



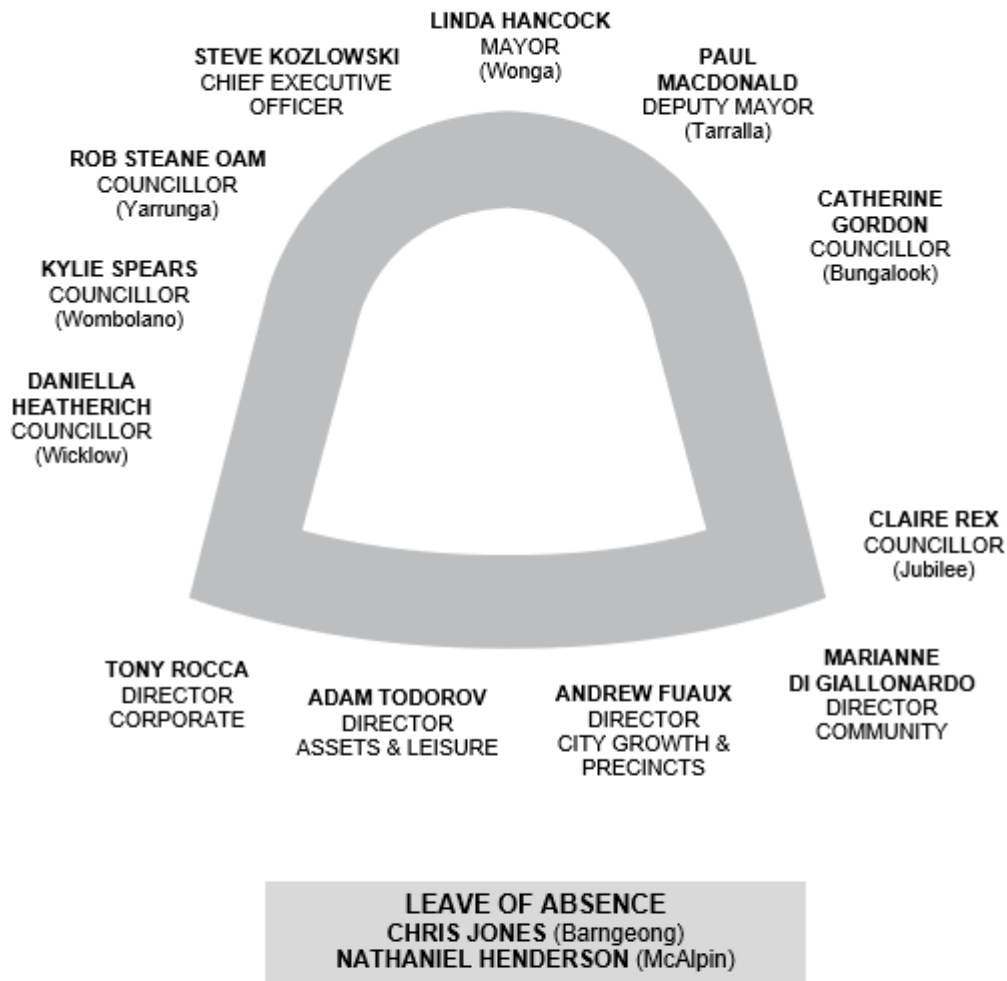
Council Meeting Agenda

Monday 16 March 2026

Commencing at 7:30pm

Realm - Council Chamber
Level 2, 179 Maroondah Highway
Ringwood

Council Chamber Seating



Public Gallery



Note:

***This meeting is being streamed live on the internet and recorded.
Every care is taken to maintain privacy and attendees are advised they may be recorded.***

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<https://www.maroondah.vic.gov.au/Live-Council-Meetings>

COUNCIL CHAMBER
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ORDER OF BUSINESS

1. Prayer and Councillor Pledge
2. Acknowledgment of Country
3. Apologies
4. Declaration of Interests
5. Confirmation of Minutes of the Ordinary Council Meeting held on Monday 16 February 2026.
6. Public Questions
7. Officers' Reports
 - Director Corporate
 1. Attendance Report 4
 2. Reports of Councillor Briefings 6
 3. Councillor Representation Reports 8
 4. Financial Report: Six Months Ending December 2025 10
 5. Proposed Motion for MAV State Council Meeting - 29 May 2026 13
 6. Report of Audit and Risk Committee Meeting - 5 March 2026 17
 - Director City Growth & Precincts
 1. Amendment C161 Maro to the Maroondah Planning Scheme, Proposed Zoning of 3-5 Louisa St, Croydon 20
8. Documents for Sealing
9. Motions to Review
10. Late Items
11. Requests for Leave of Absence

ATTENDANCE REPORT

ITEM 1

PURPOSE

To provide an opportunity for Councillors to report on Council activities undertaken since the last Ordinary Meeting of Council and forthcoming ward activities.

STRATEGIC / POLICY ISSUES

The following directions contained in *Maroondah 2050 - Our Future Together* and the *Council Plan 2025-2029* provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community.

Our Community's Aspiration: Council continues to be a transparent, accountable, and future-focused leader that collaborates locally and regionally and actively champions local needs. Everyone in Maroondah is informed about matters that affect them and are provided with opportunities to meaningfully engage regarding Council decision making.

Key Directions 2025 – 2029:

- 5.1 Ensure transparent and accountable governance, including balanced and sustainable decision making that is evidence informed and is in the best interests of the community.

BACKGROUND

Not applicable

ISSUE / DISCUSSION

It is intended that the Mayor and Councillors be given the opportunity to present a verbal or written report updating Council on the activities they have undertaken since the last Ordinary Meeting of Council on 16 February 2026 in their role as Councillors and forthcoming ward activities.

FINANCIAL / ECONOMIC ISSUES

Not applicable

ENVIRONMENTAL / AMENITY ISSUES

Not applicable

SOCIAL / COMMUNITY ISSUES

Not applicable

COMMUNITY CONSULTATION

Not applicable

CONCLUSION

It is appropriate that Councillors formally report to Council upon the activities they have undertaken in their role as Councillors.

ATTACHMENTS

Not applicable

CONFIDENTIALITY

Not applicable

RECOMMENDATION

THAT COUNCIL RECEIVES AND NOTES THE REPORTS AS PRESENTED BY COUNCILLORS

PURPOSE

To present the ‘Public Record’ of Councillor Briefings which are attended by Councillors and generally held on Monday evenings at Realm, usually two weeks prior to the formal Council Meeting, and to note the issues discussed.

STRATEGIC / POLICY ISSUES

The following directions contained in *Maroondah 2050 - Our Future Together* and the *Council Plan 2025-2029* provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community.

Our Community’s Aspiration: Council continues to be a transparent, accountable, and future-focused leader that collaborates locally and regionally and actively champions local needs. Everyone in Maroondah is informed about matters that affect them and are provided with opportunities to meaningfully engage regarding Council decision making.

Key Directions 2025 – 2029:

- 5.1 Ensure transparent and accountable governance, including balanced and sustainable decision making that is evidence informed and is in the best interests of the community.

BACKGROUND

As part of decision-making processes at Maroondah, it is essential that Councillors are briefed on a range of issues which come before Council for consideration. As a means of providing this information, Councillor Briefings are conducted.

Councillor Briefings are also attended by Council Officers, and sometimes other specific advisors, to provide Councillors with a detailed knowledge and understanding of issues under consideration to a level of detail that would inhibit timely decision-making, that would not be possible in an open Council meeting, where decision-making related debate is governed by strict meeting procedures.

A Councillor Briefing is a non-decision-making forum, and as per past good governance practice, is deemed to be a scheduled or planned meeting comprising a majority of Councillors (at least 5) and one (1) Council employee, for the purpose of discussing matters that are intended or likely to be:

- the subject of a decision of the Council; or
- subject to the exercise of a delegated function, duty or power of Council.

Examples of a Councillor Briefings may include:

- On-site inspections,
- Consultative Meetings with residents, developers, consultants
- Meetings with local organisations, Government Departments, statutory authorities, and local politicians.

REPORTS OF COUNCILLOR BRIEFINGS Cont'd

ITEM 2

ISSUE / DISCUSSION

Councillor Briefings are generally held twice a month, on Monday evenings at Realm, usually two (2) weeks prior to, and on the night of a formal Council meeting.

The intent of this report is to present a 'Public Record' of those Councillor Briefings which are generally attended by all Councillors and typically held on Monday evenings, and to note the items discussed. The 'Public Record' of the Councillor Briefings held on 16 February 2026 and 2 March 2026 are attached for information.

FINANCIAL / ECONOMIC ISSUES

Not applicable

ENVIRONMENTAL / AMENITY ISSUES

Not applicable

SOCIAL / COMMUNITY ISSUES

Not applicable

COMMUNITY CONSULTATION

Not applicable

CONCLUSION

Councillor Briefings are important forums for advice and discussion, on what are often complex issues facing the municipality, in the lead up to formal decisions being made by Councillors at Council Meetings. At Councillor Briefings, or outside them, Councillors also have the opportunity of requesting additional information to assist in the decision-making process. It is appropriate that the 'Public Record' of those Councillor Briefings, which are attended by a majority of Councillors, i.e., at least five (5) Councillors and one (1) employee of Council, be noted.

ATTACHMENTS

1.  2026 February 16 - Councillor Briefing Public Record
2.  2026 March 02 - Councillor Briefing Public Record

CONFIDENTIALITY

Not applicable

RECOMMENDATION

THAT COUNCIL RECEIVES AND NOTES THE PUBLIC RECORD OF THE COUNCILLOR BRIEFINGS HELD ON 16 FEBRUARY 2026 AND 2 MARCH 2026

PURPOSE

To receive and note meeting minutes from the following organisations, boards and/or advisory committees where Council is represented:

- Maroondah Environment Advisory Committee held on 24 February 2026

The Maroondah Disability Advisory Committee was held on 17 February 2026, however, the required attendance to achieve a quorum according to the Terms of Reference was not achieved and therefore no minutes have been included in this report.

STRATEGIC / POLICY ISSUES

The following directions contained in *Maroondah 2050 - Our Future Together* and the *Council Plan 2025-2029* provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community.

Our Community's Aspiration: Council continues to be a transparent, accountable, and future-focused leader that collaborates locally and regionally and actively champions local needs. Everyone in Maroondah is informed about matters that affect them and are provided with opportunities to meaningfully engage regarding Council decision making.

Key Directions 2025 – 2029:

- 5.1 Ensure transparent and accountable governance, including balanced and sustainable decision making that is evidence informed and is in the best interests of the community.

BACKGROUND

As part of Council's commitment to the principles and practice of good governance, it is appropriate that Councillors and the Community are formally updated on the actions and activities of the various organisations, boards and advisory committees where Council is represented.

ISSUE / DISCUSSION

Council is represented on numerous internal and external bodies.

Internal advisory committees have been initiated by Council and are serviced administratively. They typically consider in-depth issues that are related to Council policy or activities.

External bodies operate under their own charter and determine their own procedures, policies and practices. In these instances, Council involvement is to participate and influence the activities of those external organisations, boards and committees where those activities are in the interests of Maroondah residents.

Representation on these internal and external bodies is reviewed on an annual basis at the commencement of the new Mayoral term.

COUNCILLOR REPRESENTATION REPORTS Cont'd

ITEM 3

Council representatives for the bodies providing reports for this item are noted below:

- Crs Jones, Macdonald and Rex are Council's Representatives on the Maroondah Environment Advisory Committee.

FINANCIAL / ECONOMIC ISSUES

Not applicable

ENVIRONMENTAL / AMENITY ISSUES

Not applicable

SOCIAL / COMMUNITY ISSUES

Not applicable

COMMUNITY CONSULTATION

Not applicable

CONCLUSION

It is appropriate that Councillors and the community are formally updated on the actions and activities of the various organisations, boards and advisory committees where Council is represented. Recent meeting minutes from a number of these bodies are tabled for noting.

ATTACHMENTS

1.  Maroondah Environment Advisory Committee Meeting Minutes - 24 February 2026

CONFIDENTIALITY

Not applicable

RECOMMENDATION

THAT COUNCIL RECEIVES AND NOTES MINUTES OF THE FOLLOWING BODIES

1. **MAROONDAH ENVIRONMENT ADVISORY COMMITTEE AS HELD ON 24 FEBRUARY 2026**

PURPOSE

To present Council with a snapshot of Council's financial performance for the six months ending 31 December 2025. Attachment 1 provides the full Maroondah City Council financial report.

STRATEGIC / POLICY ISSUES

The following directions contained in *Maroondah 2050 - Our Future Together* and the *Council Plan 2025-2029* provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community.

Our Community's Aspiration: Council continues to be a transparent, accountable, and future-focused leader that collaborates locally and regionally and actively champions local needs. Everyone in Maroondah is informed about matters that affect them and are provided with opportunities to meaningfully engage regarding Council decision making.

Key Directions 2025 – 2029:

- 5.1 Ensure transparent and accountable governance, including balanced and sustainable decision making that is evidence informed and is in the best interests of the community

BACKGROUND

In accordance with Section 97 of the Local Government Act 2020, Council is required each quarter to consider the financial performance of the municipality against budget for the year to date (YTD).

The quarter ending 31 December 2025 Financial Report was presented to Audit and Risk Committee on Thursday, 5 March 2026 and was fully supported.

The attached financial statements contain an Income Statement (Operating Statement); Balance Sheet; and a Statement of Capital Works. The Income Statement is presented in line with required accounting standards.

The Statements provide comparisons between actual results and the YTD forecast budget.

FINANCIAL REPORT: SIX MONTHS ENDING DECEMBER 2025 Cont'd

ITEM 4

DISCUSSION

The following is a summary of the financial position for the six months ending 31 December 2025. A detailed report is attached to this document.

	YTD Actual Results \$'000	YTD Current Forecast \$'000	YTD Forecast Variance \$'000	Adopted Budget \$'000	Quarter 1 Sept Forecast \$'000	Quarter 2 Dec Forecast \$'000	Q1 (Sept) V Q2 (Dec) Forecast Variance \$'000
Operating							
Income	151,113	150,549	563	191,872	195,522	186,868	(8,617)
Expenses	87,706	88,855	1,148	174,262	176,192	175,127	1,065
Surplus (deficit)	63,407	61,694	1,711	17,610	19,330	11,778	(7,552)
Capital							
Grants - capital (recurrent and non- recurrent)	3,585	3,358	227	7,234	9,738	9,773	35
Contributions - Monetary (Capital)	723	577	146	223	930	1,123	193
Underlying result	59,099	57,759	1,338	10,153	8,662	882	(7,780)

For the six months ended 31 December 2025, Council has recorded an underlying surplus before capital revenues of \$57.76 million, which is \$1.34 million ahead the year-to-date forecast budget. This is largely due to timing variances outlined in the attached report.

The annual forecast underlying surplus of \$882K is inclusive of restricted items such as public open space and waste management revenue collected during the year. The unfavourable variance of \$7.78 million to the quarter one forecast is mainly due to rephasing of targeted property sales across 25/26 and future years.

FINANCIAL / ECONOMIC ISSUES

These are as presented in this Report and accompanying Financial Statements. As per section 97 of the Local Government Act 2020, the accompanying financial statements provide a comparison of actual and budgeted results to date with any variances deemed to be material commented on accordingly. On this basis, it is deemed that as of 31 December 2025, a revised budget for the 2025/26 financial year is not required.

ENVIRONMENTAL / AMENITY ISSUES

Not applicable

SOCIAL / COMMUNITY ISSUES

Not applicable

**FINANCIAL REPORT: SIX MONTHS ENDING DECEMBER
2025 Cont'd**

ITEM 4

COMMUNITY CONSULTATION



Not applicable

CONCLUSION

The 31 December 2025 YTD results are positive and serve as a solid basis for Council to achieve its services and advocacy programs for the 2025/2026 financial year. However, it is important to note that there are economic risks, such as high inflation and general uncertainty in global markets due to conflicts, which can impact the financial performance of the Council.

These risks can affect the costs of inputs required for Council's programs and services, particularly its capital works program. Nevertheless, Council remains committed to identifying opportunities to reduce costs, increase income, and optimise the utilisation of existing resources. These efforts are crucial in ensuring the Council's long-term financial sustainability.

ATTACHMENTS

1.  Quarter 2 Financial Report - Dec 2025-2026
2.  Finance - Q2 Balance Sheet Analysis 2025-26

CONFIDENTIALITY

Not applicable

RECOMMENDATION

THAT COUNCIL RECEIVES AND NOTES THE REPORT ON THE FINANCIAL PERFORMANCE AGAINST BUDGET FOR THE SIX MONTHS ENDING 31 DECEMBER 2025.

**PROPOSED MOTION FOR MAV STATE COUNCIL MEETING - ITEM 5
29 MAY 2026**

PURPOSE

To consider one motion for submission to the Municipal Association of Victoria (MAV) State Council Meeting to be held on Friday 29 May 2026.

STRATEGIC / POLICY ISSUES

The following directions contained in Maroondah 2050 - Our Future Together and the Council Plan 2025-2029 provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community.

Our Community's Aspiration: Council continues to be a transparent, accountable, and future-focused leader that collaborates locally and regionally and actively champions local needs. Everyone in Maroondah is informed about matters that affect them and are provided with opportunities to meaningfully engage regarding Council decision making.

Key Directions 2025 – 2029:

- 5.1 Ensure transparent and accountable governance, including balanced and sustainable decision making that is evidence informed and is in the best interests of the community.
- 5.9 Advocate for and champion the needs and aspirations of the community to the Victorian and Australian Governments, service providers and the business sector.

Priority action 2025-2026:

Advocate on key local issues on behalf of the Maroondah community, including the lead up to the Victorian Government elections in 2026.

BACKGROUND

The MAV's State Council Meeting will be held on Friday 29 May 2026. The one motion proposed is viewed as being of significance across the Victorian Local Government sector and therefore of importance for debate and consideration at the State Council Meeting.

The Municipal Association of Victoria together with local members of Parliament provides significant advocacy to the Victorian Government on behalf of Maroondah residents and ratepayers.

As has become common practice, Council Officers have confirmed support from MAV Eastern Regional Group of Councils.

The closing date for submitting motions is midnight Monday 30 March 2026.

**PROPOSED MOTION FOR MAV STATE COUNCIL MEETING - ITEM 5
29 MAY 2026 Cont'd**

ISSUE / DISCUSSION

The motion and rationale are identified below:

Motion: *Review of Domestic Animals Act 1994*

Motion

That MAV call on Department of Energy, Environment and Climate Action (DEECA) to promptly initiate a legislative review of the Domestic Animals Act 1994 and relevant companion regulations, to re set the penalty for nuisance animal infringements, and to ensure the Act:

- Provides a contemporary legislative framework that meets the health and safety expectations of communities and governments, around the seriousness of nuisance animal offences and the adverse impact nuisance animals can have on neighbours and governments across Victoria and;
- Strongly encourages compliance through appropriate education, complaint management mechanisms and realistic deterrents, such as appropriate infringements and court penalties.

Rationale

The Domestic Animals Act 1994 (the Act) is Victoria's primary legislation for promoting animal welfare, responsible pet ownership, and protecting the community and environment. The Domestic Animals Regulations (the Regulations) were remade under the Act in November 2025.

Section 32 of the Act defines an animal as a nuisance if it causes harm or persistently disrupts others' peace, typically through excessive barking. This is the primary tool for managing barking dog complaints, which are often distressing and a major source of neighbourhood conflict leading to health and safety impacts for residents. Resolving these disputes requires significant time and effort from complainants and Council Animal Management teams, who collect evidence over weeks or months before any penalties are considered.

Despite these efforts, the infringement penalty for owners of nuisance animals was reduced to a modest fifty-one dollars (\$51), which fails to motivate owners to address their pet's behaviour. Many may simply pay the fine and ignore the warning, leading Councils to escalate matters to the Magistrates Court for Orders, unnecessarily burdening the Victorian justice system.

Additionally, the Victorian Government proposes higher fees for unpaid infringements, meaning that after missing one payment deadline, people face another penalty near equal to the original more serious offence.

In anticipation of the Regulations being sunsetted in November 2025, the Victorian Government invited Councils to provide feedback on a Regulatory Impact Statement (RIS). All thirty-one submissions from local Councils opposed the proposed decrease in the infringement penalty for nuisance offences under s. 32(4) of the Act for the above reasons.

**PROPOSED MOTION FOR MAV STATE COUNCIL MEETING - ITEM 5
29 MAY 2026 Cont'd**

The Regulations review led to the infringement penalty being reduced by 50% of the statutory penalty. The Victorian Government argued this is now proportionate and acknowledged that many Council concerns were beyond the scope of the Regulations and increasing the statutory penalty would require legislative change to the Act.

Legislative reform is therefore crucial to ensure the Act remains effective and reflective of community and Local Government's expectations, given the impact of nuisance animals. An effective framework of complaint management mechanisms and deterrents are essential for compliance. Sector experience demonstrates, low penalties are unlikely to motivate owners to control nuisance animals.

Relationship to the MAV Strategic Plan

Priority 1: Active local democracy

We will work with local government and other levels of government to ensure that local policies reflect the needs and preferences of local communities. Effective local democracy can facilitate public participation, improve service delivery, strengthen communities, and improve development outcomes.

FINANCIAL / ECONOMIC ISSUES

Refer to rationale as highlighted under Issue / Discussion

ENVIRONMENTAL / AMENITY ISSUES

Refer to rationale as highlighted under Issue / Discussion.

SOCIAL / COMMUNITY ISSUES

Refer to rationale as highlighted under Issue / Discussion.

COMMUNITY CONSULTATION

Not applicable

CONCLUSION

Council endorses the proposed motion as it has state-wide significance throughout the local government sector and therefore warrants discussion at the next MAV State Council Meeting on 29 May 2026.

ATTACHMENTS

Not applicable

CONFIDENTIALITY

Not applicable

**PROPOSED MOTION FOR MAV STATE COUNCIL MEETING - ITEM 5
29 MAY 2026 Cont'd**

RECOMMENDATION

THAT COUNCIL ENDORSE SUBMITTING THE FOLLOWING MOTION FOR CONSIDERATION AT THE MUNICIPAL ASSOCIATION OF VICTORIA STATE COUNCIL MEETING TO BE HELD ON 29 MAY 2026:

MOTION: *REVIEW OF DOMESTIC ANIMALS ACT 1994*

THAT MAV CALL ON DEPARTMENT OF ENERGY, ENVIRONMENT AND CLIMATE ACTION (DEECA) TO PROMPTLY INITIATE A LEGISLATIVE REVIEW OF THE DOMESTIC ANIMALS ACT 1994 AND RELEVANT COMPANION REGULATIONS, TO RE SET THE PENALTY FOR NUISANCE ANIMAL INFRINGEMENTS, AND TO ENSURE THE ACT:

- **PROVIDES A CONTEMPORARY LEGISLATIVE FRAMEWORK THAT MEETS THE HEALTH AND SAFETY EXPECTATIONS OF COMMUNITIES AND GOVERNMENTS, AROUND THE SERIOUSNESS OF NUISANCE ANIMAL OFFENCES AND THE ADVERSE IMPACT NUISANCE ANIMALS CAN HAVE ON NEIGHBOURS AND GOVERNMENTS ACROSS VICTORIA AND;**
- **STRONGLY ENCOURAGES COMPLIANCE THROUGH APPROPRIATE EDUCATION, COMPLAINT MANAGEMENT MECHANISMS AND REALISTIC DETERRENTS, SUCH AS APPROPRIATE INFRINGEMENTS AND COURT PENALTIES.**

**REPORT OF AUDIT AND RISK COMMITTEE MEETING - 5
MARCH 2026**

ITEM 6

PURPOSE

To report to Council on the outcomes of the Audit and Risk Committee Meeting held on 5 March 2026.

STRATEGIC / POLICY ISSUES

The following directions contained in *Maroondah 2050 - Our Future Together and the Council Plan 2025-2029* provide the strategic framework that underpins the purpose of this report.

Outcome Area: A well governed and empowered community

Our Community's Aspiration: Council continues to be a transparent, accountable and future-focused leader that collaborates locally and regionally and actively champions local needs. Everyone in Maroondah is informed about matters that affect them and provided with opportunities to meaningfully engage regarding Council decision making.

Key Directions 2025 - 2029:

- 5.1 Ensure transparent and accountable governance, including balanced and sustainable decision making that is evidence informed and is in the best interests of the community.
- 5.2 Prioritise responsible, sustainable and timely management of Maroondah's financial resources, assets, infrastructure and the natural environment.

BACKGROUND

The *Local Government Act 2020* prescribes that Council must establish an Audit & Risk Committee and that such Committee will be advisory in nature. The Audit & Risk Committee provides a mechanism for Council to strategically examine various aspects of the Council operations to ensure risk management, legal compliance, financial control, and governance measures are in place.

Council's Audit and Risk Committee consists of both Council and external representatives. Mayor Cr Linda Hancock (or alternatively Deputy Mayor Cr Paul Macdonald), and Cr Chris Jones, are the nominated Councillors on the Committee (all three were in attendance). The external independent members are Dr John Watson (chair), Mr Bruce Potgieter and Mr Michael Ulbrick.

The Audit and Risk Committee Charter requires that this Committee report to Council on the findings and recommendations from its meetings. This report provides a summary of matters under consideration by the Committee of the meeting held on 5 March 2026.

Many items on the agenda are regular reports such as the Chief Executive Officer's Report, Council's Internal Audit Progress Report, quarterly Finance Report, Risk and Insurance Report, Internal Audits Actions Register Report and sector related agencies reports.

**REPORT OF AUDIT AND RISK COMMITTEE MEETING - 5
MARCH 2026 Cont'd**

ITEM 6

ISSUE / DISCUSSION

Details associated with some of the regular reports as well as other specific items considered by the Audit and Risk Committee at this meeting held on 5 March 2026 are noted below:

- A report from the Chief Executive Officer highlighted sector updates of interest related to local government integrity and risk management.
- A Draft VAGO Audit Strategy Memorandum for year ended 30 June 2026 was tabled noting the planned approach to the annual audit of financial report, performance statement and specific acquittals.
- Internal Auditors HLB Mann Judd provided an update of the Internal Audit Program including current audits underway and forthcoming audits planned. An issues paper was also tabled by the Internal Auditors that outlined general sector guidance and trends.
- A Financial Report was received for the second quarter of the 2025/26 financial year as at 31 December 2025, providing a summary of Council's financial position.
- A Risk and Insurance Report for the second quarter of the 2025/26 financial year as at 31 December 2025 was tabled. The report provided details on Council's strategic risk outlook, organisational risk profile, organisational risk trends and priorities, key risk controls and mitigation activities, along with recent insurance and claims matters.
- An Internal Audit Report relating to a review of community leases and licenses was presented to the Committee. Several findings and recommended actions arising from this audit were highlighted, however, the independent members noted that this was one of the best outcomes they have seen from this type of audit across the sector.
- The Internal Audit Actions Register for the second quarter of the 2025/26 financial year as at 31 December 2025 was discussed. The Committee noted progress made by Council regarding implementation of internal audit recommendations.
- The Strategic Document Register as at 31 December 2025 was tabled, tracking the current status of all Council strategies, plans and policies.
- A presentation on the *Occupational Health and Safety (Psychological Health) Regulations 2025* that came into effect on 1 December 2025, noting the associated human resource management, industrial relations, risk management along with occupational health and safety implications for Council.

FINANCIAL / ECONOMIC ISSUES

Council's budget provides for the operation of the Audit and Risk Committee, the implementation of an Internal Audit Program, and associated duties and responsibilities to ensure the organisation is actively and effectively managing its risks.

ENVIRONMENTAL / AMENITY ISSUES

Not applicable

**REPORT OF AUDIT AND RISK COMMITTEE MEETING - 5
MARCH 2026 Cont'd**

ITEM 6

SOCIAL / COMMUNITY ISSUES

Not applicable

COMMUNITY CONSULTATION

Council's Quarterly Financial Reports are tabled at Council Meetings during the financial year and incorporated into Council's Annual Report.

CONCLUSION

This report provides a summary of the outcomes of the Audit and Risk Committee meeting held on 5 March 2026 in accordance with transparency and accountability principles.

ATTACHMENTS

Not applicable

CONFIDENTIALITY

Not applicable

RECOMMENDATION

**THAT COUNCIL RECEIVES AND NOTES THE REPORT FROM THE AUDIT AND RISK
COMMITTEE MEETING HELD ON 5 MARCH 2026**

AMENDMENT C161 MARO TO THE MAROONDAH PLANNING SCHEME, PROPOSED ZONING OF 3-5 LOUISA ST, CROYDON **ITEM 1**

PURPOSE

The purpose of this report is for Council to seek authorisation to prepare Amendment and exhibit C161maro to the Maroondah Planning Scheme from the Minister for Planning to allow the rezoning of the land at 3-5 Louisa Street, Croydon from Public Use Zone 6 to Neighbourhood Residential Zone Schedule 6.

STRATEGIC / POLICY ISSUES

The following directions contained in *Maroondah 2050 - Our Future Together and the Council Plan 2025-2029* provide the strategic framework that underpins the purpose of this report.

Outcome Area: A safe and liveable community

Our Community's Aspiration: Everyone in Maroondah feels physically and emotionally safe. Local neighbourhoods and activity centres are easy to move around. There are the housing options, amenities and services people need to live, work, learn and play locally. The unique attributes of Maroondah, and our local history and heritage, are valued and promoted

Key Directions 2025 - 2029:

2.5. Strategically plan and advocate for the future built environment needs of the Maroondah community, including housing, transport, infrastructure, facilities, land use, and open space.

2.8 Enhance neighbourhood centres through place-based planning to enable opportunities for local business, access to services and places for social connection.

2.11 Provide appropriately located community precincts and facilities that meet the diverse needs of our current and future community.

Outcome Area: A green and sustainable community

Our Community's Aspiration:

Maroondah's green, leafy natural environment and landscape continues to be preserved and enhanced, with biodiversity and habitat corridors progressively restored and maintained. Our community is supported to make sustainable choices and is actively working to reduce emissions and waste, as well as adapt to climate change.

Key Directions 2025 - 2029:

3.2. Preserve and enhance Maroondah's parks, reserves, gardens, bushlands, street and canopy trees, vegetation, indigenous plants, creek corridors, wetlands, and waterways

BACKGROUND

The land at 3-5 Louisa St, Croydon was previously occupied by Council's Kerrabee facility, and provided programs and support for older people, run by Council. Due to changes in funding by the Federal Government, this program ceased operation in 2025.

AMENDMENT C161 MARO TO THE MAROONDAH PLANNING SCHEME, PROPOSED ZONING OF 3-5 LOUISA ST, CROYDON Cont'd **ITEM 1**

The land is now being leased from Council by a not-for-profit community-based organisation who are continuing to provide programs and support for older people in the community.

The land is currently zoned PUZ6 - Local Government (PUZ6) and is affected by Schedule 4 to the Significant Landscape Overlay (SLO4).

The site is located on the north side of Louisa Street and has a total site area of approximately 1,826 square metres. It contains a single storey building that has been used for community uses for a number of years. An access way is located on the western side with car parking located along the western boundary and to the rear of the building. A mix of native and exotic trees are located on the site including within the front setback.

The land surrounding the subject site is used and developed for residential purposes, including multi-unit development. This land is zoned Neighbourhood Residential Zone Schedule 6 (NRZ6) and also has the SLO4 applied.

Croydon Major Activity Centre is located approximately 1.5 kilometres to the west of the site. Ruskin Park Primary School is located approximately 400 metres to the west of the site.

ISSUE / DISCUSSION

The land is zoned PUZ6. The purpose of the PUZ is to recognise public land use for public utility and community services and facilities and provide for associated uses that are consistent with the intent of the public land reservation or purpose. As the land is no longer being used by Council, it is recommended to be rezoned to reflect that it is no longer being used for a public purpose. The most appropriate zoning is the underlying zone, which is the NRZ6. This is consistent with the zoning of the surrounding land.

An amendment to the Maroondah Planning Scheme is sought to rezone the land. Amendment C161maro proposes to rezone the land from PUZ6 to NRZ5 whilst maintaining the SLO4.

FINANCIAL / ECONOMIC ISSUES

The Amendment will have limited financial impacts and the costs associated with the Amendment are within budget.

ENVIRONMENTAL / AMENITY ISSUES

The Amendment will have limited environmental and amenity impacts. The Significant Landscape Overlay is proposed to be retained which will provide protection to existing vegetation on site.

The Amendment does not propose a change of use or development of the land and is expected to continue to be used for the provision of programs and support and older people in the short to medium term.

SOCIAL / COMMUNITY ISSUES

The rezoning of the land is required to reflect that the use occurring on the land is no longer by or on behalf of Council. In the short to medium term the land will continue to be use for programs and support services for older people and this has and will continue to have a positive impact on the community.

AMENDMENT C161 MARO TO THE MAROONDAH PLANNING SCHEME, PROPOSED ZONING OF 3-5 LOUISA ST, CROYDON Cont'd **ITEM 1**





COMMUNITY CONSULTATION

Subject to the Minister for Planning granting authorisation to prepare and exhibit the Amendment; Amendment C161maro will be placed on public exhibition for one calendar month as required under the Planning and Environment Act 1987. Any persons deemed to be affected by the Amendment will be given notice of the Amendment and have the opportunity to make a submission.

CONCLUSION

It is proposed to rezone the land at 3-5 Louisa Street, Croydon, from Public Use Zone 6 - Local Government to Neighbourhood Residential Zone Schedule 6. Amendment C161maro proposes to rezone the land to reflect that the use of the land is no longer by or on behalf of Council and is now being used by a non-government entity to provide programs and services to the community.

ATTACHMENTS

1.  Maroondah C161maro Explanatory-Report Authorisation
2.  Maroondah C161maro 001znMap03 Authorisation
3.  Maroondah C161 Maroo Instruction sheet Authorisation
4.  Maroondah C161maro Delegates Report_Council Report_March 2026

CONFIDENTIALITY

Not applicable

RECOMMENDATION

THAT COUNCIL, UNDER SECTION 16F OF THE PLANNING AND ENVIRONMENT ACT 1987, SEEK AUTHORISATION FROM THE MINISTER FOR PLANNING TO PREPARE AND EXHIBIT MAROONDAH PLANNING SCHEME C161MARO WHICH PROPOSES TO REZONE THE LAND AT 3-5 LOUISA STREET, CROYDON FROM PUBLIC USE ZONE 6 - LOCAL GOVERNMENT TO NEIGHBOURHOOD RESIDENTIAL ZONE SCHEDULE 6.