

# **Maroondah Planning Scheme**

## **Amendment C161maro**

### **Explanatory Report**

#### **Overview**

The amendment proposes to rezone land at 3-5 Louisa Street, Croydon from Public Use Zone - Local Government (PUZ6) to Neighbourhood Residential Zone Schedule 6 (NRZ6).

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the City of Maroondah website at [www.maroondah.vic.gov.au/development/planning/planning-our-city/current-planning-scheme-amendments](http://www.maroondah.vic.gov.au/development/planning/planning-our-city/current-planning-scheme-amendments).

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

##### **Maroondah City Council service centres**

Realm, Ringwood Town Square: 179 Maroondah Highway, Ringwood  
Croydon Library: Civic Square, Croydon

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### **Submissions**

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [\[insert submissions due date\]](#).

A submission must be sent to Maroondah City Council by one of the following:

**Online** <https://yoursay.maroondah.vic.gov.au>

**Email** [maroondah@maroondah.vic.gov.au](mailto:maroondah@maroondah.vic.gov.au)  
with 'Submission to Amendment C161maro' in the subject line.

**Mail** Mr Andrew Fuaux  
Director City Growth and Precincts  
Submission to Amendment C161maro  
Maroondah City Council  
PO Box 156  
Ringwood VIC 3134

## Panel hearing dates

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

- Directions hearing: [insert directions hearing date]
- Panel hearing: [insert panel hearing date]

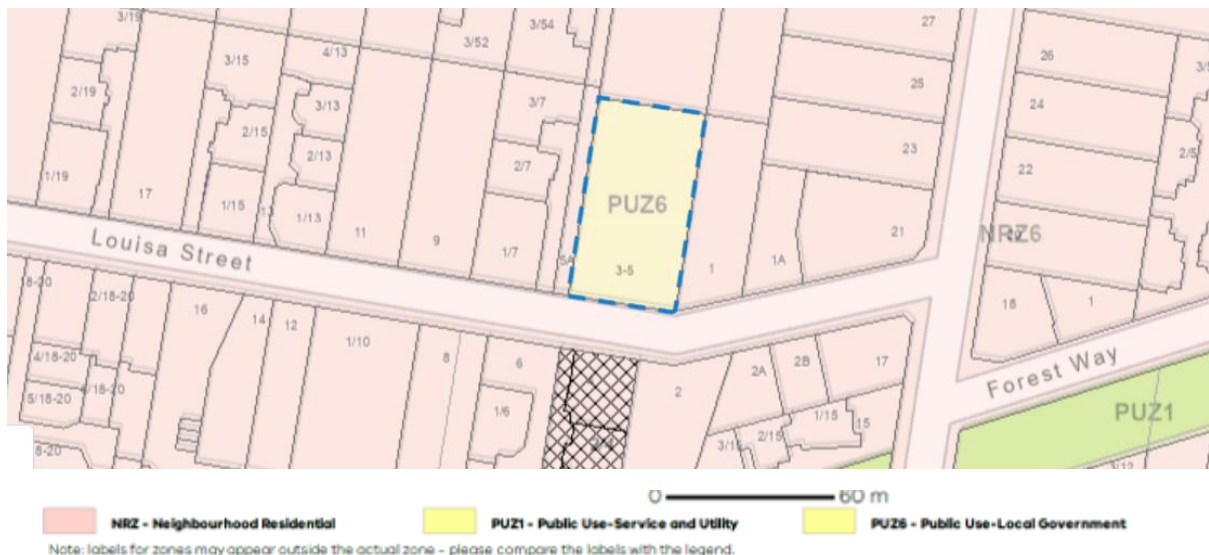
## Details of the amendment

### Who is the planning authority?

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

### Land affected by the amendment

The land affected by the amendment is located at 3-5 Louisa Street, Croydon as shown below.



### What the amendment does

The amendment proposes to rezone land at 3-5 Louisa Street, Croydon from PUZ6 to NRZ6.

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

The land at 3-5 Louisa Street, Croydon is currently zoned PUZ6, reflecting its historic use for local government purposes.

As the land is no longer used for local government purposes it is appropriate to rezone it to be consistent with the surrounding land. The NRZ6 applies to adjoining residential properties and applying the zone to the land will:

- Remove the public use zoning that no longer reflects the use of the site.
- Allow the site to be used and developed for housing in the longer term consistent with the surrounding residential context.
- Support Council's housing strategy objectives by enabling the opportunity appropriate infill residential development within an existing serviced urban area.
- Ensure that the future use of the land aligns with community expectations and current land use patterns.

Overall, the amendment ensures that the planning scheme accurately reflects the current and intended use of the land and supports the strategic directions of the Maroondah Planning Scheme.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives of planning in Victoria set out in Section 4(1) of the *Planning and Environment Act 1987* by:

- Providing for the fair, orderly, economic and sustainable use and development of land by facilitating the transition of underutilised public land to a residential zoning consistent with the surrounding area and existing infrastructure.
- Balancing present and future community needs by enabling appropriate infill housing opportunities that respond to changing demographic and housing demands, while maintaining the area's character and environmental qualities.

In accordance with Section 12(1)(a) of the *Planning and Environment Act 1987*, the amendment seeks to implement the objectives of planning in Victoria through the Maroondah Planning Scheme by:

- Aligning the zoning of the land with surrounding land.
- Facilitating efficient use of existing infrastructure and services.
- Supporting the objectives of the Maroondah Housing Strategy and Municipal Planning Strategy to accommodate sustainable residential growth in established urban areas.

Accordingly, the amendment promotes sustainable and coordinated land use and development outcomes in line with the overarching purpose and intent of the *Planning and Environment Act 1987*.

## **How does the amendment address any environmental, social and economic effects?**

In accordance with Sections 12(2)(b) and (c) of the *Planning and Environment Act 1987*, the amendment has been assessed in terms of its likely environmental, social and economic effects. The amendment is considered to result in a net community benefit by enabling the redevelopment of underutilised public land for residential purposes in an established, well-serviced location.

### **Environmental Effects**

- The amendment is expected to have limited environmental impact, while there are no known environmental conditions which would indicate that the land is unsuited to residential uses.
- The rezoning establishes the appropriate planning framework to guide future use and development of the site.
- The continued application of the Significant Landscape Overlay – SLO4 will ensure that environmental and landscape values are appropriately managed.
- The land is already serviced by existing infrastructure, meaning that no substantial alteration to the physical environment is required to accommodate any future residential or other use. Any future development will likely be subject to planning permit processes, where environmental and landscape considerations will be further assessed.

### **Social Effects**

- The amendment does not propose a change to the existing use or development of the land and so will have limited impact on the surrounding community.

### **Economic Effects**

- The amendment will have limited economic impact as it proposes to rezone a single allotment.

## **Does the amendment address climate change?**

The amendment has been assessed in accordance with Section 12A of the *Planning and Environment Act 1987* and Ministerial Direction No. 22 – Climate Change Consideration. The amendment has regard to the potential impacts of climate change and contributes to minimising greenhouse gas emissions and increasing the resilience of future development to climate change risks.

Given the limited scale of the amendment and the fact that it involves rezoning an existing serviced urban site, a detailed standalone climate change consideration

report is not required. However, the key principles of Ministerial Direction No. 22 have been considered in preparing this amendment.

The site is located within an established urban area that is well connected to public transport, community facilities, and services, consistent with sustainable urban consolidation principles. This supports reduced car dependency and transport-related emissions.

Any future redevelopment on the site will be required to meet current Building Regulations and energy efficiency standards, which incorporate measures to improve environmental performance and climate resilience.

### **Does the amendment address relevant bushfire risk?**

The amendment meets bushfire policy at Clause 13.02 of the Maroondah Planning Scheme as it proposes the rezoning of land is not within the Bushfire Management Overlay or identified as bushfire prone.

### **Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

In accordance with section 12(2)(a) and section 12A of the *Planning and Environment Act 1987*, the amendment has been assessed against all relevant Ministerial Directions and is considered to comply with their requirements. The amendment:

- Is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.
- Complies with *Ministerial Direction No. 1 - Potentially contaminated land*, as the land has not been identified as being potentially contaminated.
- Complies with *Ministerial Direction No. 11 - Strategic Assessment of Amendments* under section 12 of the Act. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment gives effect to and supports the objectives and strategies of the Planning Policy Framework (PPF) by providing an additional residentially-zoned allotment within a serviced residential area. In doing so it supports:

- **Clause 11 (Settlement)**, which seeks that "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services."
- **Clause 15 (Built Environment and Heritage)** through the use of the NRZ6,

which also applies to surrounding land, ensuring that land use and development appropriately responds to its surrounding landscape and character.

- **Clause 16.01 (Residential Development)**, which seeks to “facilitate well-located, integrated and diverse housing that meets community needs.”
- **Clause 19 (Infrastructure)** by making efficient use of existing infrastructure within the surrounding area.

### **Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?**

The amendment supports the delivery of additional housing within the City of Maroondah, which is consistent with the delivery of the housing target set out in Clause 16.01-4S of the Maroondah Planning Scheme.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment supports and implements the Municipal Strategic Statement by rezoning land no longer required for public purposes to the Neighbourhood Residential Zone. This will also enable in the longer residential development in accordance with MPS objectives for sustainable housing growth, efficient use of underutilised land, and protection of neighbourhood character and landscape values.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper and efficient use of the Victorian Planning Provisions. The rezoning of the land from PUZ6 to NRZ6 applies the most appropriate planning tool to achieve the intended strategic outcome. The land is no longer required for a public purpose and is located within an established residential area that is already serviced and integrated with surrounding neighbourhoods.

### **How does the amendment address the views of any relevant agency?**

Relevant agencies will be consulted as part of the exhibition process.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The proposed rezoning from Public Use to NRZ is not expected to have a significant impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

### **How does the amendment have regard to the principles set out in**

**the *Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?**

The amendment does not have an effect on any Yarra River Land. Resource and administrative costs

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

The proposed amendment will have limited impact on the resources and administrative costs of the responsible authority. Any costs are accounted for within existing budgets.