydale.”

The Lilydale Major Activity Centre Structure Plan, 2022, the Yarra Ranges Housing Strategy, 2024 and the Neighbourhood Character Study, 2024 are supporting documents to Amendment C218, and strategically justify the Planning Scheme changes proposed.

Related Council strategies and plans include:

- *Connected* - Integrated Transport Strategy 2020-2040.
- Liveable Climate Plan 2020.
- *Regenerative* - Economic Development Strategy 2022-2032.
- Recreation and Open Space Strategy (currently under review).

State and local planning strategies and plans support and encourage Structure Plans to be completed for Major Activity Centres, including:

- Plan Melbourne 2017-2050.
- The Yarra Ranges Planning Scheme:
 - Clause 02.03-1 Settlement.
 - Clause 11.02-2S Structure planning.
 - Clause 11.03-1S Activity centres.
 - Clause 11.03-1R Activity centres - Metropolitan Melbourne.

RELEVANT LAW

In carrying out its planning functions under the *Planning and Environment Act 1987*, a council has two key roles:

- As the *planning authority*, a council sets the strategic policy framework for the municipality and initiates changes to the planning scheme.

- As the *responsible authority*, a council administers the planning scheme for its municipality and makes decisions on individual applications for a planning permit.

Council has a legal obligation under the Yarra Ranges Planning Scheme to provide for the implementation of State, regional and local policies affecting land use and development. This includes:

- Planning for major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
- To anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

SUSTAINABILITY IMPLICATIONS

Economic Implications

By implementing the Lilydale Structure Plan 2022, Amendment C218 will support local business activity through targeted changes to the physical environment, development capacity, and other initiatives.

Indirectly, Amendment C218 may lead to increased investment confidence in the centre and is hoped to stimulate investment in the long term.

Social Implications

The Structure Plan aimed to create a more vibrant and cohesive centre, which will foster social connectedness and wellbeing, diversity of housing, and increased public safety in the central areas of the town, which will be implemented through the changes to the planning scheme outlined in this report.

Environmental Implications

Amendment C218 seeks to improve the environmental performance of the centre by encouraging higher density transit-oriented development, better use of active and public transport, and through improved tree canopy cover.

COMMUNITY ENGAGEMENT

If Council supports the amendment and resolves to seek authorisation from the Minister for Planning to prepare and exhibit an amendment, and the Minister grants authorisation, the amendment would be subject to standard notification requirements for planning scheme amendments as required under the *Planning and Environment Act 1987*, including:

- Notification in a local newspaper.
- Letters to affected property owners and occupiers.
- Information available on Council's website and Council offices.
- Direct notification to relevant government agencies and departments.

In addition, other engagement may also include plain English fact sheets and information sessions if required.

If there are any unresolved submissions, they will be referred to an independent planning panel appointed by the Minister for Planning where submitters can present their views. The panel will then make recommendations to Council to consider. Council then considers the Panel recommendation and can choose to adopt the amendment with changes, adopt the amendment in part or abandon the amendment. If the amendment is adopted by Council, it is then submitted to the Minister for Planning for a final approval.

COLLABORATION, INNOVATION AND CONTINUOUS IMPROVEMENT

As part of the development of the Lilydale Structure Plan, internal collaboration took place with a number of Council internal departments.

Amendment C218 has focussed on technical details of how the Structure Plan can be effectively implemented into the Planning Scheme, and has included a workshop with the Planning and Building Teams.

Council officers have also had discussions with officers from the Department of Transport and Planning on the proposed Activity Centre Zone schedule to ensure its form and content is consistent with State Government expectations.

Council officers have also liaised with officers from the Environment Protection Authority to obtain advice on applying the Environmental Audit Overlay.

RISK ASSESSMENT

The Structure Plan recommended changes to the planning framework to prepare the town centre for higher-density residential development. Without having the Structure Plan's recommendations implemented into the Planning Scheme by Amendment C218, the current planning controls in central Lilydale will not adequately address this form of development.

In addition, the residential areas of Lilydale currently have problematic and contradictory planning controls, which has led to poor development outcomes for multi-unit development. Amendment C218 proposes to address these issues and implement a clear and consistent planning framework that will result in improved neighbourhood character outcomes in these areas.

Flood risk is identified in the Yarra Ranges Planning Scheme by a variety of planning controls, and most commonly the Land Subject to Inundation Overlay (LSIO), which maps the areas of risk and requires the input of Melbourne Water into planning permit decisions in those areas.

LSIO areas can potentially be developed residentially, provided internal floor levels are above the high water point plus a buffer height, or freeboard, to prevent water entering the dwelling. Other strategies can also be used to direct water away from dwellings and towards watercourses and drainage infrastructure.

Floodwater, which is caused by riverine overflows, is distinct in the planning scheme from stormwater overflows, which are caused by the urban drainage system.

Increased development in greenfield and undeveloped blocks can lead to increased stormwater within the urban drainage system, which can lead to increased stormwater overflows and flash floods during heavy downpours. This is because new development creates added impervious surfaces that need to be drained. This can be alleviated by including water tanks, requiring the use of permeable pavements and directing runoff into garden beds and vegetated swales.

The areas identified for urban growth and intensification in the Lilydale Structure Plan and by Amendment C218 are concentrated in the commercial centre, which are already largely comprised of 100 per cent impervious surfaces, meaning that added development in these areas will not significantly change the runoff into the urban drainage system. New development in these areas may instead improve drainage performance by capturing, storing and reusing rainwater before it reaches the stormwater system, reducing the current runoff rates.

CONFLICTS OF INTEREST

No officers and/or delegates acting on behalf of the Council through the Instrument of Delegation and involved in the preparation and/or authorisation of this report have any general or material conflict of interest as defined within the *Local Government Act 2020*.

ATTACHMENTS TO THE REPORT

1. Lilydale Activity Centre Height and Built Form Analysis, 2023
2. Proposed Clause 11.03-1L-02 Lilydale Major Activity Centre
3. Zoning map of current Lilydale Main Commercial Area
4. Proposed Activity Centre Zone map
5. Proposed Activity Centre Zone Framework Plan with Precincts map
6. Proposed Activity Centre Zone Schedule 1
7. Proposed Environmental Audit Overlay map
8. Proposed General Residential Zone Schedules 4, 5, and 6 map
9. Proposed General Residential Zone schedules 4, 5, and 6
10. Amendment C218 Explanatory Report
11. Draft Strategic Assessment Guidelines Checklist