

# Strategic Planning – Delegate Report

## Planning Scheme Amendment C161maro



<b>Amendment number:</b>	C161maro
<b>Subject Land:</b>	3-5 Louisa Street, Croydon
<b>Proposal:</b>	Proposed rezoning of 3–5 Louisa Street, Croydon from PUZ6 (Public Use Zone 6) to NRZ6 (Neighbourhood Residential Zone 6),
<b>Recommendation:</b>	To request authorisation from the Minister for Planning to prepare and exhibit Amendment C161maro.

### Executive summary

Amendment C161maro to the Maroondah Planning Scheme proposes to rezone 3–5 Louisa Street, Croydon from PUZ6 (Public Use Zone 6) to NRZ6 (Neighbourhood Residential Zone 6). It is proposed to retain SLO4 (Significant Landscape Overlay 4) on the land.

The purpose of the report is to recommend seeking authorisation by the Minister for Planning to prepare and exhibit the amendment. The site's previous public use is no longer operational due to discontinued funding. It has been leased to a not-for-profit organisation that is running programs and services for older people.

Retention of the existing SLO4 ensures that future development will respect and enhance the site's significant landscape values, preserving local character while enabling residential use consistent with the surrounding neighbourhood.

### Site description and context

The site is located on the north side of Louisa Street, and has a total site area of approximately 1826 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. The land is zoned Neighbourhood Residential Zone Schedule 5 and has the Significant Landscape Overlay Schedule 4 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.

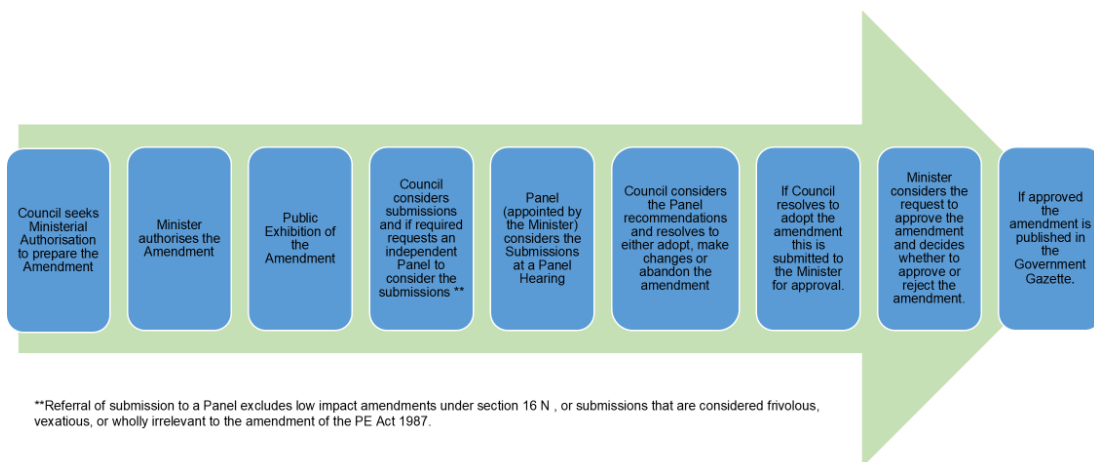
### Strategic / policy issues

Amendment C161maro proposes to rezone 3–5 Louisa Street, Croydon from PUZ6 (Public Use Zone 6) to NRZ6 (Neighbourhood Residential Zone 6). The existing SLO4 (Significant Landscape Overlay 4) on the land is to remain.

The amendment must follow the process as set out in the Planning and Environment Act 1987:

## Planning Scheme Amendment Process

### Key steps



## Maroondah 2050 Strategy – Policy Alignment with Rezoning Proposal

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 Site:

Amendment C161maro applies to land at 3-5 Louisa Street, Croydon. The land is described as Lot 11 on LP53221. It has an overall area of approx. 1915sqm.





Retaining SLO4 ensures protection of significant trees and landscape elements, with future development subject to overlay requirements for siting, landscaping, and tree retention. The NRZ6 zoning provides low-density residential opportunities compatible with surrounding land uses and local strategic objectives. Overall, the amendment balances housing supply needs with landscape protection and is consistent with council policy, warranting delegated approval.

### **Financial / economic issues**

The amendment will have limited financial impacts. The cost and resourcing required to undertake the amendment is included as part of the operation budget for Strategic Planning, including any panel hearing.

### **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 it will continue to be used for the provision of programs and support and older people for at least the short to medium term.

NRZ6 seeks to ensure that vegetation and canopy trees remain the dominant visual feature of the skyline.

### **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. 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.

### **Community consultation**

Amendment C161maro will be required to undergo a community consultation process and affected owners and other third parties the opportunity to make a submission as part of the Amendment process.

If the Minister for Planning grants authorisation to prepare and exhibit the Amendment; Amendment C161maro would be placed on public exhibition for a period of one calendar month pursuant to the provisions of 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.

### **Public exhibition of the Amendment would include:**

- Advertisement in Government Gazette;
- Advertising on Maroondah's Council website.
- Direct notification of affected and adjoining properties; and
- Notices to statutory authorities and prescribed Ministers.

## **Conclusion**

Amendment C161maro to the Maroondah Planning Scheme proposes to introduce permanent rezoning controls to the property at 3-5 Louisa Street, Croydon. This Amendment seeks to introduce substantially the same controls as surrounding land (NRZ6).