



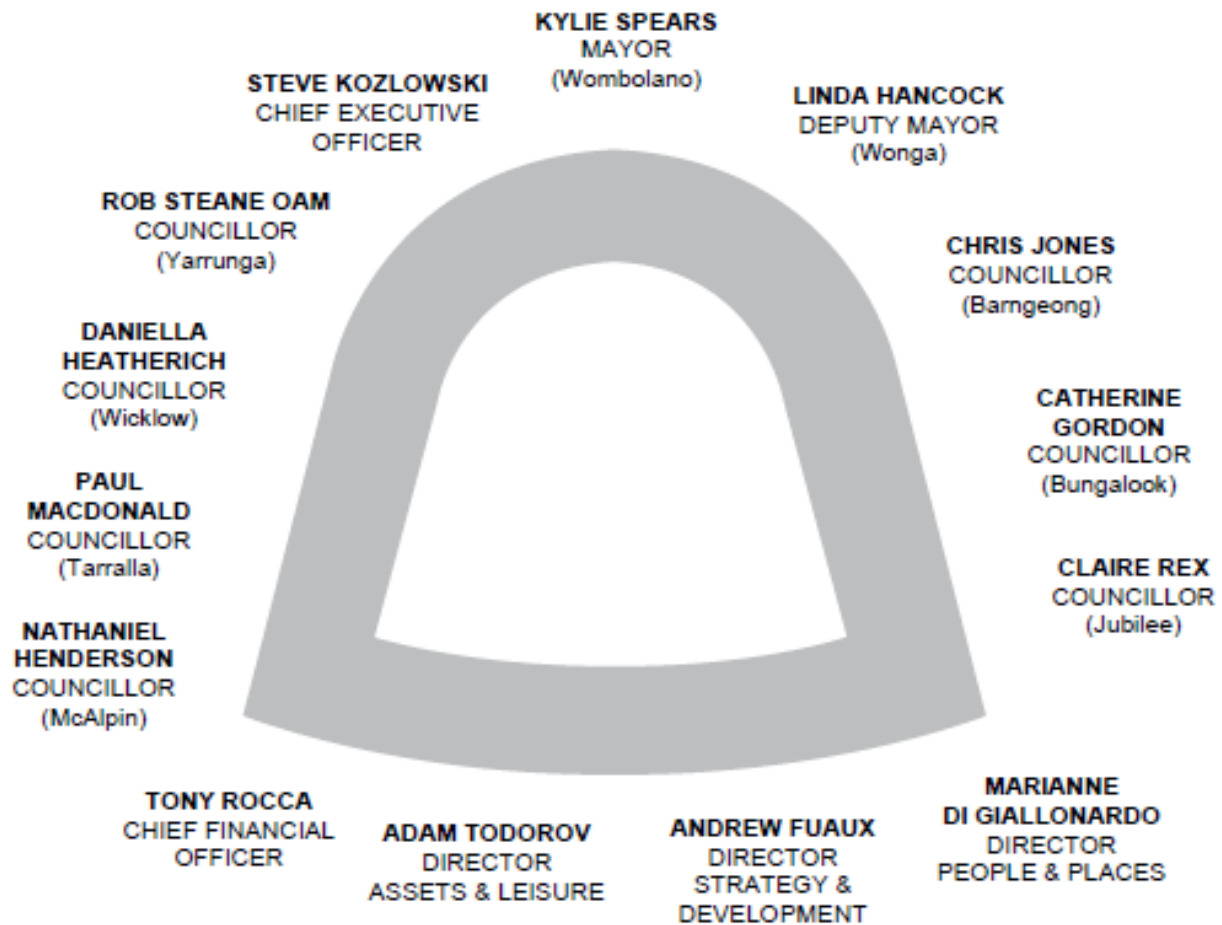
# Council Meeting Agenda

Monday 21 July 2025

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.***

***This meeting of Council can be viewed on Council's website via:***

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

COUNCIL CHAMBER  
IS FITTED WITH A HEARING AID INDUCTION LOOP  
**SWITCH HEARING AID TO 'T' FOR RECEPTION**



## **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 30 June 2025.
6. Public Questions
7. Officers' Reports

### Chief Financial Officer

- |  |    |
|--|----|
| 1. Attendance Report   | 4  |
| 2. Reports of Councillor Briefings                             | 6  |
| 3. Councillor Representation Reports                           | 8  |
| 4. Honorary Freeman of the City                                | 10 |
| 5. Alignment of Council Advisory Committees                    | 13 |
| 6. Local Government Community Satisfaction Survey Results 2025 | 19 |

### Director Assets & Leisure

- |   |    |
|---|----|
| 1. East Ringwood Tennis Club Community Facilities Lease | 23 |
|---|----|

### Director Strategy & Development

- |   |    |
|---|----|
| 1. Croydon Activity Centre Structure Plan | 26 |
|---|----|

### Director People & Places

- |   |    |
|---|----|
| 1. Croydon Main Street Traders Association Special Rate and Charge Scheme | 41 |
|---|----|

8. Documents for Sealing
9. Motions to Review
10. Late Items
11. Requests for Leave of Absence
12. In Camera

### Director Assets & Leisure

1. Tender Evaluation Report - Contract 21077 Provision of Footpath, Kerb and Channel Works
2. Tender Evaluation Report - Contract 2806/0650 Retail Energy - Small & Large Market Gas (through Procurement Australia)

**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 30 June 2025 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.

**ATTENDANCE REPORT Cont'd**

**ITEM 1**

**ATTACHMENTS**

Not applicable

**CONFIDENTIALITY**

Not applicable

**RECOMMENDATION**

**THAT COUNCIL RECEIVES AND NOTES THE REPORTS AS PRESENTED BY COUNCILLORS**

## **REPORTS OF COUNCILLOR BRIEFINGS**

## **ITEM 2**

### **PURPOSE**

To present the 'Public Record' of those 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 30 June 2025 and 7 July 2025 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.  2025 June 30 - Councillor Briefing Public Record
2.  2025 July 07 - Councillor Briefing Public Record

**CONFIDENTIALITY**

Not applicable

**RECOMMENDATION**

**THAT COUNCIL RECEIVES AND NOTES THE PUBLIC RECORD OF THE COUNCILLOR BRIEFINGS HELD ON 30 JUNE 2025 AND 7 JULY 2025**

**COUNCILLOR REPRESENTATION REPORTS**

**ITEM 3**

**PURPOSE**

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

- Maroondah Business Advisory Committee held on 13 June 2025
- Maroondah Access, Inclusion and Equity Advisory Committee held on 17 June 2025

**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.

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

Crs Henderson, Spears and Steane are Council's Representatives on the Maroondah Business Advisory Committee.

**COUNCILLOR REPRESENTATION REPORTS Cont'd**

**ITEM 3**

Crs Gordon Henderson and Jones are Council's Representatives on the Maroondah Access, Inclusion and Equity 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. 2025 June 13 - Maroondah Business Advisory Committee Meeting Minutes  

2. 2025 June 17 - Maroondah Access Inclusion and Equity Advisory Committee Meeting  
 Minutes

**CONFIDENTIALITY**

Not applicable

**RECOMMENDATION**

**THAT COUNCIL RECEIVES AND NOTES MINUTES OF THE FOLLOWING BODIES**

1. **MAROONDAH BUSINESS ADVISORY COMMITTEE HELD ON 13 JUNE 2025**
2. **MAROONDAH ACCESS, INCLUSION AND EQUITY ADVISORY COMMITTEE HELD ON 17 JUNE 2025**

**PURPOSE**

For Council to consider nominations for the honour of Freeman of the City in accordance with Council's Honours and Recognition Policy.

**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 both 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**

The *Honours and Recognition Policy* outlines a framework to enable Council to recognise milestone events and achievements of individuals and organisations within the City of Maroondah.

The conferring of Honorary Freeman of the City is the highest honour that a Council can bestow upon an individual. It is an honour of distinction that carries no privileges; however, it is a means by which a distinguished person is given recognition by a City.

This traditional honour dates back to English medieval times. It is derived from an historic English custom by which Freemen paid fees to local boroughs, which entitled them to trade in the City. The Freeman was also allowed other special privileges, such as the right to sit on town councils and to elect parliamentary representatives.

Over time the honour of Freeman of the City has become a distinction by which a Council may officially recognise a resident who makes an outstanding contribution to the local community over many years, either through Council or community groups such as charities or sporting and recreational clubs.

## CHIEF FINANCIAL OFFICER – TONY ROCCA

### HONORARY FREEMAN OF THE CITY Cont'd

### ITEM 4

Maroondah City Council has bestowed this honour to seven citizens –

Name	Date conferred
Mr Bernie Capicchiano	19 June 2023
Dr Graeme Lorimer	19 June 2023
Mrs Anne Hubbard	18 April 2016
Mr Brian Coopersmith <i>(deceased)</i>	18 April 2016
Mr Robert (Bob) McDiarmid <i>(deceased)</i>	17 September 2007
Mr George Pile <i>(deceased)</i>	06 August 2001
Dame Phyllis Frost <i>(deceased)</i>	07 April 1997 – confirming the decisions of the two former municipalities of Ringwood & Croydon, in bestowing these three honours.
Mr Alan Robertson <i>(deceased)</i>	
Mr William (Bill) Wilkins <i>(deceased)</i>	

### ISSUE / DISCUSSION

This matter is being brought for consideration in accordance with Council's *Honours and Recognition Policy*.

The Policy provides that Council shall, during its four-year term, undertake a review of potential candidates biennially (every second year) or on any other occasion if brought forward directly by a Councillor, initially at a Councillor Briefing, with any subsequent recommendations being submitted to a subsequent Ordinary Meeting of Council for consideration.

#### ***Nomination criteria:***

- *Eminent achievement and merit of the highest degree in service of the Maroondah community*
- *Long-term Maroondah residency (past or present)*

This report to Council is to formally resolve to confer the title of Honorary Freeman of the City upon:

- Andrew Brownlie
- Helen Parker OAM
- Terri Verberne

An example of the individual candidate profiles for the illuminated address is attached to this report.

### FINANCIAL / ECONOMIC ISSUES

In the event of Council formally resolving to confer the honour of Freeman of the City, arrangements will be made for an appropriate function in the coming months.

### ENVIRONMENTAL / AMENITY ISSUES

Not applicable

**HONORARY FREEMAN OF THE CITY Cont'd****ITEM 4****SOCIAL / COMMUNITY ISSUES**

Not applicable


**COMMUNITY CONSULTATION**

Not applicable

**CONCLUSION**

It is appropriate that Council considers conferring the honour of 'Freeman of the City' to Andrew Brownlie, Helen Parker OAM and Terri Verberne.

**ATTACHMENTS**

1.  Honorary Freeman of the City - Candidate Profiles

**CONFIDENTIALITY**

Not applicable

**RECOMMENDATION****THAT COUNCIL**

1. **CONFERS THE DISTINCTION OF HONORARY FREEMAN OF THE CITY OF MAROONDAH UPON ANDREW BROWNLIE, HELEN PARKER OAM AND TERRI VERBERNE**
2. **AFFIXES THE COMMON SEAL OF COUNCIL TO LETTERS TO BE PRESENTED TO THESE CANDIDATES AT A FORTHCOMING OFFICIAL FUNCTION**

**ALIGNMENT OF COUNCIL ADVISORY COMMITTEES**

**ITEM 5**

**PURPOSE**

To confirm the operation of Council advisory committees from the commencement of the 2026 calendar year to align with the outcome areas of Maroondah 2050 and the Council Plan 2025-2029.

**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 both locally and regionally, and actively champions local needs. Everyone in Maroondah is informed and provided with opportunities to meaningfully engage in Council decision making about matters that affect them.

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.
- 5.3 Undertake evidence informed strategic planning and policy development that promotes the social, environmental (built-form and natural) and economic sustainability of Maroondah.
- 5.7 Foster and leverage local and regional partnership opportunities with community organisations, service providers, businesses, and other levels of government.
- 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.
- 5.12 Undertake meaningful, creative and inclusive engagement to understand community needs, priorities, and aspirations.

**BACKGROUND**

Under section 63 of the Local Government Act 2020, Councils are empowered to establish advisory committees of the Council and delegate certain powers, duties and functions to these committees.

Council currently has seven (7) advisory committees in operation that collectively provide advice to Council on local issues, projects and services. Council advisory committees typically consider in-depth issues that are related to Council policy, programs, advocacy issues or service delivery activities. An agreed Terms of Reference adopted by each Committee guide their scope, membership and operations.

**ALIGNMENT OF COUNCIL ADVISORY COMMITTEES Cont'd****ITEM 5**

The committee currently in operation for the 2025 calendar year are:

- Maroondah Access, Inclusion and Equity Advisory Committee
- Maroondah Arts Advisory Committee
- Maroondah Business Advisory Committee
- Maroondah Community Health and Wellbeing Advisory Committee
- Maroondah Disability Advisory Committee
- Maroondah Environment Advisory Committee
- Maroondah Liveability, Safety and Amenity Advisory Committee

Committee representation on Council advisory committees can vary based on the subject matters included in discussion and the nature of stakeholder representation required. Representation on these committees can involve partner agency, community members, people with lived experience, or local business and artists. A minimum of 2-3 Councillor representatives are appointed to each of these committees on an annual basis, with a Councillor chairperson appointed to facilitate scheduled meetings.

In addition to advisory committees, Council also participates on a range of regional partnership groups to inform and collaborate on collective advocacy, along with shared service delivery.

Council also has an Audit and Risk Committee established in accordance with Section 53 of the *Local Government Act 2020* to ensure good governance, financial sustainability and operation integrity controls are in place.

**ISSUE / DISCUSSION**

At its meeting on 30 June 2025, Council adopted a new Council Plan for the 2025-2029 period. The Council Plan 2025-2029 is Maroondah City Council's medium-term strategy linking the local community's aspirations and priorities for the future of Maroondah – as detailed in the community vision Maroondah 2050 – Our future together – to the current and future work of Council.

Extending across the period from 2025/26 to 2028/29 the document outlines Council's:

- goals and key directions,
- priority actions,
- strategic indicators,
- services, and
- supporting strategies, plans and policies.

The outcome areas of Maroondah 2050 and the Council Plan 2025-2029 have been developed to reflect current and emerging community priorities.

**ALIGNMENT OF COUNCIL ADVISORY COMMITTEES Cont'd**

**ITEM 5**

To ensure alignment between Council's Community vision and the work of Council's existing advisory committees, it is timely to review and link the outcome areas of Maroondah 2050 and the Council Plan with the roles and functions of Council's advisory committees. This ensures that Council's stakeholder engagement and advisory functions support the broader strategic objectives outlined in Maroondah 2050 and the Council Plan 2025-2029.

To support Council in working towards the community's 2050 vision for Maroondah, five outcome areas identified are as follows:

- A healthy, inclusive and connected community
- A safe and liveable community
- A green and sustainable community
- A vibrant and prosperous community
- A well-governed and empowered community

To ensure ongoing alignment of Council's advisory committees with these Council Plan outcome areas, a number of amendments are proposed to the existing committees, to come into effect from 1 January 2026.

A key change will involve the conclusion of the Maroondah Access, Inclusion and Equity Advisory Committee, with its role and function absorbed into three other advisory committees.

A healthy, inclusive and connected community

Across the 2025/26 to 2028/29 period, two committees will have a focus on informing and supporting Council Plan 2025-2029 key directions within the 'A healthy, inclusive and connected community' outcome area.

The Maroondah Community Health and Wellbeing Advisory Committee will become the lead advisory committee in relationship to this Council Plan outcome area. The Committee will continue to provide advice to Council and inform service delivery, advocacy and partnerships on a range of community health and wellbeing matters.

From 2026, the scope of the Maroondah Community Health and Wellbeing Advisory Committee will be broadened to incorporate social inclusion, community connection and equity related policy matters that were previously included in the scope of the Maroondah Access, Inclusion and Equity Advisory Committee. This approach will enable the Committee to have a holistic and intersectional consideration of social wellbeing issues and outcomes relating to the Maroondah community.

The role of the Maroondah Disability Advisory Committee is proposed to remain unchanged in providing advice to Council and informing service delivery, advocacy and partnerships on a range of matters relating to people with a disability, their carers and families. From 2026, the scope of this Committee will incorporate disability access considerations that were previously included in the scope of the previous Maroondah Access, Inclusion and Equity Advisory Committee.

**ALIGNMENT OF COUNCIL ADVISORY COMMITTEES Cont'd**

**ITEM 5**

A safe and liveable community

During the 2025/26 to 2028/29 period, the Maroondah Liveability, Safety and Amenity Advisory Committee will become the lead advisory committee in working towards Council Plan 2025-2029 key directions within the 'A safe and liveable community' outcome area.

The Committee will continue to provide advice to Council and inform service delivery, advocacy and partnerships on a range of liveability, community safety and local amenity matters. It will also incorporate physical accessibility matters previously considered by the former Maroondah Access, Inclusion and Equity Committee.

A green and sustainable community

Throughout the 2025/26 to 2028/29 period, the Maroondah Environment Advisory Committee will be the lead advisory committee in working towards Council Plan 2025-2029 key directions within the 'A green and sustainable community' outcome area.

The Committee will continue provide a collaborative partnership between Council and key community stakeholders, to inform and advise Council on environmental sustainability issues.

A vibrant and prosperous community

Across the 2025/26 to 2028/29 period, two committees will have a focus on informing and supporting Council Plan 2025-2029 key directions within the 'A vibrant and prosperous community' outcome area.

The role of the Maroondah Business Advisory Committee will continue to provide a framework for the collaborative sharing of local business intelligence, and sector specific opportunities and challenges, that will shape and enhance the future role of Council to impact positively on local businesses.

The role of the Maroondah Arts Advisory Committee will provide advice and expertise that assists Council in working towards a creative and culturally vibrant Maroondah as outlined in Maroondah 2050 Community Vision and key Council cultural policies and strategies.

A well-governed and empowered community

Council's Audit and Risk Committee established pursuant to Section 53 of the *Local Government Act 2020*. As such, this is a statutory committee rather than a Council advisory committee. The Audit and Risk Committee will continue to assist and advise Council in the discharge of its responsibilities regarding financial reporting, maintaining internal controls, protecting the integrity of Council assets, and facilitating good corporate governance. The Committee provides an independent monitoring role and reports directly to Council.

**FINANCIAL / ECONOMIC ISSUES**

The operation of Council's advisory committees is incorporated into the Adopted Budget 2025/26.

Council's advisory committees play a strong role with informing economic and financial issues and matters impacting the municipality. In particular, the Maroondah Business Advisory Committee will continue to place a strong focus on local and regional economic issues.

**ALIGNMENT OF COUNCIL ADVISORY COMMITTEES Cont'd****ITEM 5**

The Audit and Risk Committee helps to ensure responsible, sustainable and timely management of Council's financial resources.

**ENVIRONMENTAL / AMENITY ISSUES**

Council's advisory committees play a significant role with informing natural and built environment issues and matters impacting the Maroondah municipality.

In particular, the Maroondah Environment Advisory Committee will continue to place a strong focus on natural environment matters. The Maroondah Liveability, Safety and Amenity Advisory Committee will continue to advise and support Council responses on built environment matters. The Maroondah Arts Advisory Committee will continue to assist Council in working towards a creative and culturally vibrant municipality

**SOCIAL / COMMUNITY ISSUES**

Council's advisory committees also play a key role with informing social, health and wellbeing issues and matters impacting the Maroondah community.

In particular, the Maroondah Community Health and Wellbeing Advisory Committee and the Maroondah Disability Advisory Committee will continue to advise and inform Council on social health, wellbeing and inclusion issues.

**COMMUNITY CONSULTATION**

Extensive community engagement was undertaken in the development of the Maroondah 2050 Community Vision and the Council Plan 2025-2029. This engagement has informed and guided the establishment of the five Maroondah 2050 outcome areas and the supporting key policy directions outlined in the Council Plan.

The alignment of Council advisory committees to the Maroondah 2050 Community Vision and the Council Plan 2025-2029 is intended to ensure community input and areas of focus are reflected in our Council advisory committees, which collectively form a key ongoing stakeholder engagement mechanism between Council and the Maroondah community.

**CONCLUSION**

Following the adoption of the Maroondah 2050 Community Vision and Council Plan 2025-2029, it is appropriate to align Council's advisory committees to ensure they continue to provide effective stakeholder input to inform Council service delivery, partnerships and advocacy activities.

The alignment will enhance the advisory committees' contributions to Council's decision-making and ensure that their work supports the long term community aspirations and medium term key directions outlined in Maroondah 2050 and the Council Plan 2025-2029.

**ATTACHMENTS**

Not applicable

**CONFIDENTIALITY**

Not applicable

**ALIGNMENT OF COUNCIL ADVISORY COMMITTEES Cont'd**

**ITEM 5**

**RECOMMENDATION**

**THAT THE FOLLOWING COUNCIL ADVISORY COMMITTEES, AS ALIGNED TO THE COUNCIL PLAN 2025-2029, OPERATE FROM 1 JANUARY 2026**

- **MAROONDAH ARTS ADVISORY COMMITTEE**
- **MAROONDAH BUSINESS ADVISORY COMMITTEE**
- **MAROONDAH COMMUNITY HEALTH AND WELLBEING ADVISORY COMMITTEE**
- **MAROONDAH DISABILITY ADVISORY COMMITTEE**
- **MAROONDAH ENVIRONMENT ADVISORY COMMITTEE**
- **MAROONDAH LIVEABILITY, SAFETY AND AMENITY ADVISORY COMMITTEE**

**LOCAL GOVERNMENT COMMUNITY SATISFACTION  
SURVEY RESULTS 2025**

**ITEM 6**

**PURPOSE**

To note the Maroondah City Council results of the annual Local Government Community Satisfaction Survey 2025, conducted by an independent market research organisation on behalf of the Victorian Government.

**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 Vision: 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.
- 5.4 Embed a culture of being collaborative, strategic and sustainable, implementing best practice principles, to further position Maroondah City Council as a leader in local government.

**BACKGROUND**

Each year, Local Government Victoria (LGV) coordinate and auspice a state-wide Local Government Community Satisfaction Survey. The main objectives of the survey are to assess the performance of Councils', across a range of measures as well as to identify opportunities for improved, and more effective service delivery. The survey also provides local government authorities with a means to fulfil some of their statutory reporting requirements as required by the *Local Government (Planning and Reporting) Regulations 2020*.

In 2025, 56 of 79 Councils throughout Victoria participated in the survey, undertaking a minimum of 400 interviews within each participating municipality. The survey was conducted by JWS on a quarterly basis from June 2024 to March 2025.

Councils across Victoria are placed into similar Council groupings by the Victorian Government. Maroondah is categorised in the 'Metro Councils' group which includes all Councils in Greater Melbourne except for interface / urban fringe Councils. The participating Councils within the 'Metro Councils' group for this 2025 survey were: Boroondara, Glen Eira, Hobsons Bay, Manningham, Maroondah, Melbourne, Stonnington and Whitehorse.

**LOCAL GOVERNMENT COMMUNITY SATISFACTION  
SURVEY RESULTS 2025 Cont'd**

**ITEM 6**

An indexed mean is used and adjusted to a baseline to allow comparisons with other Councils. Furthermore, the survey questions are standardised across the state which means that their wording may not always reflect the localised focus of service delivery.

It is important to note that the survey only provides limited contextual information which could result in respondent feedback relating to services, activities or issues that are beyond Council's direct scope of influence.

**ISSUE / DISCUSSION**

Council's overall performance continues to be rated in line with the average rating for councils in the 'Metro Councils' group and is rated statistically significantly higher (at the 95% confidence interval) than the State-wide average for councils.

Perceptions of Council performance on most services evaluated are consistent with 2024 results. Many of Council's service performance scores are rated statistically significantly higher (at the 95% confidence interval) than the metropolitan and statewide average for councils.

Results for both core measures and service measures are outlined in the two tables below.

Highlights for Maroondah include:

- The rating for 'Councils overall performance' (65) is 12 points higher than the state-wide average (53).
- The rating for 'Value for money' (58) is 11 points higher than the state-wide average (47).
- The rating for 'Condition of sealed roads' (55) is 10 points higher than the state-wide average (45)
- The rating for 'Making decisions in the interest of the community' (59) is 10 points higher than the state-wide average (49).

**LOCAL GOVERNMENT COMMUNITY SATISFACTION  
SURVEY RESULTS 2025 Cont'd****ITEM 6**Core measures

<b>Performance Measures</b>	<b><i>Maroondah 2025 result</i></b>	<b><i>Metro Melbourne 2025 average</i></b>	<b><i>State-wide 2025 average</i></b>
Overall performance	<b>65</b>	62	53
Value for money	<b>58</b>	56	47
Community consultation	<b>58</b>	56	50
Customer service	<b>74</b>	71	66
Making decisions in the interest of the community	<b>59</b>	56	49
Condition of sealed roads	<b>55</b>	59	45
Waste management	<b>74</b>	72	65
Overall Council direction	<b>52</b>	48	46

Service measures

<b>Performance Measures</b>	<b><i>Maroondah 2025 result</i></b>	<b><i>Metro Melbourne 2025 average</i></b>	<b><i>State-wide 2025 average</i></b>
Informing the community	<b>65</b>	61	56
Condition of local streets and footpaths	<b>55</b>	58	52
Traffic management	<b>55</b>	56	54
Enforcement of local laws	<b>64</b>	62	59
Family support services	<b>67</b>	66	62
Elderly support services	<b>65</b>	63	63
Disadvantaged support services	<b>61</b>	60	58
Recreational facilities	<b>76</b>	74	67
Appearance of public areas	<b>68</b>	71	68
Arts centres and libraries	<b>77</b>	76	73
Community and cultural activities	<b>72</b>	69	65
Advocacy	<b>57</b>	54	49
Council's general town planning policy	<b>57</b>	52	48
Environmental sustainability	<b>67</b>	64	59
Emergency and disaster management	<b>67</b>	67	65
Business and community development and tourism	<b>59</b>	69	56

**LOCAL GOVERNMENT COMMUNITY SATISFACTION  
SURVEY RESULTS 2025 Cont'd****ITEM 6****FINANCIAL / ECONOMIC ISSUES**

Not applicable

**ENVIRONMENTAL / AMENITY ISSUES**

Not applicable

**SOCIAL / COMMUNITY ISSUES**

Not applicable

**COMMUNITY CONSULTATION**

The Local Government Community Satisfaction Survey is one of many engagement methods used by Council to track its performance, as well as collecting community feedback relating to its service delivery.

The Victorian Government has now commenced administration of next year's Local Government Community Satisfaction Survey, to understand continued community perceptions of sector performance across the range of core service measures. Results are anticipated to be made available to Council in June 2026.

**CONCLUSION**

Council's overall performance continues to rate well in comparison with average ratings for councils in metropolitan Melbourne.

Many of Council's service performance scores are rated statistically significantly higher (at the 95% confidence interval) than the metropolitan and state-wide averages.

Council will continue to use the results from this Survey to inform service delivery planning and implementation.

**ATTACHMENTS**

Not applicable

**CONFIDENTIALITY**

Not applicable

**RECOMMENDATION**

**THAT COUNCIL RECEIVE AND NOTE RESULTS FROM THE 2025 LOCAL  
GOVERNMENT COMMUNITY SATISFACTION SURVEY**

**EAST RINGWOOD TENNIS CLUB COMMUNITY FACILITIES  
LEASE**

**ITEM 1**

**PURPOSE**

To seek Council approval of a lease agreement between Maroondah City Council, as the appointed Landlord by the Department of Energy, Environment and Climate Action (Land Owner) and East Ringwood Tennis Club Incorporated (Lessee) and to authorise the signing and sealing of the relevant documentation.

**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 healthy, inclusive and connected community

Our Community's Aspiration: Everyone in Maroondah feels valued, welcome and respected, and has opportunities to thrive regardless of their background, identity or circumstances. Community members experiencing vulnerability, marginalisation or disadvantage have access to the support they need. Opportunities for social connection, and to enhance health and wellbeing, are encouraged.

Key Directions 2025 – 2029:

- 1.1 Provide inclusive and accessible leisure and sporting facilities and programs for undertaking physical activity.
- 1.15 Support community groups, clubs and organisations as providers of opportunities for belonging, connection and participation.

**BACKGROUND**

In 2022, Council developed and endorsed the Maroondah Tennis Strategy 2022 - 2032 to provide Council with an evidence based strategic approach to improve sustainability and growth of tennis participation over the next 10 years.

In February and March 2022, discussions were individually held with each Maroondah Tennis Club executive to inform the strategy development. The Strategy highlighted concerns about the ongoing viability of East Ringwood Tennis Club due to unstable governance and low participation. The Club was advised that they would be afforded two years to demonstrate improved governance and sustained, increased community participation prior to lease negotiations. An interim one (1) year licence was put in place from 1 July 2023 and is currently in overholding.

**ISSUE / DISCUSSION**

Council has supported East Ringwood Tennis Club over the past two years, assisting with developing a strategic plan, providing guidance on sinking funds, coach financial contributions and other governance matters. In December 2024, the Club provided Council with all required annual reporting requirements, their business plan, recent financials and committee representation, meeting the stipulated requirements outlined by Council to progress internal discussions regarding a lease agreement.

**EAST RINGWOOD TENNIS CLUB COMMUNITY FACILITIES  
LEASE Cont'd**

**ITEM 1**

Lease negotiations with the Department of Energy, Environment and Climate Action (DEECA), commenced in early 2025. The DEECA standard lease agreement together with Council's standard Community Facilities Lease Agreement has been used to develop the Lease.

Through a Lease Agreement made between Council, as appointed Landlord, and the Lessee, the Lessee will be granted use and occupation of the premises for a term of two (2) years with an option for a further five (5) years at annual rentals based on the number of courts located within the premises. The term will align with the other seven (7) current tennis club community facility leases.

It is proposed that Council approves the lease agreement, based on the following principal terms:

- Rental – Set for two (2) years and then reverting to the Community Facilities Pricing Schedule for the further term.
- Term – Two (2) years with the option of a further five (5) year term
- Maintenance – in accordance with the Community Facilities Standard Maintenance Schedule
- Public Liability Insurance of \$20M and glass replacement insurance
- Special condition 1, Commercial Operations

**FINANCIAL / ECONOMIC ISSUES**

In order to improve open space aesthetics, environmental sustainability and the safety of Council owned tennis facilities, the Maroondah Tennis Strategy, which was endorsed by Council in March 2022, proposed that Council assumes responsibility for the renewal of tennis court fencing and court lighting and that an increase to club lease fees occurs, to offset part of the cost. The lease agreement reflects this change in responsibility and reaffirms that maintenance remains the responsibility of the tenant, excluding acts of vandalism. Pricing for the East Ringwood Tennis Club lease is calculated in accordance with the Community Facilities Pricing Policy Lease and Licence Schedule endorsed in 2024.

**ENVIRONMENTAL / AMENITY ISSUES**

Not applicable

**SOCIAL / COMMUNITY ISSUES**

The development of the standard Community Facilities Lease Agreement will ensure the clear and equitable delineation of maintenance responsibilities for all tenants occupying Council owned and/or managed Community Facilities, consistent with the Community Facilities Pricing Policy, and supports a sustainable approach to the provision of community-based sport and recreation.

**EAST RINGWOOD TENNIS CLUB COMMUNITY FACILITIES  
LEASE Cont'd****ITEM 1****COMMUNITY CONSULTATION**

Council undertook high level discussions with clubs as part of the Maroondah Tennis Strategy engagement. Clubs received an update on potential changes to leasing fee structure at the annual Maroondah Tennis Clubs' Forum in October 2022 and then were provided with a proposal document in December 2022 outlining proposed changes to the lease and inviting clubs to meet 1:1 with Council Officers to discuss. Council has met with East Ringwood Tennis Club on a number of occasions to discuss occupancy arrangements and has received written acknowledgement of the intention to sign the lease as presented.

**CONCLUSION**

The lease agreement provides a mutually beneficial arrangement between Council, Department of Energy, Environment and Climate Action (DEECA) and East Ringwood Tennis Club for the continued use and management of the stated premises for tennis activities

**ATTACHMENTS**

1.  East Ringwood Tennis Club Lease - Lease Particulars - June 2025

**CONFIDENTIALITY**

Not applicable

**RECOMMENDATION**

**THAT COUNCIL SIGNS AND SEALS COMMUNITY FACILITIES LEASE  
DOCUMENTATION FOR EAST RINGWOOD TENNIS CLUB INCORPORATED**

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN**

**ITEM 1**

**PURPOSE**

To consider submissions received from community consultation of the draft Croydon Activity Centre Plan and seek adoption of the revised Croydon Activity Centre Structure Plan and Croydon Activity Centre Development Contributions Plan.

**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:

- 2.4 Advocate to preserve and enhance the valued and unique attributes of Maroondah's neighbourhoods and activity centres, including the green, leafy natural environment, neighbourhood character and local history and heritage.
- 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.
- 2.7 Plan and advocate for the sustainable development of Croydon, Heathmont and Ringwood East activity centres, integrating diverse housing and accessible transport options, with access to local businesses, services and amenities.
- 2.9 Encourage urban planning, design and construction that is attractive, sustainable and enhances the connection between the built, natural and social environments.
- 2.11 Provide appropriately located community precincts and facilities that meet the diverse needs of our current and future community.
- 2.12 Advocate for a greater diversity of appropriately located housing to meet the current and future needs of the Maroondah community.
- 2.13 Advocate and plan for integrated safe, accessible and sustainable road and public transport infrastructure to meet current and future transport needs in Maroondah.
- 2.14 Enhance pedestrian and cycling infrastructure in Maroondah to enable safe, accessible and connected active transport options.

Priority Action 2024-2025:

Develop and implement masterplans for the Croydon and Ringwood East activity centres in 2026/2027 and 2027/28

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1****BACKGROUND**

The existing Croydon Town Centre Structure Plan was adopted by Maroondah City Council in 2006 as a 30-year vision for the Croydon Town Centre. There have been significant changes in Croydon and to State planning policy since this time and as a result a new Croydon Activity Centre Structure Plan has subsequently been prepared.

The Structure Plan includes a vision and background on planning-related issues in Croydon as well as guidance on land use and development, infrastructure, transport, the physical environment and amenity.

The vision for the Structure Plan has been developed as follows:

*The centre is the heart of the Croydon community, supporting civic life, culture, and activity, shopping, and employment. It has a central vibrant main street focused on independent retailers, with additional shopping centres to the north and the south, set within a distinctive landscaped environment.*

*It is an attractive, desirable destination for people to live, work and play in Melbourne's east, providing a range of retail, office and business opportunities, housing types and community and education facilities.*

*The centre is known as a green, sustainable place where the treed canopy and nature permeates throughout, celebrating water, First Nations history and Tarralla Creek. The centre is inclusive and accessible with public spaces that are well connected, encouraging walking, cycling and public transport use.*

The Structure Plan provides an overview of the activity centre and identifies existing conditions, key issues and opportunities around the key themes of:

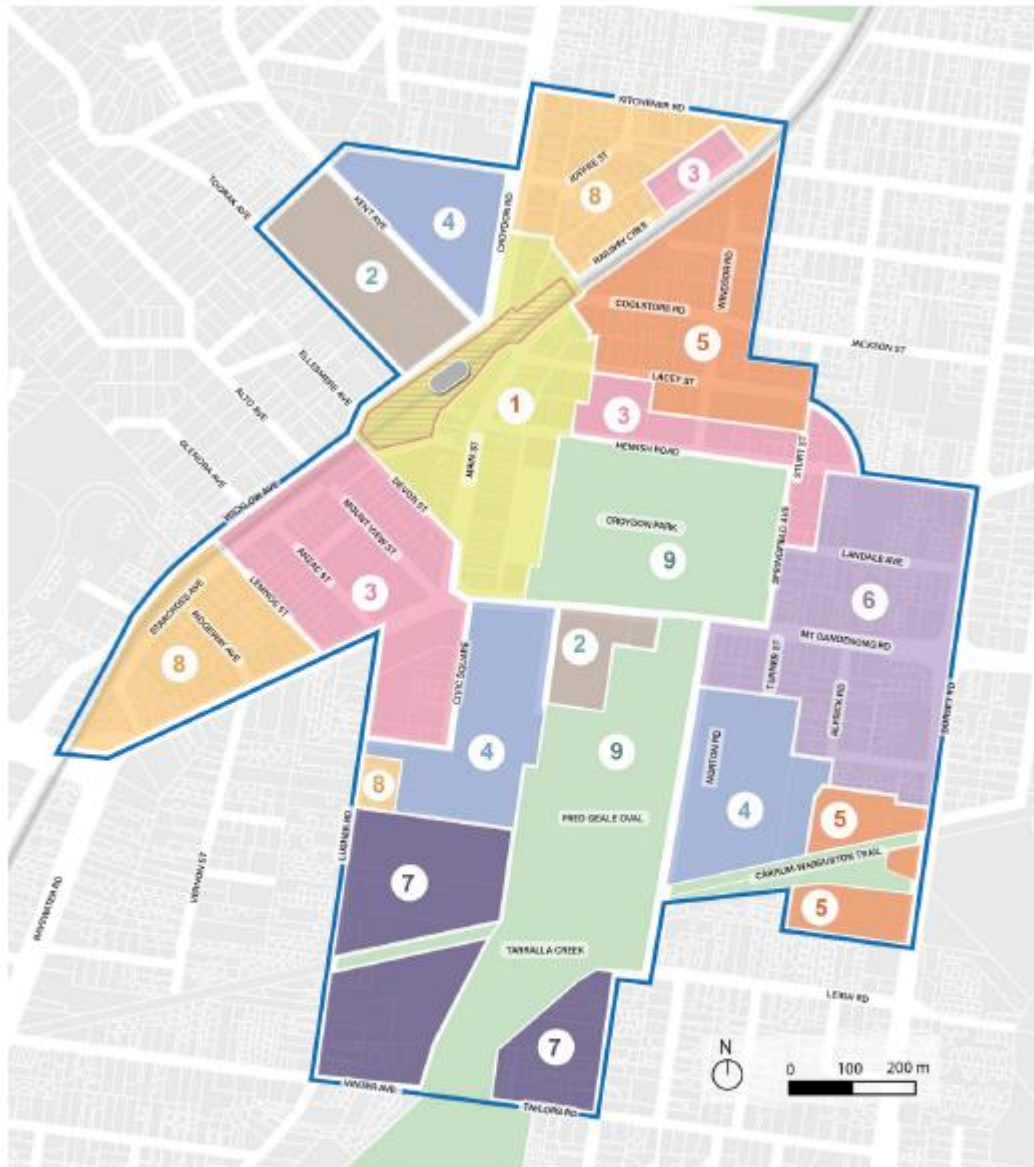
- Business and economic development,
- Natural environment and climate change
- Urban design and built form
- Housing and residential development
- Transport and movement
- Community infrastructure.



## CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd

ITEM 1

As well as the key themes, the Structure Plan also breaks the activity centre into precincts and provides guidelines for each as shown below.



### LEGEND

Activity centre boundary	Precinct 1 - Main Street and Croydon Station	Precinct 4 - Community and Education	Precinct 8 - Residential
Railway Line	Station Sub Precinct (within Precinct 1)	Precinct 5 - Business	Precinct 9 - Parkland
Croydon Train Station	Precinct 2 - Commercial	Precinct 6 - Residential Diversity	
Existing Green Space / Open Space	Precinct 3 - Residential Growth	Precinct 7 - Tarralia Creek	

Each Precinct has a set of objectives, requirements and guidelines to influence development. The purpose of the Precinct Guidelines is to outline the preferred form for new buildings within the precincts of the Croydon Activity Centre. Updated place-based built form requirements have been developed responding to community feedback and Croydon's valued character, while providing for the sustainable growth of the activity centre through the integration of new buildings and land uses.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1**

Of note Precinct 3 - Residential Growth and Precinct 7 -Tarralla Creek have the most changes to the existing development controls.

Precinct 3 will allow for development up to 6 storeys in specific locations and 4 storeys in others. The precinct's location, subdivision pattern, existing and adjacent land uses make it a clear candidate for more intensive residential uses and mixed-use development. This land is proposed to be rezoned from General Residential Zone to Residential Growth Zone. Under the current zone, building heights up to 3 storeys are possible.

Precinct 7 proposes the rezoning of Industrial 1 Zoned land to Mixed Use Zone. This will allow for the redevelopment of the land for residential purposes and a range of other supporting uses. Development heights of 4 storeys are nominated in this location.

**ISSUE / DISCUSSION****Issue**

The Croydon Town Centre Structure Plan 2006 has provided strong guidance for land use and development since its approval.

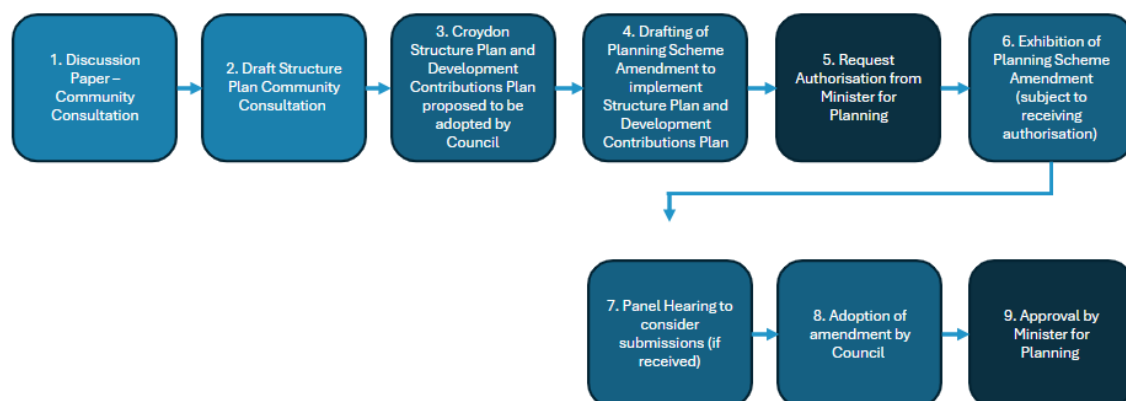
More recently there have been significant changes in central Croydon including level crossing removal works and the construction of new bus interchange and station against a backdrop of State Government planning reforms over the past 12 months. Accordingly, a new Croydon Activity Centre Structure Plan Structure Plan has been prepared.

The Croydon Activity Centre Structure Plan was placed on community consultation between 1 September 2023 and 31 October 2023.

During and following the consultation period Council received:

- 75 Pindrop comments on the map of Croydon on the Your Say Maroondah page
- 57 written submissions in the form of either a survey response or written submission.

Once the Structure Plan and Development Contributions Plan are adopted (step 3 below), the next step will be for Council to prepare a planning scheme amendment and seek authorisation from the Minister for Planning to exhibit the planning scheme amendment.



This report provides an overview of the main issues raised during public consultation and a response to these.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1****FINANCIAL/ECONOMIC ISSUES****Business and Economic Development**

Feedback received regarding business and economic development in Croydon included:

- Main Street would benefit from a wider range of business and retail offerings.
- Support for better pedestrian connections throughout the centre.
- Support the need for more night- time restaurants and social hub in the Main Street and surrounding area.
- Concerns with the condition and appearance of Main Street, including the types of businesses and the vacancy rate.
- Support for changes that would enhance the look and feel of Main Street.
- Support for the former Croydon Cinema to be reopened.

**Response:**

Supporting the Structure Plan is the Croydon Major Activity Centre Development Contributions Plan (DCP). The funds received from DCP contributions will fund part of the cost of delivering infrastructure projects identified in the DCP.

This will include the Croydon Main Street Revitalisation Project including the full replacement of all footpath paving, lighting upgrades, CCTV upgrade, public artwork, upgrade of street furniture (ie seats, bins, bollards, signs etc), and landscaping improvements. This project will be commenced in the short term.

The DCP also includes 9 other projects that will focus on bike path connections, access and pedestrian safety improvements, intersection signalisation open space improvements and landscaping through-out the Structure Plan area.

Council has limited control over the types of businesses that choose to operate within Main Street and it's surrounds, other than that the uses must be allowed and can operate with a planning permit under the Commercial 1 zoning.

It is anticipated that the revitalisation of Main Street will attract new businesses to Main Street and strengthen the existing businesses located there. The operation of the Cinema site is out of Council's control.

**ENVIRONMENTAL / AMENITY ISSUES****Natural environment and Climate Change**

Feedback received on the proposed strategies for natural environment and climate change included:

- Strong support for the retention and protection of existing vegetation, increasing habitat and maximising biodiversity outcomes.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1**

- Concerns about the impacts on Tarralla Creek from adjoining areas that are proposed for development.
- Vegetation along Mount Dandenong Road provides a 'green and leafy' gateway into Croydon and should be protected.
- Support for green infrastructure.

**Structure Plan Response**

A number of submissions supported the retention and protection of vegetation, including trees, biodiversity and the natural environment, and were opposed to changes that would negatively impact on the natural environment including tree removals.

The existing zoned residential land within the Activity Centre has a Significant Landscape Overlay Schedule 4 applied to it. The purpose of this overlay is to conserve the existing vegetation, landscape quality and ecosystems, to encourage regeneration of vegetation and to maintain a dense vegetation canopy that contributes to the special character of Maroondah and to maintain the overall scenic beauty of the municipality. The overlay requires a planning permit for the removal of vegetation over a certain size. It is proposed to retain this overlay.

The Structure Plan recognises the importance of the natural environment under Section 5.3 Natural Environment and Climate Change. There are several actions in the Structure Plan that focus on improving and protecting the natural environment.

The first stage of the Reimagining Tarralla Creek Project has seen the creation of a substantial area of wetland within the Croydon MAC reinstating habitat and improving water quality while also creating new pathways, pedestrian links and activating spaces for education and passive recreation. Redevelopment of land adjacent to Tarralla Creek can contribute to the stormwater and habitat values of the creek developing a leading-edge example of water and biodiversity sensitive urban design.

Council has been advocating for further stages of the Reimagining Tarralla Creek project to be undertaken. To this end State and Federal Government funding has recently been announced to advance the project further. Stage 2 is jointly funded with contributions of \$9.8 million from the Australian Government and \$16.7 million from Melbourne Water. Construction is expected to commence in mid-2026.

**Urban design and built form**

Feedback received on the proposed strategies for urban design and built form included:

- Mixed responses to proposed height and density across the centre.
- Some submissions were strongly opposed to the building heights proposed for Croydon Central Shopping Centre, while some felt this site was ideal for increased development potential.
- One submission noted that a maximum of 6-7 storeys on the Croydon Central Shopping Centre is a significant underutilisation of the strategic potential of a well-located site.
- Some support for higher density development around Croydon Station.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1**

- Support for the retention of heritage places and older dwellings in the Structure Plan area.
- A number of submitters expressed concerns that new development would be poorly designed and of poor quality.
- Several submitters value Croydon as a leafy suburb and would like to retain the current density and character.

Structure Plan Response

The Structure Plan seeks to provide quality design outcomes. It recognises that increased development is required in order for Croydon to provide additional dwellings in line with the expectations for Activity Centres of this type as set out by the State Government.

The Structure Plan recognises that Urban Design and Built Form plays a key role in how development impacts on the character of the Activity Centre.

Strategies outlined in the Structure Plan to support this include:

- Ensure development contributes to a positive urban image through the design and materials of buildings and spaces, displays high design quality and has good interaction with the street.
- Maintain heritage assets in the centre for their intrinsic value and contribution to place and identity ensuring their context is considered by adjacent development.
- Improve connections and encourage sites adjoining access routes across the centre to create a more connected and integrated centre with improved comfort and enjoyment for pedestrians.
- Ensure development adjacent to parklands provides high quality landscaping and promotes increased activity and interaction between public and private land.
- Facilitate a new urban character in residential areas of the centre as outlined for each precinct in the Croydon AC Structure Plan Precinct Guidelines.

It is also worth noting the following:

- The Structure Plan does not propose to make change to existing heritage overlays;
- Croydon Central Shopping Centre has a height limit of 6 storeys under the existing planning controls for this site;
- Main Street has an existing 4 storey height limit and the Structure Plan does not propose to change this.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1****Housing and residential development**

Feedback received on the proposed strategies for housing and residential development included:

- Several submissions were not supportive of increased residential density (e.g. apartments and social housing).
- Concern about higher density housing and impacts on open space and quality of living.
- Acknowledgment of the need for increased density, but preference for such rezoning from commercial or industrial to residential.
- Restrict demolition of old houses and their replacement with increased residential development.
- Limit the height to maximum of 4 storeys across the Croydon AC
- Some support for shop-top housing above existing businesses in Main Street
- Concern that that increased height would result in Croydon being like Ringwood or Box Hill.
- Some submissions strongly supported increased residential development close to Croydon Station and Main Street.
- Recommendations to allow for higher density residential opportunity in other areas instead of the area around Anzac, Lemnos and Mount View Street.

**Structure Plan Response**

The Structure Plan is required to respond to housing needs to meet population growth, create opportunities for housing for residents experiencing housing stress and facilitate opportunities for housing diversity.

The Maroondah Planning Scheme has long recognised the need to consolidate, redevelop and intensify development in areas that are well-located to services, public transport and daily needs, and Croydon is a location that meets all of these requirements.

The Structure Plan nominates some underutilised commercial and industrial land that can be rezoned for residential use. This takes the pressure off other areas in Croydon enabling heights to remain relatively low. It also supports shop-top housing which will help to ensure the viability and vibrancy of Main Street, including supporting a night-time economy.

The Croydon Central Shopping Centre has a 7-storey height nominated for part of the site and this is the tallest location within the Structure Plan area. The heights nominated across the Structure Plan area are not on par with other locations such as Ringwood, which allows development of up to 20 storeys in some locations or Box Hill which has a building approved for 51 storeys.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1**

It is acknowledged that there will be increased development in the area around Anzac, Lemnos and Mount View Street, but this area is very well located with excellent access to Main Street and Croydon Station. Making changes to other areas that are not as well located in place of this area is not supported.

**SOCIAL / COMMUNITY ISSUES****Transport and Movement**

Feedback received on the proposed strategies for transport and movement included:

- Many submitters supported improvements to walking and cycling infrastructure across the Structure Plan area.
- Concerns about increased levels of traffic and congestion due to development including from cars, buses and delivery vehicles.
- Requests for improved connections across Mount Dandenong Road for walking/cycling in the form of a bridge.
- Support the idea of making the area less car centric and focus on quality of public spaces and walkability.

**Structure Plan Response**

Key elements in the Structure Plan in relation to the objective, strategies and actions are:

- Minimising barriers to movement, orientation, wayfinding, access, and safety through the centre for all modes.
- Reviewing car parking provisions to encourage visitors to combine a range of activities in a single journey and the availability of public parking, including the Devon Street multi-deck car park.
- Responding to the need for safe and direct pedestrian and cycling routes to, and through, the centre to the wider regional network.
- Using road design to improve pedestrian movement and safety, creating slow speed environments and reducing through-traffic (even reducing car movements between different parts of the centre).

Council has recently exhibited the Maroondah Bicycle Network Plan which sought input on the aspirational network maps which seeks to improve on and expand the cycling network across the municipality. This includes within Croydon.

The DCP also seeks to fund some of the “missing links” in the bicycle and pedestrian network and it is noted that the recent level crossing removal project provides new and enhanced pedestrian and bicycle links.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1****Community Infrastructure**

Feedback received on the proposed strategies for community infrastructure included:

- Concern from several submitters about the 6 storey building heights shown for Croydon Primary School and Croydon Tennis Club.
- Comments about future plans for the Croydon Memorial Pool and the Trotting Track at Eastfield Park.
- Support for increased cultural and community facilities and community connection.
- A range of comments regarding the Croydon Community Wellbeing Precinct including:
  - Concern about what is proposed for the existing pond adjacent to the library.
  - Not supporting relocation of the library or changes to other facilities in this Precinct.
  - Support for the Precinct and wanting to see construction start.
- Queries about the future of the former Croydon Community School.

**Structure Plan Response**

The Croydon Community Wellbeing Precinct is a major Council project that incorporates the development of an existing precinct on the south side of Mount Dandenong Road.

It will bring together a range of community services, programs, and activities for people of all ages, in accessible and integrated community hubs, and within a parkland setting. The Precinct also contains other community and recreational facilities such as a Library, RSL, Bowls Club, Scout Hall, Youth Centre, Senior Citizen's Centre and early childhood services. This is a project that whilst recognised within the Structure Plan, is being developed and undertaken separately from the Structure Plan.

The draft Structure Plan showed Croydon Primary School and Croydon Tennis Club as having 6 storey building heights. It is not intended that any change will be made to either of these sites and so the 6 storey building heights have been removed from both locations.

The Structure Plan does not provide any commentary on either the Croydon Memorial Pool or the Trotting Track as no changes are proposed to either site as part of the Structure Plan.

The former Croydon Community School is currently vacant and it is unknown at this time what the future plans for the site are, however the Structure Plan does seek the investigation of the site for an arts and culture hub.

**COMMUNITY CONSULTATION**

As noted previously in this report, the Croydon Structure Plan was placed on community consultation between 1 September 2023 and 31 October 2023. Consultation was undertaken using the following methods:

- 1,281 letters - To owners within the proposed MAC boundary
- 1,085 letters - To owners outside the proposal MAC boundary

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1**

- 1,125 letters - To occupiers inside the proposal MAC boundary
- 570 letters - To occupiers outside the proposal MAC boundary
- Articles in the following Maroondah Council publications:
  - Maroondah News September 2023
  - Maroondah News October 2023
  - Maroondah eNews September 2023
  - Maroondah Leisure Active eNews September 2023
  - Maroondah eNews October 2023
- Postcards were designed and printed and distributed to local traders, Aquahub and Croydon Library to build project awareness and promote project invite opportunities for participants to consult.
- Targeted Stakeholder emails.

The consultation resulted in:

- 75 Pindrop comments on the map of Croydon on the Your Say Maroondah page.
- 55 written submissions in the form of either a survey response or written submission.

**Appendix A** attached outlines a specific response to the issues raised during this consultation process.

All submissions have been considered, and some changes are proposed as reflected in the amended Structure Plan. Changes have also been made to reflect changes to planning policy at a State Government level. These include:

- Removal of notation of buildings heights shown in the plan for Croydon Primary School and Croydon Tennis Club as there are no changes to the land use or development potential for either of these sites;
- Updates to reflect changes to the road network as a result of level crossing removal works, and the new Croydon Station and bus interchange and removal of aspirations to improve the connection between either side of the railway line as this has now been achieved;
- Updates to a number of actions in the Structure Plan that have commenced, been completed or are no longer relevant;
- Changes to terminology, particularly in relation the replacement of Plan Melbourne with Plan for Victoria, and the change in designation by the State Government of Croydon from a Major Activity Centre to an Activity Centre - Housing Choice and Station.

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1**

The Structure Plan has been developed to respond to State Government Planning reforms, that include:

- Victoria's Housing Statement, The Decade Ahead 2024-2034. This sets a target of 70 per cent of new homes to be built in established areas.
- Plan for Victoria, which states that activity centres are key places to deliver more homes in the right locations and improve housing affordability and choice. It has designated Croydon as an Activity Centre - Housing Choice and Station, and Plan for Victoria notes that these types of activity centres will be the location for large numbers of new homes. Plan for Victoria also sets out housing targets for each Council across Victoria.
- Housing Targets - The State Government is seeking 2.24 million homes to be built across Victoria by 2051. To achieve this, a housing target has been nominated for each local government area across Victoria. Maroondah's target has been nominated as 39,500. It is expected that the majority of these dwellings will be delivered in activity centres.
- Activity Centres Program - the State Government's Activity Centres Program initially nominated ten pilot centres, of which Ringwood was one, with fifty other centres in two subsequent tranches. Croydon has not been included in the program at this time, however, there is still a need for Croydon to provide housing at increased densities so that Maroondah is able to achieve an overall housing capacity as set by the State Government

Due to this requirement, increased housing densities in some of the areas in the activity centre need to be retained as per the exhibited draft plan in order for Croydon to be able to deliver additional dwellings.

As noted above, Croydon has not been included in the Activity Centres program, where planning for 60 centres across Melbourne is being lead by the State Government. Having a Structure Plan in place will mean that if Croydon is included following the completion of the work for these centres, Council will be in a strong position to represent the communities interests as articulated in the Structure Plan, as was done for Ringwood which was included in the first 10 activity centres.

The Structure Plan has been designed to provide a range of housing types spread across the Structure Plan area, so that no one location is proposed for significant development.

**CONCLUSION**

The draft Croydon Activity Centre Structure Plan has been exhibited following extensive community engagement with many submissions and comments received. The Structure Plan has received strong overall support, including its vision, directions and actions. Following the exhibition some minor changes have been made to the Structure Plan and Development Contributions Plan.

The Structure Plan supports the five pillars of Plan for Victoria ensuring that there is sufficient affordable homes, good access to facilities and good jobs, creating great places and suburbs and sustainable environments. It has been prepared in accordance with State planning policy and guidelines for activity centre and structure planning. The Structure Plan supports the objectives of both the Maroondah 2050 Community Vision and the Maroondah Planning Strategy and a range of Council policies.


**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd****ITEM 1**

The Structure Plan addresses the development and management of public infrastructure, including streets, parks and walkways. It also sets parameters for preferred land uses, building form, heights and siting for private property development. It provides guidance to the community, government, business and the development industry about appropriate directions and opportunities for change.

The Structure Plan reflects state planning policy encouraging growth and development in activity centres, community values and aspirations for the future growth of Croydon, as a place where people will work, learn, live, shop, socialise and play.

Accordingly, it is recommended that both the Croydon Structure Plan and Development Contributions Plan be adopted by Council.

**ATTACHMENTS**

1.  Appendix A - Summary of key issues raised during community consultation
2.  Croydon Activity Centre Structure Plan 2025
3.  Croydon Activity Centre Development Contributions Plan 2025

**CONFIDENTIALITY**

Not applicable

**RECOMMENDATION****THAT**

1. **COUNCIL ADOPTS THE CROYDON ACTIVITY CENTRE STRUCTURE PLAN 2025 AND THE CROYDON ACTIVITY CENTRE DEVELOPMENT CONTRIBUTIONS PLAN 2025**
2. **USING ITS POWERS AS THE PLANNING AUTHORITY UNDER SECTIONS 8A AND 8B OF THE PLANNING AND ENVIRONMENT ACT 1987 SEEK AUTHORISATION TO PREPARE AN AMENDMENT TO THE MAROONDAH PLANNING SCHEME INCLUDING BUT NOT LIMITED TO**
  - i. **CHANGES TO THE PLANNING POLICY FRAMEWORK THAT GIVE EFFECT TO THE CROYDON ACTIVITY CENTRE STRUCTURE PLAN AND CROYDON ACTIVITY CENTRE DEVELOPMENT CONTRIBUTIONS PLAN AS REQUIRED;**
  - ii. **REZONING OF LAND IN ACCORDANCE WITH THOSE IDENTIFIED IN THE CROYDON ACTIVITY CENTRE STRUCTURE PLAN;**
  - iii. **THE INTRODUCTION OF A NEW DEVELOPMENT CONTRIBUTIONS OVERLAY TO GIVE EFFECT TO THE CROYDON ACTIVITY CENTRE DEVELOPMENT CONTRIBUTIONS PLAN;**

**CROYDON ACTIVITY CENTRE STRUCTURE PLAN Cont'd**

**ITEM 1**

- 3. AUTHORISE THE MANAGER CITY FUTURES TO**
  - i. PREPARE THE ASSOCIATED AMENDMENT DOCUMENTATION;**
  - ii. MAKE MINOR CHANGES TO THE AMENDMENTS TO GIVE EFFECT TO THE CROYDON ACTIVITY CENTRE STRUCTURE PLAN AND CROYDON ACTIVITY CENTRE DEVELOPMENT CONTRIBUTIONS PLAN AS REQUIRED;**
  - iii. MAKE CHANGES TO COMPLY WITH CONDITIONS IMPOSED IN ANY AUTHORISATION GRANTED BY THE MINISTER FOR PLANNING**
- 4. FOLLOWING THE RECEIPT OF THE MINISTER FOR PLANNING'S AUTHORISATION TO PREPARE THE AMENDMENT, EXHIBIT THE AMENDMENT IN ACCORDANCE WITH SECTION 19 OF THE PLANNING AND ENVIRONMENT ACT**

**CROYDON MAIN STREET TRADERS ASSOCIATION  
SPECIAL RATE AND CHARGE SCHEME**

**ITEM 1**

**PURPOSE**

The purpose of this report is for Council to receive the petition presented on behalf of the Croydon Main St Traders Association (CMSTA) and propose to declare a Special Rate and Charge Scheme to encourage and promote the development of business and commerce in the Croydon Main Street Shopping Centre.

**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 vibrant and prosperous community.

Our Community's Aspiration: Maroondah is a vibrant and prosperous destination. Creative precincts, placemaking and experiences make Maroondah a culturally rich place to live, work, play and visit. Our strategic location and competitive strengths facilitate economic development and local businesses that are supported to be successful and sustainable.

Key Directions 2025 - 2029:

- 4.6 Enhance the accessibility and amenity of neighbourhood centres and commercial and industrial precincts across Maroondah to facilitate thriving local and regional businesses with diverse employment opportunities.
- 4.7 Provide business development support to enable strong, successful and sustainable local businesses.

**BACKGROUND**

The CMSTA has petitioned Council for a new Special Rate and Charge Scheme for the Croydon Main St Shopping Centre. This petition was received by Council on 24 June 2025. The prayer of the petition is as follows:

*"I support Croydon Main Street Traders Association's request that Maroondah City Council reintroduces a special rate and charge scheme for the purpose of funding the promotion, advertising, marketing and development of businesses in the Croydon Main Street Shopping Centre."*

Croydon Main Street's last declared Special Rate and Charge Scheme ceased in December 2024. The Centre has had a promotional scheme in place since 1993 and is one of the longest continuing special rates and charge schemes in Victoria.

**ISSUE / DISCUSSION**

The proposed scheme would apply to 202 rateable properties, be in place for five years and would raise approx. \$166,000 per annum. The funds generated through this scheme would be primarily utilised to employ a part-time shopping centre coordinator, for promotional events, development of businesses, marketing, advertising and place making initiatives which aim to increase commerce, patronage, visual appeal and vitality of the centre.

## **CROYDON MAIN STREET TRADERS ASSOCIATION SPECIAL RATE AND CHARGE SCHEME Cont'd**

## **ITEM 1**

These services will provide a 'special benefit' to the owners and the occupiers of the land and the commercial and business properties located in the Scheme area. For this reason, the whole of the proposed Special Rate and Charge will be levied against the retail, commercial and professional business properties located in the Scheme area. It is considered that there are no other special benefits or community benefits arising from the proposed Special Rate and Charge Scheme.

The proposed Special Rate and Charge Scheme will be levied on all rateable commercial properties in the designated area as indicated on the Map (Attachment 1) and defined in the Recommendation. A listing of the properties that are proposed to be included in the Scheme forms a part of the proposed declaration and is contained in Attachment 2.

The management of the funds generated by the proposed scheme is to be undertaken by the Committee of the CMSTA in accordance with a signed agreement with Council. This Association is an incorporated body. The CMSTA must adhere to the conditions provided in their funding agreement (as executed to establish a declared scheme) to ensure that, at all times, they are acting in accordance with the legal requirements for expenditure and management of the proposed Scheme.

### **FINANCIAL / ECONOMIC ISSUES**

After discussions with the CMSTA representative Committee, they determined that the proposed scheme should be levied using the same apportionment as the previously declared scheme with a 25% increase in the total collected funds. The CMSTA determined that this increase was valid to accommodate CPI increases and the rising cost of governance.

The proposed scheme will raise approximately \$166,000 per annum and attributes 50% of levy funds collected to the 'Capital Improved Value' (CIV) of all rateable properties, with the remaining 50% being a flat charge (which varies depending on the location of the property).

Properties with ground floor frontages to Main St and Hewish Rd (unless otherwise stated) are listed as primary beneficiaries and attract the full charge component. Properties located in adjoining streets and arcades and those without a frontage to Main St or Hewish Rd, will receive a secondary benefit from the Special Rate and Charge Scheme (secondary beneficiaries). Secondary beneficiaries will be required to contribute 50% of the special charge amount applied to properties that are classified as primary beneficiaries. All properties that do not have ground floor frontages will be required to contribute 25% of the special charge amount applied to primary beneficiaries (third tier beneficiaries). Contributors will also be required to contribute to the scheme, based on a proportion of the CIV of affected properties.

The calculation of the Special Rate and Charge includes:

- A special charge of \$569.18 per annum per primary beneficiary contributor with ground floor frontages to Main St or Hewish Rd (unless otherwise stated). A special charge of \$284.59 per annum for all secondary beneficiaries, defined as ground floor properties without frontages to Main St or Hewish Rd, or those located on Mt Dandenong Road, Thomas Brew Lane, Hewish Road, San Carlos Walk, Hewmart Arcade, Lacey St and Centreway Arcade and those properties located between and including 12 to 44-48 Main St. A special charge of \$142.29 per annum for all third-tier beneficiaries, defined as all first floor properties.

**CROYDON MAIN STREET TRADERS ASSOCIATION  
SPECIAL RATE AND CHARGE SCHEME Cont'd**

**ITEM 1**

- A further rate per contributor based on .000566366 cents in the dollar of the CIV of the rated property.

The first instalment of the Special Rate and Charge is due and payable one month from the date of the final Council resolution or, if an appeal is lodged, one month after the Tribunal decision is handed down.

**ENVIRONMENTAL / AMENITY ISSUES**

Not applicable

**SOCIAL / COMMUNITY ISSUES**

The application of a Special Rate and Charge for the specified area will be of special benefit for those persons required to pay the levy, as it is anticipated that improved promotion and marketing and the creation of a more vibrant and safe shopping centre will lead to increased patronage of the Centre.

**COMMUNITY CONSULTATION**

CMSTA has been actively consulting with businesses in the Scheme area since March 2025 and has undertaken extensive consultation with affected businesses. All businesses were provided with information outlining the achievements of the former scheme, the proposal for a new scheme and the opportunity to express support, objection or indifference to the Scheme proposal. The consultation has also included several meetings between representatives of CMSTA and members of Council's Business and Precincts team.

This initial consultation by CMSTA is not a requirement of the Local Government Act but is a recommendation of Council's 'Promotional Special Rate and/or Charge Scheme Policy' and is recognised as best practice when proposing a new scheme. The policy also recommends majority support from those liable to pay the scheme is demonstrated prior to Council commencing statutory process and provides guidance on evaluating levels of support with consideration given to the number of vacant properties, chain or franchise stores, financial institutions and the level of active objection.

The following is a summary of the petition phase outcomes, as conducted by the CMSTA. 130 businesses have responded in writing to the proposed scheme. This response demonstrates:

- 98% (or 128 businesses) are supportive of a new scheme; and
- 2% (or 2 businesses) would not support a new scheme.

The accompanying material to the petition provided additional detail, with respect to the 72 businesses that did not provide a written response, following multiple visits from representatives of the CMSTA Committee. These were categorised as 'non-committal/no response or head office referral' (28) or 'vacant premises' (44).

Therefore, based on absolute majority support, Council should proceed to the next step in the process and consider submissions following a public exhibition period of the proposed scheme.

**CROYDON MAIN STREET TRADERS ASSOCIATION  
SPECIAL RATE AND CHARGE SCHEME Cont'd**

**ITEM 1**

As required by the Local Government Act 1989 ("the Act"), Council will notify all occupiers and owners of businesses within the specified area. This requirement will also be satisfied through public notice in the The Age Newspaper, Maroondah News, direct correspondence with businesses and property owners impacted by the petition.

In accordance with the provisions of Section 163(A) of the Act, a person may make a submission under Section 223 relating to a proposed Special Rate and/or Charge Scheme. With respect to any submissions received, Council will provide all submitters with an opportunity to be heard by Council or a Committee of Council.

In addition to the s223 consultation process, affected ratepayers have the right to object and, if Council receives objections from a majority of those that are liable to pay within 28 days of public notice, it may not declare the scheme.

Council will consider any submissions and have regard to any objections in accordance with the Act, prior to making a final decision to vary, proceed or cease the process for a Special Rate and Charge Scheme for the Croydon Main St Shopping Centre. If after consideration the decision is made to proceed and the Scheme is declared and levied, those liable for payment have the opportunity of further appeal to the Victorian Civil and Administrative Tribunal.

**CONCLUSION**



The proposed Special Rate and Charge Scheme is a positive initiative which will enable businesses within the Croydon Main St Shopping Centre to promote the unique qualities of the precinct and collectively enhance the viability of the Centre.

It is considered that all of the retail, commercial and professional properties and businesses located in the Croydon Main St Shopping Centre will derive a special benefit from the expenditure of the Special Rate and Charge Scheme funds.

It is considered that the only persons to derive a 'special benefit' from the imposition of the proposed Special Rate and Charge are those persons who are liable or required to pay the levy, whether they be the owners or the occupiers of the land and the commercial business properties included in the Scheme area.

It is recommended that Council receives the petition (articulated as a standard pro-forma), containing 128 signatures, supporting a Special Rate and Charge Scheme for the Croydon Main St Shopping Centre and proposes to declare a Scheme for the centre.

**ATTACHMENTS**

1.  Croydon Main Street Special Rates and Charge Scheme Plan
2.  Croydon Main Street Special Rates and Charge Scheme Contributors

**CONFIDENTIALITY**

Not applicable

**CROYDON MAIN STREET TRADERS ASSOCIATION  
SPECIAL RATE AND CHARGE SCHEME Cont'd**

**ITEM 1**

**RECOMMENDATION**

**THAT**

- 1. COUNCIL RECEIVES AND NOTES THE PETITION CONTAINING 128 SIGNATURES PRESENTED ON BEHALF OF THE CROYDON MAIN STREET TRADERS ASSOCIATION REQUESTING A SPECIAL RATE AND CHARGE SCHEME FOR THE CROYDON MAIN ST. SHOPPING CENTRE**
- 2. COUNCIL GIVES NOTICE OF ITS INTENTION TO DECLARE A SPECIAL RATE AND CHARGE IN ACCORDANCE WITH SECTION 163 OF THE LOCAL GOVERNMENT ACT 1989 ("THE ACT") AS FOLLOWS ("THE PROPOSED DECLARATION")**
  - i. A SPECIAL RATE AND CHARGE IS DECLARED FOR THE PERIOD COMMENCING ON THE DAY ON WHICH COUNCIL ISSUES A NOTICE LEVYING PAYMENT OF THE SPECIAL RATE AND CHARGE AND CONCLUDING ON THE FIFTH ANNIVERSARY OF THAT DAY**
  - ii. THE SPECIAL RATE AND CHARGE BE DECLARED FOR THE PURPOSE OF DEFRAYING EXPENSES IN RELATION TO THE PROMOTION, ADVERTISING, MARKETING AND DEVELOPMENT OF BUSINESSES WITHIN THE CROYDON MAIN ST. SHOPPING CENTRE WHICH PROJECT:**
    - COUNCIL CONSIDERS IS OR WILL BE OF SPECIAL BENEFIT TO THOSE PERSONS REQUIRED TO PAY THE SPECIAL RATE AND CHARGE (AND WHO ARE DESCRIBED IN SUCCEEDING PARTS OF THIS RESOLUTION); AND**
    - ARISES OUT OF COUNCIL'S FUNCTION OF PLANNING FOR AND PROVIDING SERVICES AND FACILITIES FOR THE LOCAL COMMUNITY AND THE ENCOURAGEMENT OF COMMERCE**
  - iii. THE TOTAL**
    - COST OF PERFORMING THE FUNCTION DESCRIBED IN PART 2ii OF THIS RESOLUTION BE RECORDED AS \$831,000; AND**
    - AMOUNT FOR THE SPECIAL RATE AND CHARGE TO BE LEVIED BE RECORDED AS \$831,000 OR SUCH OTHER AMOUNT AS IS LAWFULLY LEVIED AS A CONSEQUENCE OF THIS RESOLUTION**
  - iv. THE FOLLOWING BE SPECIFIED AS THE AREA FOR WHICH THE SPECIAL RATE AND CHARGE IS SO DECLARED:**
    - THE AREA WITHIN COUNCIL'S MUNICIPAL DISTRICT THAT IS HIGHLIGHTED (IN RED) IN THE PLAN ATTACHED TO THIS RESOLUTION AS ATTACHMENT 1 ("THE AREA")**
  - v. THE FOLLOWING BE SPECIFIED AS THE LAND IN RELATION TO WHICH THE SPECIAL RATE AND CHARGE IS SO DECLARED. ALL LAND WITHIN THE AREA PRIMARILY USED OR ADAPTED OR DESIGNED TO BE USED FOR COMMERCIAL PURPOSES**

**CROYDON MAIN STREET TRADERS ASSOCIATION  
SPECIAL RATE AND CHARGE SCHEME Cont'd**

**ITEM 1**

- vi. THE FOLLOWING BE SPECIFIED AS THE CRITERIA WHICH FORMS THE BASIS OF THE SPECIAL RATE AND CHARGE SO DECLARED:
- OWNERSHIP OF ANY LAND DESCRIBED IN PART 2(v) OF THIS RESOLUTION
- vii. THE FOLLOWING BE SPECIFIED AS THE MANNER IN WHICH THE SPECIAL RATE AND CHARGE SO DECLARED WILL BE ASSESSED AND LEVIED:
- A SPECIAL CHARGE OF EITHER:
  - \$569.18 PER ANNUM PER PROPERTY WITH GROUND FLOOR FRONTAGES TO MAIN ST AND HEWISH RD UNLESS OTHERWISE STATED (PRIMARY BENEFICIARIES); OR
  - \$284.59 PER ANNUM FOR ALL GROUND FLOOR PROPERTIES WITHOUT FRONTAGES TO MAIN ST OR HEWISH RD, AND THOSE LOCATED ON, MT DANDENONG ROAD, THOMAS BREW LANE, SAN CARLOS WALK, HEWMART ARCADE, LACEY ST AND CENTREWAY ARCADE, AND PROPERTIES LOCATED BETWEEN AND INCLUDING 12 TO 44-48 MAIN ST. (SECONDARY BENEFICIARIES); OR
  - \$142.29 PER ANNUM PER PROPERTY FOR ALL FIRST FLOOR PROPERTIES (THIRD TIER BENEFICIARIES); AND
  - A SPECIAL RATE PER PROPERTY BASED ON .000566366 CENTS IN THE DOLLAR OF THE CAPITAL IMPROVED VALUE OF THE RATED PROPERTY (PRIMARY, SECONDARY AND THIRD TIER BENEFICIARIES)
- viii. HAVING REGARD TO THE PRECEDING PARTS OF THIS RESOLUTION BUT SUBJECT TO SECTION 166(1) OF THE ACT, IT BE RECORDED THAT THE OWNERS OF THE LAND DESCRIBED IN PART 2(v) OF THIS RESOLUTION WILL, SUBJECT TO FURTHER RESOLUTION OF COUNCIL, PAY THE SPECIAL RATE AND CHARGE IN THE AMOUNTS SET OUT IN THE TABLE ATTACHED TO THIS RESOLUTION AS ATTACHMENT 2 IN THE FOLLOWING MANNER:
- PAYMENT ANNUALLY BY A LUMP SUM ON OR BEFORE ONE MONTH FOLLOWING THE ISSUE BY COUNCIL OF A NOTICE LEVYING PAYMENT UNDER S 163(4) OF THE ACT OR ONE MONTH AFTER THE DATE OF ANY DETERMINATION BY THE VICTORIAN CIVIL AND ADMINISTRATIVE APPEALS TRIBUNAL FOLLOWING THE HEARING OF ANY APPLICATION FOR REVIEW UNDER SECTION 185 OF THE ACT, WHICHEVER DAY LAST OCCURS; OR
  - PAYMENT ANNUALLY BY FOUR INSTALMENTS TO BE PAID BY THE DATES WHICH ARE FIXED BY THE COUNCIL IN THE NOTICE LEVYING PAYMENT UNDER S 163(4) OF THE ACT
- ix. COUNCIL WILL, SUBJECT TO THE ACT, REQUIRE A PERSON TO PAY INTEREST ON ANY SPECIAL RATE AND CHARGE WHICH THAT PERSON IS LIABLE TO PAY AND HAS NOT BEEN PAID BY THE DATE SPECIFIED FOR ITS PAYMENT

**CROYDON MAIN STREET TRADERS ASSOCIATION  
SPECIAL RATE AND CHARGE SCHEME Cont'd**

**ITEM 1**

- x. COUNCIL CONSIDERS THAT THERE WILL BE A SPECIAL BENEFIT TO THE PERSONS REQUIRED TO PAY THE SPECIAL RATE AND CHARGE BECAUSE THERE WILL BE A BENEFIT TO THOSE PERSONS THAT IS OVER AND ABOVE, OR GREATER THAN, THE BENEFIT THAT IS AVAILABLE TO PERSONS WHO ARE NOT SUBJECT TO THE PROPOSED SPECIAL RATE AND CHARGE, DIRECTLY AND INDIRECTLY, AS A RESULT OF THE EXPENDITURE PROPOSED BY THE SPECIAL RATE AND CHARGE, IN THAT THE:
- VIABILITY OF THE PRECINCT AS A BUSINESS, COMMERCIAL, RETAIL AND PROFESSIONAL AREA; AND
  - VALUE AND USE, OCCUPATION AND ENJOYMENT OF THE PROPERTIES INCLUDED IN THE SCHEME, WILL BE MAINTAINED AND ENHANCED THROUGH INCREASED ECONOMIC ACTIVITY
- xi. COUNCIL FURTHER CONSIDERS, AND FORMALLY DETERMINES FOR THE PURPOSES OF SECTIONS 163(2)(A), (2A) AND (2B) OF THE ACT, THAT THE ESTIMATED PROPORTION OF THE TOTAL BENEFITS OF THE SCHEME TO WHICH THE PERFORMANCE OF THE FUNCTION OR THE EXERCISE OF THE POWER RELATES (INCLUDING ALL SPECIAL BENEFITS AND COMMUNITY BENEFITS) THAT WILL ACCRUE AS SPECIAL BENEFITS TO ALL OF THE PERSONS WHO ARE LIABLE TO PAY THE SPECIAL RATE AND CHARGE IS IN A RATIO OF 1:1 (OR 100%). THIS IS ON THE BASIS THAT, IN THE OPINION OF COUNCIL, THE COMMUNITY BENEFIT IS NIL BECAUSE EXPENDITURE OF THE PROPOSED SPECIAL RATE AND CHARGE IS RELATED TO MARKETING, PROMOTION, ADVERTISING AND BUSINESS DEVELOPMENT AND WILL ACCORDINGLY ONLY BENEFIT THE OWNERS AND OCCUPIERS OF THOSE PROPERTIES INCLUDED IN THE SCHEME THAT ARE PRIMARILY USED OR ADAPTED OR DESIGNED TO BE USED FOR COMMERCIAL PURPOSES
- xii. THE SPECIAL RATE AND CHARGE SO DECLARED WILL REQUIRE THE PREPARATION OF A FUNDING AGREEMENT BETWEEN COUNCIL AND THE CROYDON MAIN ST. TRADERS ASSOCIATION TO FORMALISE THE ADMINISTRATIVE OPERATIONS OF THE SPECIAL RATE AND CHARGE, SUCH AGREEMENT BEING TO ENSURE THAT AT ALL TIMES, AND AS A PRECONDITION TO THE PAYMENT OF ANY FUNDS BY COUNCIL TO THE CROYDON MAIN ST. TRADERS ASSOCIATION, COUNCIL IS, AND REMAINS, LEGALLY RESPONSIBLE FOR APPROVING, DIRECTING AND CONTROLLING THE EXPENDITURE OF THE PROCEEDS OF THE SPECIAL RATE AND CHARGE IN ACCORDANCE WITH ITS OBLIGATIONS UNDER THE ACT TO DO SO
3. ANY SUBMISSIONS MADE UNDER SECTION 223 OF THE ACT BE CONSIDERED BY A COMMITTEE OF COUNCIL, CONSISTING OF THREE COUNCILLORS - \_\_\_\_\_, \_\_\_\_\_ AND \_\_\_\_\_ ON A DATE TO BE DETERMINED
- i. THE DIRECTOR PEOPLE AND PLACES BE AUTHORISED TO UNDERTAKE THE ADMINISTRATIVE PROCEDURES NECESSARY TO ENABLE COUNCIL TO CARRY OUT ITS FUNCTIONS UNDER SECTION 223 OF THE ACT IN RELATION TO THIS MATTER

**CROYDON MAIN STREET TRADERS ASSOCIATION  
SPECIAL RATE AND CHARGE SCHEME Cont'd**

**ITEM 1**

4. ANY OBJECTIONS MADE UNDER SECTION 163B OF THE ACT AND THE PROPOSED DECLARATION BE CONSIDERED BY COUNCIL AT AN ORDINARY MEETING TO INCLUDE ANY OUTCOMES FROM THE COMMITTEE OF COUNCIL AS REFERRED TO IN 3 ABOVE
5. THE CHIEF EXECUTIVE OFFICER BE AUTHORISED TO GIVE PUBLIC NOTICE OF THE PROPOSED DECLARATION IN ACCORDANCE WITH SECTIONS 163 (1A) AND (1B) AND 163B(3) OF THE ACT AND SEND A COPY OF THE PUBLIC NOTICE TO EACH PERSON WHO WILL BE LIABLE TO PAY THE SPECIAL RATE AND CHARGE IF IT IS DECLARED IN ACCORDANCE WITH SECTION 163(1C) OF THE ACT