



Ordinary Meeting of Council Attachments

Monday 16 March 2026

Council Chamber

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COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 16 February 2026 Time: 6:00pm Location: Meeting Rooms 1 & 2, Realm

All items discussed at a Councillor Briefing are considered confidential in nature.

Attendees:

Councillors		
Cr Linda Hancock (Mayor)	Cr Catherine Gordon	Cr Daniella Heatherich
Cr Paul Macdonald (Deputy Mayor)	Cr Claire Rex	Cr Kylie Spears
Cr Chris Jones	Cr Nathaniel Henderson	Cr Rob Steane OAM
Council Officers:		
Steve Kozlowski	Chief Executive Officer	
Tony Rocca	Director Corporate	
Adam Todorov	Director Assets & Leisure	
Marianne Di Giallonardo	Director Community	
Andrew Fuaux	Director City Growth & Precincts	
Joanne Ellis	Governance Officer	
		Item
Chris Zidak	Manager Business & Precincts	2
Elissa Bates	Creative Places Manager	2
Steve McIntosh	Manager Projects & Asset Management	3
John Richardson	Coordinator Assets & Projects & Facilities	3
Nathan Bachmann	Coordinator Assets Strategic Projects	3
Phil Medley	Manager Governance & Performance	4
Belinda Rose	Acting Manager Community Safety & Projects	4

Apologies:

Councillors:	Nil
Council Officers:	Nil

Conflict of Interest Disclosure:

Councillors:	Nil
Council Officers:	Nil

Items Discussed:

1	Council Meeting Agenda
2	Draft Creative Maroondah Strategy (2026-2030)
3	Major Projects Update
4	Proposed Motions for MAV State Council Meeting - Friday 29 May 2026
5	Items of a General Nature as Raised by Councillors

Record completed by:

Council Officer	Joanne Ellis
Title	Governance Officer



COUNCILLOR BRIEFING – PUBLIC RECORD

Briefing Details:

Date: Monday 2 March 2026

Time: 6:00pm

Location: Meeting Rooms 1 & 2, Realm

All items discussed at a Councillor Briefing are considered confidential in nature.

Attendees:

Councillors		
Cr Paul Macdonald (Deputy Mayor)	Cr Catherine Gordon (entered 6.20pm)	Cr Daniella Heatherich
Cr Nathaniel Henderson	Cr Claire Rex	Cr Rob Steane OAM (virtual)
Cr Chris Jones		
Council Officers:		
Steve Kozlowski	Chief Executive Officer	
Tony Rocca	Director Corporate	
Adam Todorov	Director Assets & Leisure	
Marianne Di Giallonardo	Director Community	
Andrew Fuaux	Director City Growth & Precincts	
Joanne Ellis	Governance Officer	
		Item
Belinda Rose	Acting Manager Community Safety	1
Grant Meyer	Manager City Futures	2
Tim Cocks	Manager Leisure and Major Facilities	3
Hannah White	Manager Finance and Commercial	4

Apologies:

Councillors:

Cr Linda Hancock (Mayor) and Cr Kylie Spears,

Council Officers:

Nil

Conflict of Interest Disclosure:

Councillors:

Nil

Council Officers:

Nil

Items Discussed:

1	Draft Tobacco and E-Cigarette Policy and Smoke Free Zones Consultation
2	Maroondah Planning Scheme Amendment C161Maro 3-5 Louisa Street, Croydon-Request for authorisation
3	EFNL Premier Division Finals Update
4	Partnership Opportunity - Bronhill Road Play and Gathering Space

5	Planning Reforms - Carparking Update
6	Councillor Delegates' Meeting Report
7	Items of a General Nature as Raised by Councillors

Record completed by:

Council Officer	Joanne Ellis
Title	Governance Officer



Maroondah Environment Advisory Committee – Minutes

Meeting Details:

Date: Tuesday 24 February 2026 Time: 6:45pm - 8:30pm Location: Meeting Rooms 1 & 2, Realm

Attendees:

Councillors

Cr Chris Jones (Chair)
 Cr Paul Macdonald (Deputy Mayor)
 Cr Claire Rex (entered the meeting at 6:54pm)

Council Officers:

Grant Meyer, Manager City Futures
 Anita Ransom, Coordinator Strategic Planning and Sustainability
 Michael Blowfield, Transport & Sustainability Planner 4.3
 Rachel Devlin, Strategic Environment Planner 4.4
 Chloe Messerle, Senior Governance Office (Minute Taker)

Community Representatives:

Dennis Zhang (left the meeting at 7:40pm)
 Jessica Odlum
 John Cull
 Keith Loveridge
 Kirsty Bishop-Fox
 Lucy Harberts
 Lyndon Walker
 Paul Thompson
 Shea Vaughan
 Vinotha Bheem

Apologies:

Councillors:	Nil
Council Officers:	Nil
Community Representatives:	Elspeth De Fanti

Conflict of Interest Disclosure:

Councillors:	Nil
Council Officers:	Nil
Community Representatives:	Nil

Items Discussed

1. OPENING OF MEETING

Cr Jones opened the meeting and provided an Acknowledgement of Country.

2. WELCOME

Cr Jones welcomed all to the meeting

Cr Jones introduced the Councillors and Council Officers.

CONFIRMATION OF MINUTES - TUESDAY, 28 OCTOBER 2025

ITEM 3

The minutes were unable to be moved due to the number of new community members.

4. ITEMS

REVIEW OF DRAFT TERMS OF REFERENCE

ITEM 4.1

The Terms of Reference were moved by consensus.

REVIEW OF MEETING START TIME

ITEM 4.2

Cr Jones spoke discussed the possibility of reviewing the meeting start time.

Discussion was held regarding the start time of 6:45pm. Community Representatives agreed on continue with the current start time.

PRINCIPAL PEDESTRIAN NETWORK CONSULTATION

ITEM 4.3

Michael Blowfield provided a presentation on the Principal Pedestrian Network (PPN) Consultation.

Michael provided clarity on the PPN advising that it was a mapped network of main routes that are likely to carry the greatest walking volumes to key destinations in the municipality.

The most recent review was held in 2009 and since then the landscape of the area has changed significantly, therefore there is a need to update the routes and proposed pathway construction routes for pedestrians.

Michael shared with the Committee the Project Stages noting that we are currently in the Public Exhibition stage.

The draft PPN has four classifications of routes streets and crossing -

1. Primary (high use)
2. Secondary (medium use)

3. Tertiary (low use) and
4. Special routes.

Michael shared with the Committee the 12 guiding principles, the PPN is underpinned by.

Discussion was held about the importance of air quality and overgrown foliage on footpath/pavement with issues near intersections.

The Your Say Maroondah link for the PPN engagement and survey for public consultation can be viewed in the following link:

[Maroondah Principal Pedestrian Network Review | Safer, Connected Routes | Maroondah City Council](#)

Michael advised that some bicycle networks will be included in the Plan but Council has separated them between the walking network and Bicycle Network Plan.

Some suggestions of guiding principles could include - highlight the natural areas, noting the best times for walking areas, accessibility to green spaces, street tree canopy interactions, being conscious of additional concrete construction and additional tree planting options.

Dennis Zhang left the meeting at 7:40pm.

Discussion surrounded the length of footpaths and proposed new pathways noting that concrete may not be the best construction material.

It was suggested that Council not use recycled rubber/micro plastics due to their adverse impacts on the natural environment.

DANDENONG-TARALLA-BUNGALOOK CREEKS BIOLINK CONSULTATION

ITEM 4.4

Rachel Devlin spoke to a powerpoint presentation and advised that this plan is informed by the Mullum Mullum Creek Biolink Action Plan and highlighted the eight biolinks in Maroondah noting how they all interact.

Further to this Rachel spoke about the pre settlement vegetation which includes five Ecological Vegetation Classes (EVC's) in the Dandenong-Taralla-Bungalook Creek.

A key stakeholder group was formed to guide action planning for the Dandenong-Tarralla-Bungalook Creeks Biolink and the Shared Vision is as follows:

The Dandenong-Tarralla-Bungalook Creeks biolink immerses you in nature, bringing Wurundjeri culture to the forefront. Cherished by all, it is cooperatively protected and cared for by community, government and business.

Rachel spoke about seven focal species and how they interact with each other, specifically the Spotted Marsh Frog. She explained how this species interact with flora and fauna in the area to ensure a proactive habitat and positive impact on the entire ecosystem.

There are 10 sections that form the draft DTB Creeks Biolink Action Plan with the plan seeking to empower stakeholders and local community to achieve long term and consistent action together.

The Your Say Maroondah Community Consultation will be uploaded early in March 2026.

The iNaturalist project will also be connected to the Biolink Plan once uploaded.

Rachel shared cards allowing the Committee members to share their thoughts on the following -

- Promote - Ideas to promote the Biolink
- Learn - What would you consider to be the communities interest in the Biolink? How can we best facilitate the interest to create connection
- Engage - Ideas to engage the community

Discussion surrounded understanding what the actual Biolink is, helping children understand at a school educational level, ensuring the environmental integrity, understanding nature in a mindful way, activities to engage the community, capturing nature through images, educational video shorts and ready-made learning to connect the community.

FOR INFORMATION REPORT

ITEM 4.5

Cr Jones noted the For Information Report and advised that if anyone would like to contribute or suggest ideas for the meeting to contact the Councillors or Anita.

Discussion surrounded a Chemical Use Policy that was previously in use in relation to spraying weeds - Anita/Grant to take it on notice and follow up.

Future meeting items for consideration/follow up:

- Sewerage over flows into Dandenong Creek
- Light pollution
- Water quality in wetland areas
- Recycling - information to be provided

Feedback - Cheong Park is well maintained and the group that look after it should be commended.

Environmental weeds in the municipality are prevalent. The need for more programmed weed management especially in relation to trees is important.

MEETING CLOSE - NEXT MEETING: 12 MAY 2026

ITEM 4.6

Cr Jones closed the meeting advising that the next meeting will be held on the 12 May 2026.

The Meeting concluded at 8:45pm.



FINANCIAL REPORT

FOR 6 MONTHS ENDED 31 DECEMBER 2025

Quarterly Financial Report - Six months ended 31 December 2025

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Quarterly Financial Report - Six months ended 31 December 2025

1. Overview

The quarterly report illustrates the interim financial performance and position of Maroondah City Council compared to its adjusted budget for the six months ended 31 December 2025. This report includes the following:

- Income Statement;
- Statement of Capital Works;
- Balance Sheet;
- Financial and capital analysis;
- Cash and investments; and
- Rates outstanding analysis.

This report represents the first six months of operations for the 2025-2026 financial year. Council's overall result is currently forecast to be a surplus of \$11.78M compared to the quarter one forecast result of \$19.33M, an unfavourable variance of \$7.55M.

After adjusting for capital grants and capital monetary contributions the revised underlying result for 2025/26 is forecast to be surplus of \$882K compared to the quarter one forecast result of \$8.66M, an unfavourable variance of \$7.78M.

The main key items within the income statement, impacting the result is the rephasing of targeted property sales across 25/26 and future years.

The Chief Executive Officer, as required under Section 97(3) of the Local Government Act 2020 is of the opinion a revised budget is not required.

Quarterly Financial Report - Six months ended 31 December 2025

2. Income Statement

The underlying result seen in the Income Statement is a net surplus of \$882K, adjusted for non-recurrent capital grants and capital contributions from other sources. It is a measure of financial sustainability and Council's ability to achieve its service delivery objectives as it is not impacted by non-recurrent capital income items, which can often mask the operating result.

For the six months ending 31 December 2025

	Notes	YTD Actual 25-26 \$'000	YTD Current Forecast 25-26 \$'000	YTD Current Forecast v Actuals \$'000	Adopted Budget 25-26 \$'000	Quarter 1 September Forecast	Quarter 2 December Forecast	Q1 (Sep) v Q2 (Dec) Forecast variance
Income/ Revenue								
Rates and charges		115,983	115,960	22	116,159	116,158	116,264	72
Statutory fees and fines	1	3,185	3,221	(36)	5,846	6,008	5,860	(174)
User fees	2	17,940	17,849	91	35,464	35,075	34,382	(735)
Grants - Operating		2,852	2,937	(85)	8,131	9,119	9,221	82
Grants - Capital		3,585	3,358	227	7,234	9,738	9,773	35
Contributions - Monetary (Operating)	3	3,989	3,874	116	6,697	6,706	6,090	(493)
Contributions - Monetary (Capital)	4	723	577	146	223	930	1,123	193
Net gain on disposal of property, infrastructure, plant and equipment	5	387	300	86	7,875	7,640	(198)	(7,838)
Other Income	6	2,469	2,473	(4)	4,244	4,148	4,353	241
Total Income		151,113	150,549	563	191,872	195,522	186,868	(8,617)
Expenses								
Employee costs		37,521	37,691	170	72,006	72,193	72,190	3
Materials and services	7	34,770	35,587	817	70,235	71,707	70,699	1,008
Depreciation		14,184	14,182	(3)	28,125	28,373	28,345	28
Amortisation - Intangible Assets		213	213	-	425	425	425	-
Amortisation - Right of Use Assets		-	-	-	1,688	1,688	1,688	-
Borrowing costs		347	391	44	656	656	656	-
Finance Costs - Leases		-	-	-	413	413	413	-
Other Expense		671	791	120	713	737	711	26
Total expenses		87,706	88,855	1,148	174,262	176,192	175,127	1,065
Surplus/(Deficit)		63,407	61,694	1,711	17,610	19,330	11,778	(7,552)
Grants - Capital		3,585	3,358	227	7,234	9,738	9,773	35
Contributions - Monetary (Capital)		723	577	146	223	930	1,123	193
Underlying Surplus/(Deficit)		59,099	57,759	1,338	10,153	8,662	882	(7,780)

Analysis of the changes from September quarter forecast to the revised full financial year forecast is detailed in the notes below.

Quarterly Financial Report - Six months ended 31 December 2025

Note 1 - Statutory fees and fines

Statutory fees and fines are forecast to be \$5.86M for the year, which is a \$174K decrease compared to the quarter 1 forecast of \$6.01M. This is due to the following:

	Amount Fav/(unfav) \$'000
Reduction in anticipated statutory planning application fees	(160)
Other minor changes across Council	(14)
Total	(174)

Note 2 - User fees

User fees relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include registrations, use of leisure, entertainment and other facilities and the provision of community services. User fees are forecast to be \$34.38M for the year, which is a \$735K decrease compared to the quarter 1 forecast of \$35.08M. This is due to the following:

	Amount Fav/(unfav) \$'000
Reduction in aquatics expected user fee income	(324)
Reduction in merchant fee recoupment linked to project timeline change	(170)
Reduction in K-Café expected income	(133)
Reduction to Federation Estate expected facility hire and food sales income	(86)
Other minor changes across Council	(22)
Total	(735)

Note 3 - Contributions - Monetary (Operating)

Contributions - Monetary (Operating) is forecast to be \$6.09M for the year, which is a \$493K decrease compared to quarter 1 forecast of \$6.71M.

	Amount Fav/(unfav) \$'000
Reduction in Ringwood Activity Centre expected development contributions income	(880)
Increase in various project contributions, including solar saver program, footpath contributions, disaster ready funding, and school crossing funding	387
Total	(493)

Note 4 - Contributions - Monetary (Capital)

Contributions - Monetary (Capital) is forecast to be \$1.12M for the year, which is a \$193K increase compared to quarter 1 forecast of \$930K.

	Amount Fav/(unfav) \$'000
Level Crossing Removal Project - reinstatement works	166
Other minor changes across the capital works program	27
Total	193

Note 5 - Net gain on disposal of property, infrastructure, plant and equipment

Net loss on disposal is forecast to be \$198K for the year, which is a \$7.84M decrease compared to the quarter 1 forecast of \$7.64M. This is mainly due to the rephasing of targeted property sales across 25/26 and future years.

Quarterly Financial Report - Six months ended 31 December 2025

Note 6 - Other Income

Other Income is forecast to be \$4.35M for the year, which is a \$241K increase compared to quarter 1 forecast of \$4.15M.

	Amount Fav/(unfav) \$'000
Increase in expected container deposit scheme income	100
Increase in social inclusion rental income for Kerrabee facility	40
Increase in expected income related to Eastern Alliance for Greenhouse Action	37
Increase in expected interest on investments	25
Other minor changes across Council	39
Total	241

Note 7 - Materials and Services

Materials and Services are forecast to be \$70.70M for the year, which is a \$1.01K decrease compared to the quarter 1 forecast of \$71.71M. This is due to the following:

	Amount Fav/(unfav) \$'000
Reduction to waste costs linked to service volumes and contract rise and fall calculations	893
Reduction in insurance costs in line with policy premiums	182
Reduction in Maroondah News production costs	113
Increase in expected costs related to tree and playground maintenance	(180)
Total	1,008

Quarterly Financial Report - Six months ended 31 December 2025

3. Balance Sheet

As at 31 December 2025

	Notes	Adopted Budget 25-26 \$'000	YTD Actuals \$'000	Quarter 1 Year End Forecast 25-26 \$'000	Quarter 2 Year End Forecast 25-26 \$'000	Q1 v Q2 Forecast Fav/(Unfav) \$'000
Assets						
Current assets						
Cash Assets		34,060	3,424	35,529	30,062	(5,467)
Other financial assets		20,107	39,299	20,200	16,700	(3,500)
Trade and other receivables		14,327	101,341	14,327	14,327	-
Inventories		501	658	501	570	69
Non-current assets classified as "held for sale"		-	3,987	-	-	-
Other assets		978	163	978	978	-
Total current assets		69,973	148,872	71,535	62,637	(8,898)
Non-current assets						
Trade and other receivables		90	-	90	90	-
Investments in associates, joint arrangements and subsidiaries		2,105	2,254	2,105	2,105	-
Property, infrastructure, plant and equipment		2,251,779	2,949,261	2,969,424	2,985,371	15,947
Intangible Assets		1,051	820	395	395	-
Right of use assets		7,625	6,016	7,625	7,625	-
Total non-current assets		2,262,650	2,958,351	2,979,639	2,995,586	15,947
Total Assets	8	2,332,623	3,107,223	3,051,174	3,058,223	7,049
Liabilities						
Current liabilities						
Trade and other payables		11,612	5,227	11,612	11,612	-
Trust funds and deposits		5,856	20,935	5,856	5,856	-
Contract and other liabilities		-	4,062	-	-	-
Provisions		15,934	16,598	16,345	16,345	-
Interest bearing liabilities		3,094	3,094	3,094	3,094	-
Lease liabilities		1,696	606	1,696	1,696	-
Total current liabilities		38,192	50,522	38,603	38,603	-
Non-current liabilities						
Trust funds and deposits		6	-	6	6	-
Provisions		1,467	1,444	1,467	1,467	-
Interest bearing liabilities		19,575	11,146	19,575	19,575	-
Lease liabilities		6,585	5,684	6,585	6,585	-
Total non-current liabilities		27,633	18,274	27,633	27,633	-
Total Liabilities		65,825	68,796	66,236	66,236	-
NET ASSETS		2,266,798	3,038,427	2,984,938	2,994,538	7,049
Represented by:						
Accumulated Surplus	8	939,538	994,871	941,669	948,718	7,049
Reserves		1,327,260	2,043,556	2,043,269	2,043,269	-
Equity		2,266,798	3,038,427	2,984,938	2,994,538	7,049

Quarterly Financial Report - Six months ended 31 December 2025

Balance Sheet – Variance quarter 1 forecast compared to quarter 2 forecast

Note 8 - Total Assets and Accumulated Surplus

During this quarter, a \$7.049 million increase in net assets was recorded, which directly correlates to an equivalent rise in our accumulated surplus. This positive outcome is driven by:

- the rephasing of targeted property sales, now scheduled across the 2025/26 financial year and beyond. The timing adjustment means anticipated revenue from these property sales has not yet been realised, however reflecting these assets as a non-current asset (property, infrastructure, plant and equipment).
- an error within the quarter one balance sheet year-end forecast. The error related to the representation of property sales and cost of assets sold, and the omission of a transfer from reserves into accumulated surplus. This discrepancy has now been corrected, and the quarter two forecast accurately reflects the Maroondah's financial position.

To ensure accurate reporting moving forward, a new process has been implemented to strengthen our internal controls and improve the accuracy of forecasting related to asset sales. This will provide greater transparency and confidence for our community.

4. Statement of Capital Works

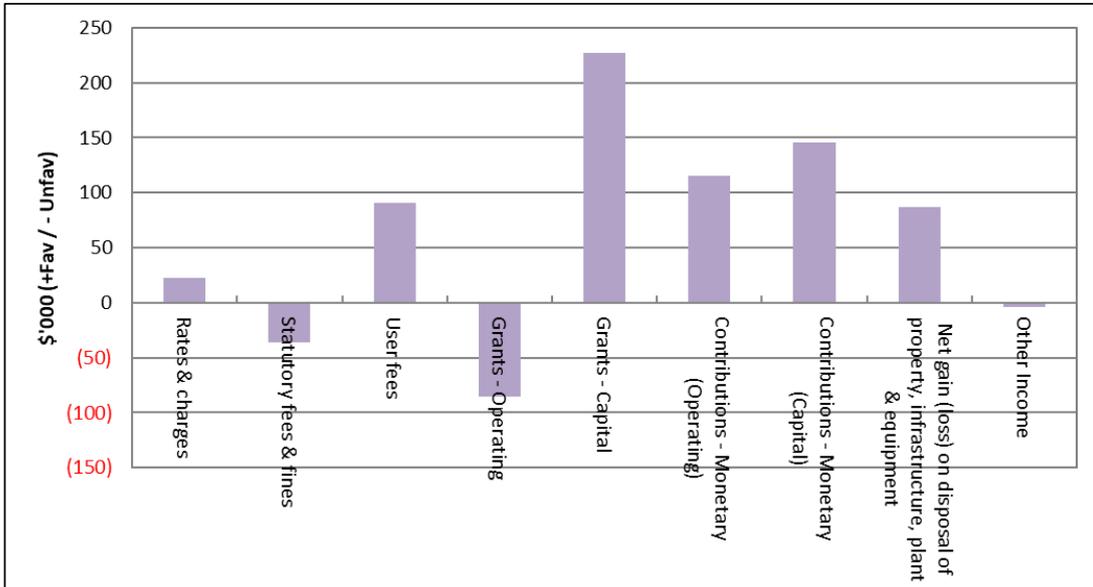
For the six months ending 31 December 2025

Classification	YTD Actual 25-26 \$'000	YTD Current Forecast 25-26 \$'000	YTD Current Forecast v Actuals \$'000	Q2 Forecast 25-26 \$'000	Amount Carried Forward \$'000	Adopted Budget 25-26 \$'000
Land	37	25	(12)	-	-	-
Buildings	10,268	11,857	1,589	36,796	8,898	22,326
Roads	2,022	3,047	1,025	10,716	1,284	8,747
Footpaths and Cycleways	2,062	2,098	36	5,014	400	4,487
Drainage	735	960	225	3,009	474	3,130
Off-Street Carparks	506	558	53	895	15	440
Waste Management	13	26	13	101	51	50
Recreational Leisure and Community Facilities	718	830	113	2,003	355	1,968
Parks, Open Space & Streetscapes	986	1,186	200	3,799	1,129	2,486
Fixtures, Fittings and Furniture	60	50	(10)	153	29	124
Plant, Machinery and Equipment	1,025	840	(185)	1,536	(406)	1,942
Computers and Telecommunications	128	241	113	952	626	326
Total capital works	18,561	21,719	3,158	64,973	12,855	46,025

Quarterly Financial Report - Six months ended 31 December 2025

5. Financial and Capital Analysis

Income – Variance YTD Current Forecast compared to YTD Actuals



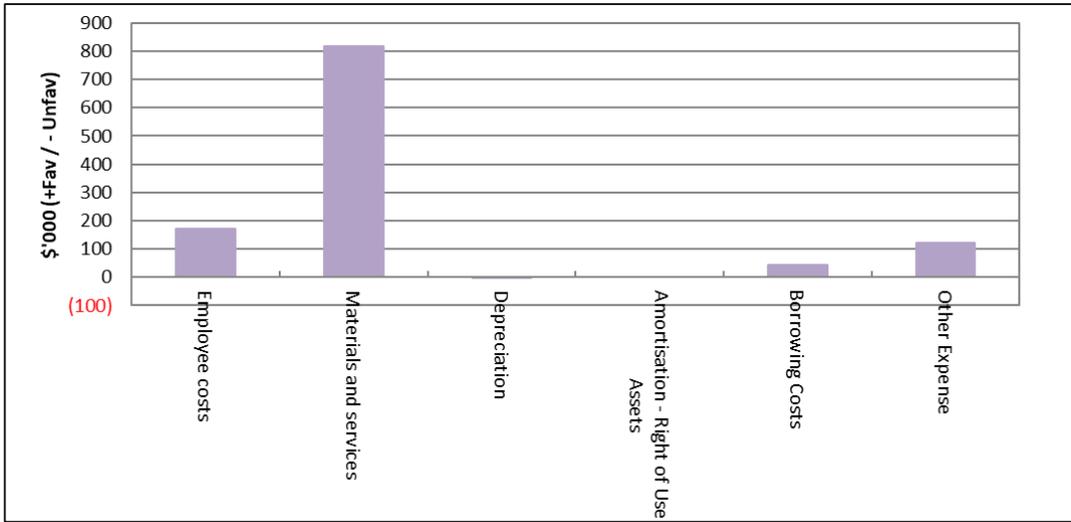
The graph illustrates how each income stream is performing year to date against current forecast, by variance. Key variances include:

Favourable Variances:

- Grants - Capital \$227K - Variance is mainly related to Croydon Community HUB A program that requires a phasing change.
- Contributions - Monetary (Operating) \$116K - Timing variance is related to Open Space Contributions.
- Contributions - Monetary (Capital) \$146K - Mainly related to Level Crossing Removal reinstatement project works that requires a phasing update.

Quarterly Financial Report - Six months ended 31 December 2025

Expenses – Variance YTD Current Forecast compared to YTD Actuals



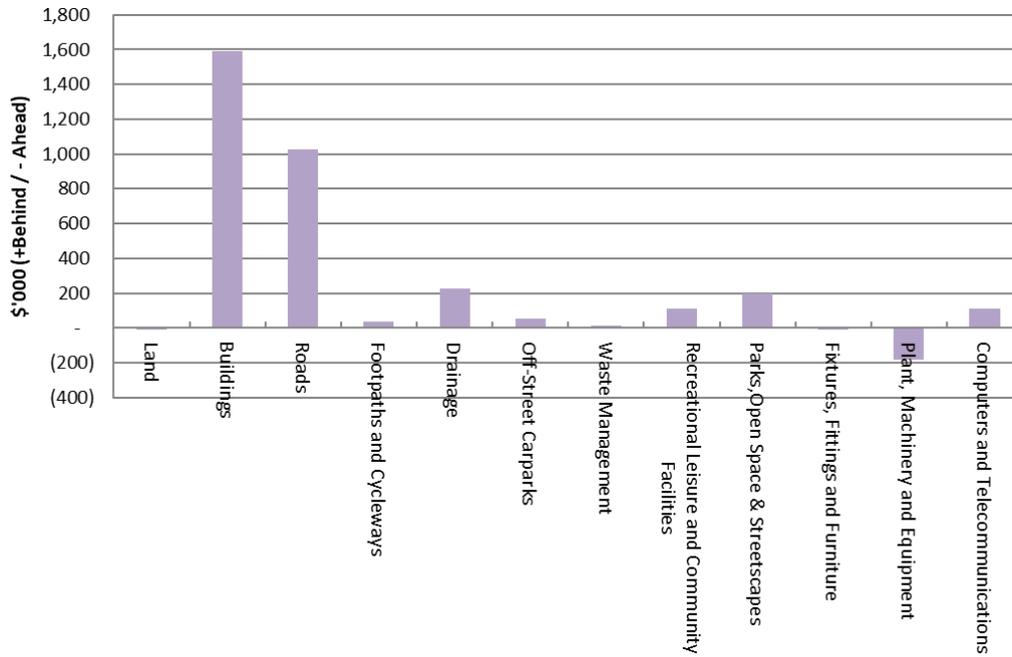
The table illustrates how each expense stream is tracking year to date against current forecast, by variance. Key variances include:

Favourable Variance:

- Employee costs \$170K - This relates to timing variances across many areas of Council which require assessment and rephasing.
- Materials and Services \$817K - This relates to timing variances across various projects including library contribution, waste contracts, consultancy and hardware maintenance, which require phasing adjustments. Ensuring the timely and accurate update of expenditure phasing must remain a priority for service area managers. This practice is essential for delivering reliable financial forecasts and enables more effective management of the Council’s cash flow.
- Other Expense \$120K - Timing variance is related to Operating Computer Leases. This will be reviewed and updated accordingly within the next financial quarterly forecast.

Quarterly Financial Report - Six months ended 31 December 2025

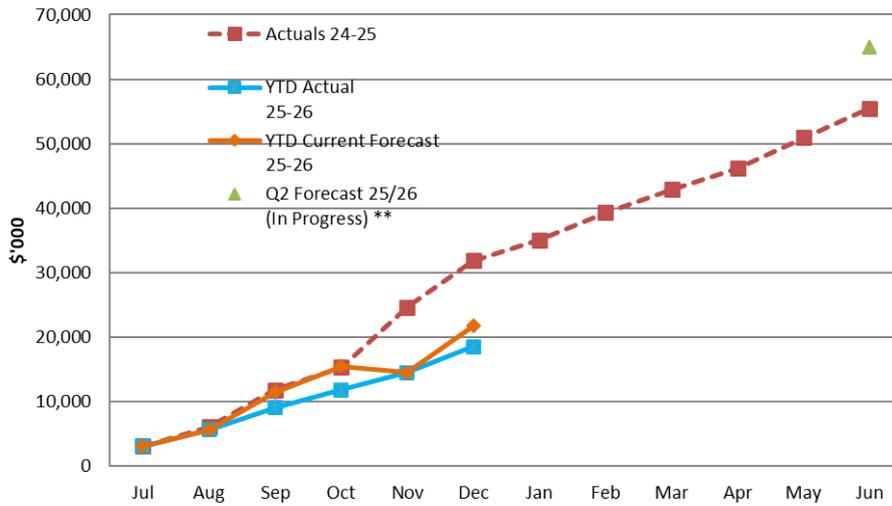
Capital Works – YTD Forecast Budget variances by asset class



The above graph shows the year-to-date forecast variance per asset classification. This graph combined with the below chart shows that Council’s capital program is tracking below YTD phasing, which is mainly due to the timing variance for Croydon Community Hub A.

Quarterly Financial Report - Six months ended 31 December 2025

Capital works YTD expenditure cumulative



*Current Forecast expenditure includes carried forwards and future years' projects brought forward (if applicable).

The above chart indicates how Council is performing year to date against the forecast, as well as how we tracked against the Q2 forecast of \$21.7M. Council spent 85% of the Q2 forecast and has spent 29% of its total forecast for the year.

Capital expenditure is forecasted to be \$64.93M for the year which is an increase of \$18.91M since the adopted budget. The detailed movements are represented in the table below however the main driver has been the carry forwards from 2024/25 into 2025/26 of \$12.86M.

	Amount Fav/(unfav) \$'000
Carry forwards from 2024/25 into 2025/26	(12,855)
Increase in Croydon Community Hub A due to a reduction in expected spend in late 2024/25 (reforecasting the timing of delivery for the project across financial years)	(3,868)
Additional expenditure linked to new grant funding	(1,798)
Reforecast of asset sales income, now expecting to be realised within 2026/27 financial year	(235)
Increase linked to income received in a prior financial year for Street Lighting Improvement Program, with expenditure expected to be incurred during 2025/26	(126)
Other minor adjustments	(22)
Total	(18,904)

Quarterly Financial Report - Six months ended 31 December 2025

6. Financial Position

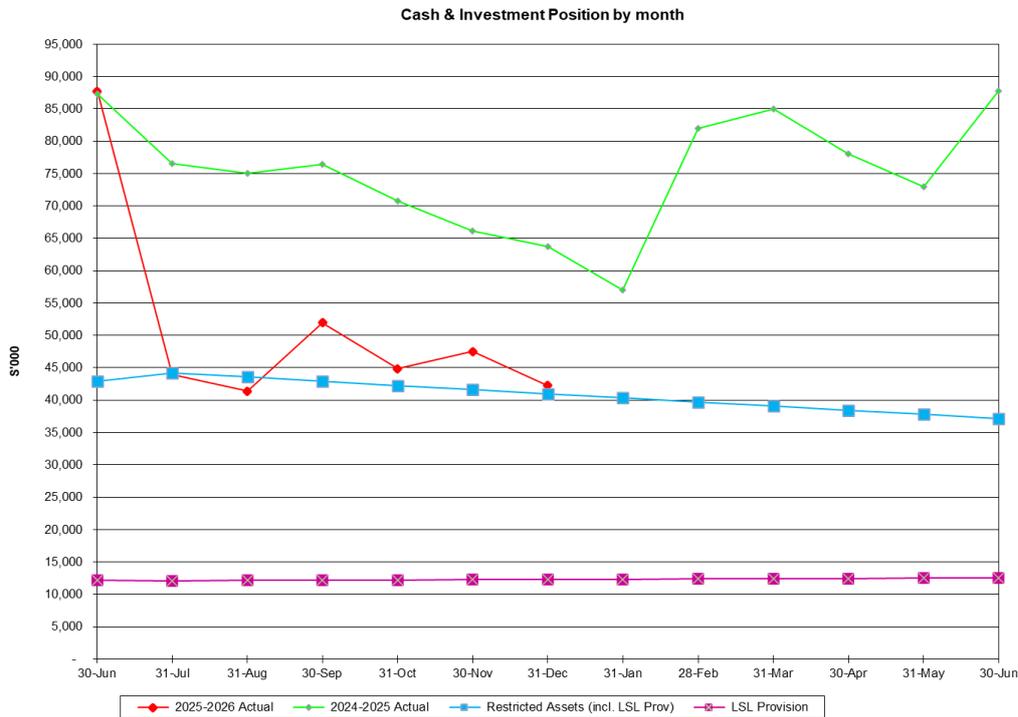
	2024-25 December Actual \$'000	2024-25 30 June Actual \$'000	2025-26 December Actual \$'000	2025-26 Adopted Budget \$'000
Cash and investments	63,681	78,439	42,723	34,060
Net current assets	91,409	40,731	98,350	31,781
Net assets and total equity	2,295,696	2,980,209	3,041,903	2,266,798

The financial position as of 31 December 2025 shows cash and investment balances of \$42.72M and a net current asset position of \$98.35M. The net asset and total equity position as of 31 December 2025 is \$3.04B.

Cash and investment balances are currently \$4.39M below where we expect to land of 30 June 2026. With the Q2 forecasted position showing we are expecting to hold cash and cash investments of \$46.76M by the end of the financial year, which is below the adopted budget position. This is mainly driven by the rephasing of targeted property sales across 25/26 and future years.

Cash and investments balance by month

This graph reflects that there are sufficient cash reserves to cover both restricted assets and any fluctuations in cash flow. The levels fluctuate during the year in line with inflows from peak rate payment periods and expense cycles. Restricted Assets refer to long service leave provision, waste management reserve, trust funds and deposits held, unexpended grants and developer’s contributions.

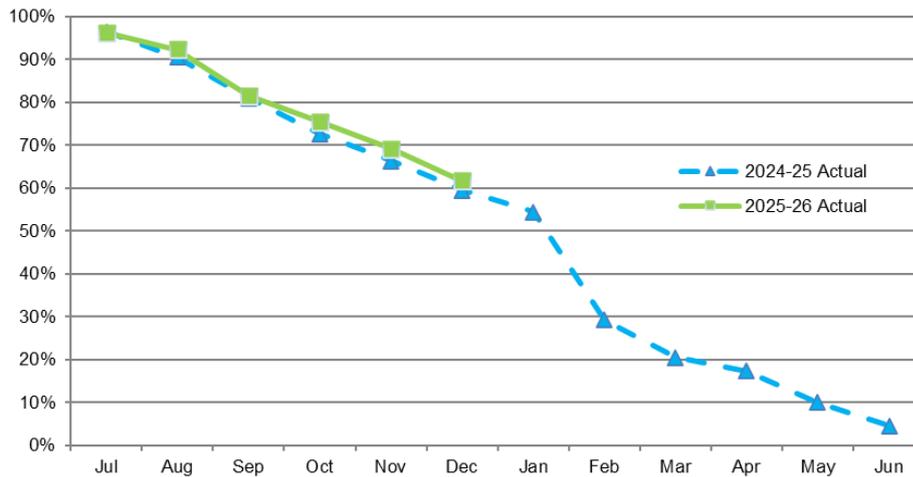


The significant reduction in cash and investment holdings during July 2025 was mainly due to a \$20.19M payment made to the Department of Transport linked to the return of unspent grant funds. In addition to this there are fluctuations year on year in terms of the timing of payments (e.g. payments made to Council’s creditors and ESVF levy quarterly payments) and income (e.g. grant income received including Victorian Grants Commission Financial Assistance Grant).

Quarterly Financial Report - Six months ended 31 December 2025

Rates outstanding balances by month

The below chart compares the rates outstanding as at 31 December 2025 to the same time last financial year. Our collection rate follows a similar pattern to previous periods, based on rate instalments occurring at set times throughout the financial period. Council has one of the highest debt recovery performances in comparison to other local government authorities.



7. Cash and Investments

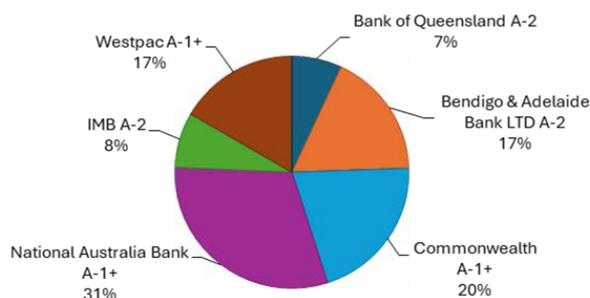
The following graphs indicate the diversification and credit ratings of the investment portfolio at the end of December 2025. Investments are made in accordance with Council’s Investment Policy and all criteria specified in the Policy are met at the time the investments are made.

Council’s Investment Policy is to maintain a well-balanced investment portfolio and amounts invested, at any time, should not exceed the following percentages of Council’s Portfolio.

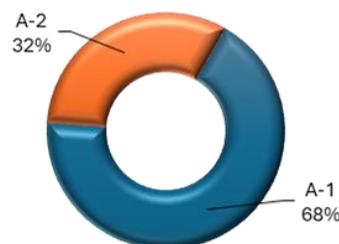
Investment Grade		Max % of Total Investments	Max % Invested with Single Institution*
AAA/ AA+/AA/AA-/A+/A-/	A-1+ / A-1	100%	60%
BBB+/ BBB	A-2	50%	15%
BBB-	A-3	10%	15%

*Excludes cash balances held in Council’s At-Call or 11AM accounts.

Investment Distribution as at 31 December 2025



Credit Rating as at 31 December 2025



Quarterly Financial Report - Six months ended 31 December 2025

Investments as at 31/12/2025							
Institution	Rating	Maturity Date	Days	Yield %	Type	\$000's	%
Commonwealth	A-1+			4.55	On-Call	8,098	20.6%
Westpac	A-1+	12-Jan-26	182	4.25	Term Dep	2,500	6.4%
National Australia Bank	AA-	19-Jan-26	119	4.15	Term Dep	2,500	6.4%
Bendigo & Adelaide Bank LTD	A-2	19-Jan-26	182	4.15	Term Dep	1,536	3.9%
Bendigo & Adelaide Bank LTD	A-2	19-Jan-26	182	4.15	Term Dep	1,128	2.9%
National Australia Bank	AA-	02-Feb-26	119	4.15	Term Dep	3,030	7.7%
IMB	A-2	02-Feb-26	126	4.10	Term Dep	3,029	7.7%
Bendigo & Adelaide Bank LTD	A-2	09-Feb-26	119	4.05	Term Dep	3,033	7.7%
Bendigo & Adelaide Bank LTD	A-2	09-Feb-26	182	4.15	Term Dep	1,200	3.1%
Westpac	A-1+	16-Mar-26	98	4.16	Term Dep	1,500	3.8%
Bank of Queensland	A-2	16-Mar-26	182	4.20	Term Dep	1,210	3.1%
National Australia Bank	AA-	23-Mar-26	105	4.13	Term Dep	2,070	5.3%
National Australia Bank	AA-	30-Mar-26	105	4.15	Term Dep	2,018	5.1%
Westpac	A-1+	16-Apr-26	178	4.04	Term Dep	2,528	6.4%
Bank of Queensland	A-2	20-Apr-26	189	4.35	Term Dep	1,500	3.8%
National Australia Bank	AA-	26-Oct-26	364	4.15	Term Dep	2,418	6.2%
						39,299	100%

Term Dep = Term Deposit

Council's performance against the industry wide benchmark for average investment yield rate is provided below:

Benchmark	4.04%
Maroondah Investment Portfolio as at 31 December 2025	4.15%

8. Conclusion

The quarter two changes decrease the expected surplus by \$7.55M resulting in a revised surplus of \$11.78M.

The unfavourable result is masked by \$7.84M reduction in net profit from sale of assets due to the rephasing of targeted property sales across 25/26 and future years. These revised forecast assumptions reflect where we expect to land at 30 June 2026.

We are well underway with the development of the draft budget for 2026/27 which reflect the 2025-2029 Council Plan and the Maroondah 2050 Community Vision.



Balance Sheet Analysis: six months ending 31 December 2025

Balance Sheet as at 31 December 2025, comparing to Balance Sheet as at 31 December 2024

	Notes	Actuals Dec 2025 \$'000	Actuals Dec 2024 \$'000	Variance Fav/(Unfav)
Assets				
Current assets				
Cash Assets	1	3,424	24,221	(20,797)
Other financial assets	1	39,299	39,460	(161)
Trade and other receivables	2	101,341	90,201	11,140
Inventories		658	560	98
Non-current assets classified as "held for sale"	3	3,987	826	3,161
Other assets	4	163	678	(515)
Total current assets		148,872	155,946	(7,074)
Non-current assets				
Trade and other receivables		-	90	(90)
Investments in associates, joint arrangements and subsidiaries		2,254	2,105	149
Property, infrastructure, plant and equipment	5	2,949,261	2,217,089	732,172
Intangible Assets	5	820	1,051	(231)
Right of use assets	5	6,016	7,286	(1,270)
Total non-current assets		2,958,351	2,227,621	730,730
Total Assets		3,107,223	2,383,567	723,656
Liabilities				
Current liabilities				
Trade and other payables	6	5,227	29,004	23,777
Trust funds and deposits	7	20,935	16,346	(4,589)
Contract and other liabilities	8	4,062	726	(3,336)
Provisions	9	16,598	15,467	(1,131)
Interest bearing liabilities	10	3,094	1,875	(1,219)
Lease liabilities	11	606	1,119	513
Total current liabilities		50,522	64,537	14,015
Non-current liabilities				
Trust funds and deposits	7	-	6	6
Contract and other liabilities	8	-	225	225
Provisions	9	1,444	1,331	(113)
Interest bearing liabilities	10	11,146	15,393	4,247
Lease liabilities	11	5,684	6,379	695
Total non-current liabilities		18,274	23,334	5,060
Total Liabilities		68,796	87,871	19,075
NET ASSETS		3,038,427	2,295,696	742,731
Represented by:				
Accumulated Surplus		994,871	965,937	28,934
Reserves		2,043,556	1,329,759	713,797
Equity		3,038,427	2,295,696	742,731

**Note 1 – Cash and Other Financial Assets**

Compared to the same time last year Council was holding \$20.96M less in cash and cash equivalents, which was mainly due to a \$20.19M payment made to the Department of Transport linked to the return of unspent grant funds.

Note 2 – Trade and Other Receivables

Compared to the same time last year Council had \$11.14M more in trade and other receivables at, which is mainly due to an additional \$10.01M rates, Emergency Service Volunteer Fund (ESFV) and waste charges outstanding and an additional \$725K relating to GST receivable.

Note 3 – Non-current assets classified as "held for sale"

Compared to the same time last year Council was holding \$3.16M more in assets classified as "held for sale", which relates to Council's Property Management Strategy and planned asset sales within 2026/27. This amount will be adjusted as required as part of the end of financial year asset process to align with reforecasted proposed property sales.

Note 4 – Property, infrastructure, plant and equipment, intangible assets and right of use assets

Overall, compared to the same time last year Council was holding \$730.67M more assets. This is mainly due to:

- completed capital works for the period January 2025 - June 2025;
- asset revaluations and application of AASB 13 Fair Value Measurement;
- asset sales; and
- depreciation and amortisation.

Note 6 – Trade and other payables

Compared to the same time last year Council was holding \$23.78MM less in trade and other payables which is mainly due to a \$20.19M payment made to the Department of Transport linked to the return of unspent grant funds, and a reduction in accrued expenses of \$1.74M.

Note 7 – Trust funds and deposits

Trust funds and deposits is money held for future repayment, such as bonds, contract retentions and fire services levy. Compared to the same time last year Council was holding \$4.58M more in trust funds and deposits which is mainly due to \$4.01M in Emergency Service Volunteer Fund (ESFV) charges and payments outstanding and an increase in refundable deposits being held of \$610K.

Note 8 – Contracts and other liabilities

Contracts and other liabilities refers to grants received in advance for both operating and capital projects which meet specific criteria under Australian Accounting Standard AASB15.

Compared to the same time last year Council was holding \$3.11M more in contract and other liabilities which is due to holding more grant money as associated projects yet to commence or in progress that are yet to be recognised in line with AASB15.

It is expected that this figure will fluctuate and be adjusted as we progress through the financial year based on updated data.



Note 9 – Provisions

Compared to the same time last year Council had \$1.24M additional provision liability, which is mainly due to changes in employee entitlements in line with length of service and enterprise agreement changes.

Note 10 – Interest Bearing Liabilities

Compared to the same time last year Council had \$3.03M less non-current interest-bearing loans which is directly linked to the principal repayments in line with loan schedules.

Note 11 – Lease Liabilities

Compared to the same time last year Council had \$1.21M less current and non-current lease liabilities which is mainly due payments made on lease contracts over the 12-month period.

Planning and Environment Act 1987

Maroondah Planning Scheme

Amendment C161maro

Explanatory Report

Overview

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

Where you may inspect this amendment

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

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

Maroondah City Council service centres

Realm, Ringwood Town Square: 179 Maroondah Highway, Ringwood

Croydon Library: Civic Square, Croydon

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

Submissions

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

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

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

Email maroondah@maroondah.vic.gov.au
with 'Submission to Amendment C161maro' in the subject line.

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

Panel hearing dates

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

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

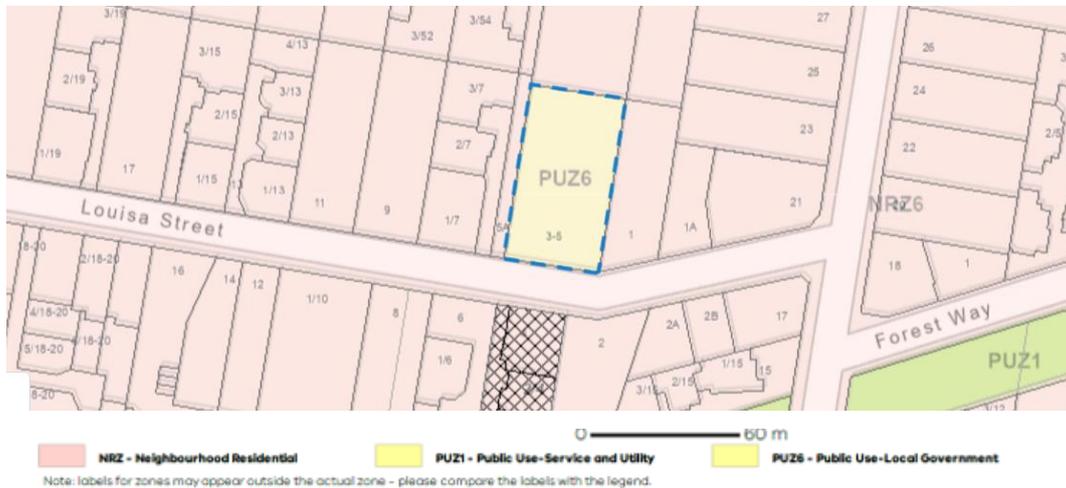
Details of the amendment

Who is the planning authority?

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

Land affected by the amendment

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



What the amendment does

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

Strategic assessment of the amendment

Why is the amendment required?

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Effects

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

Social Effects

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

Economic Effects

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

Does the amendment address climate change?

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

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

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

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

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

Does the amendment address relevant bushfire risk?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

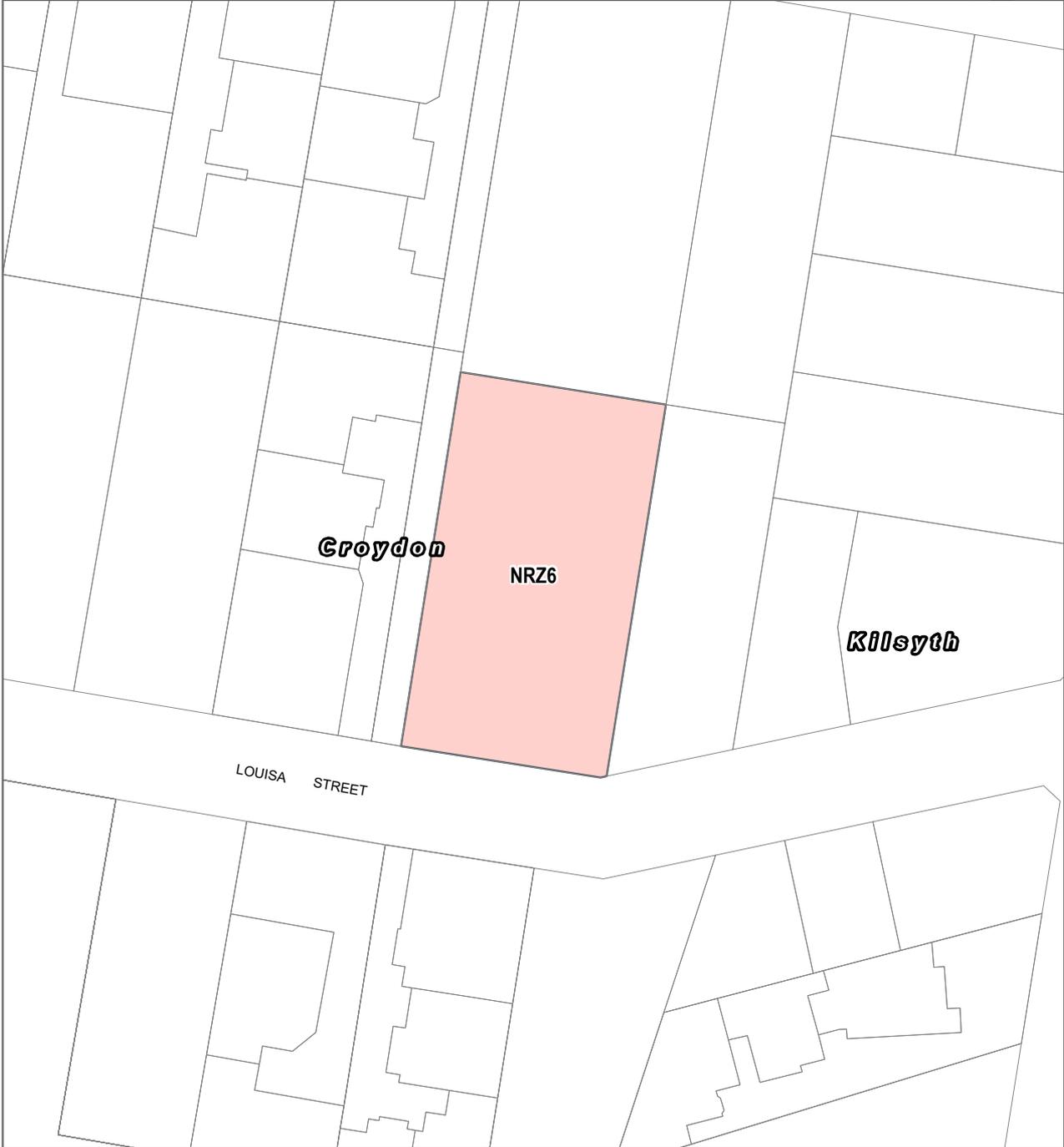
the *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

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

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

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

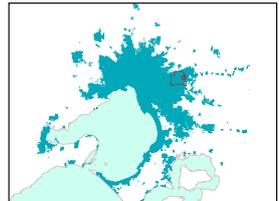
MAROONDAH PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C161maro



LEGEND

-  NRZ - Neighbourhood Residential Zone
-  Local Government Area

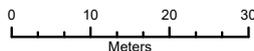
Part of Planning Scheme Map 3



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Planning Spatial Services
Print Date: 02/10/2025
Amendment Version: 1



Planning and Environment Act 1987

Maroondah Planning Scheme

Amendment C161maro

Instruction sheet

The planning authority for this amendment is the Maroondah City Council.

The Maroondah Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet

Zoning Maps

Amend Planning Scheme Map No 3 in the manner shown on the attached map marked Maroondah City Council Planning Scheme, Amendment C161maro.

End of document

Strategic Planning – Delegate Report

Planning Scheme Amendment C161maro



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

Executive summary

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

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

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

Site description and context

The site is located on the north side of Louisa Street, and has a total site area of approximately 1826 square metres. It contains a single storey building that has been used for community uses for a number of years. An access way is located on the western side with car parking located along the western boundary and to the rear of the building. A mix of native and exotic trees are located on the site including within the front setback.

The land surrounding the subject site is used and developed for residential purposes, including multi-unit development. The land is zoned Neighbourhood Residential Zone Schedule 5 and has the Significant Landscape Overlay Schedule 4 applied.

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

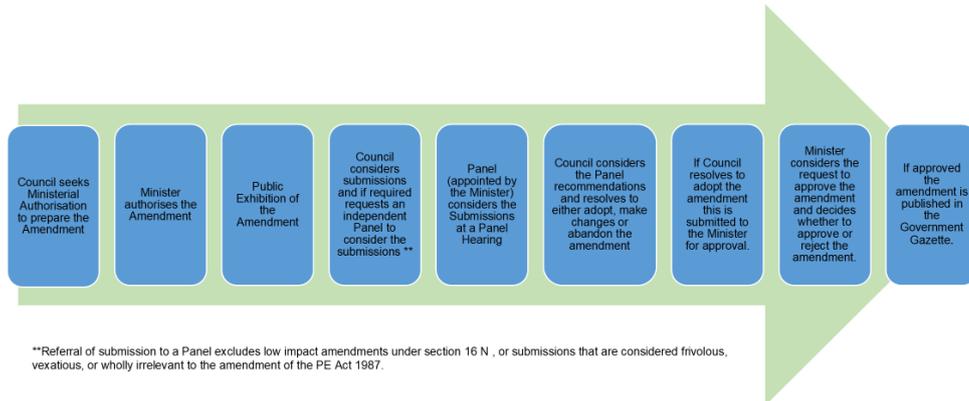
Strategic / policy issues

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

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

Planning Scheme Amendment Process

Key steps



Maroondah 2050 Strategy – Policy Alignment with Rezoning Proposal

Outcome Area: A safe and liveable community

Our Community's Aspiration:

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

Key Directions 2025 - 2029:

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

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

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

Outcome Area: A green and sustainable community

Our Community's Aspiration:

Maroondah's green, leafy natural environment and landscape continues to be preserved and enhanced, with biodiversity and habitat corridors progressively restored and

maintained. Our community is supported to make sustainable choices and is actively working to reduce emissions and waste, as well as adapt to climate change.

Key Directions 2025 - 2029:

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

Background

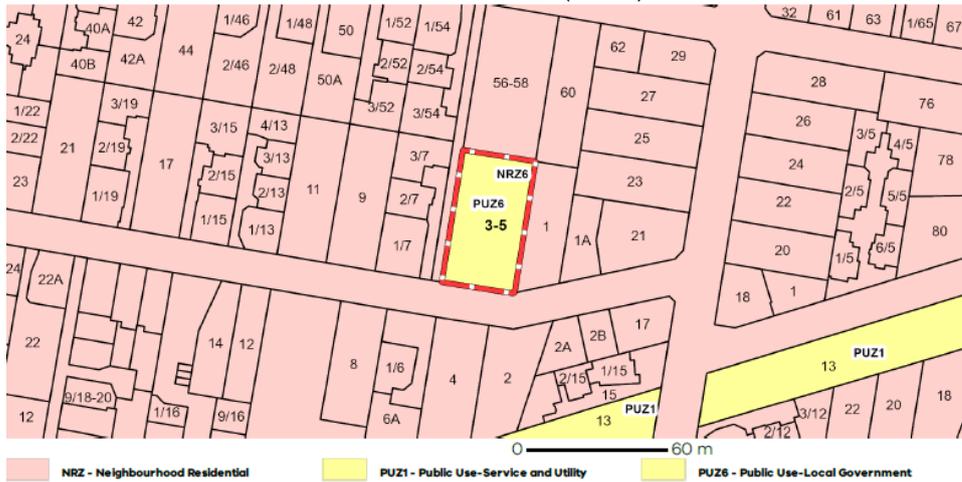
The Site:

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



Existing Planning Controls:

The land is zoned Public Use Zone, Schedule 6 (PUZ6), as shown below.



It is also subject to Significant Landscape Overlay Schedule 4 (SLO4).



Significant Landscape Overlay Schedule 4 (SLO4)

Schedule 4 to the Significant Landscape Overlay seeks to protect the Wicklow Ridge Line. The Statement of nature and key elements of landscape notes:

“The combination of canopy trees and steep to undulating topography contribute to major elements of the urban character of Maroondah. Canopy trees soften the impact of buildings in the environment and provide a distinct leafy character to Maroondah“

“The continuous nature of the canopy vegetation throughout Maroondah provides a strong character element and is valued by the community. The canopy vegetation is a defining element of the urban character of Maroondah “

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

Financial / economic issues

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

Environmental / amenity issues

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

The amendment does not propose a change of use or development of the land, and it will continue to be used for the provision of programs and support and older people for at least the short to medium term.

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

Social / community issues

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

Community consultation

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

If the Minister for Planning grants authorisation to prepare and exhibit the Amendment; Amendment C161maro would be placed on public exhibition for a period of one calendar month pursuant to the provisions of the Planning and Environment Act 1987. Any persons deemed to be affected by the Amendment will be given notice of the Amendment and have the opportunity to make a submission.

Public exhibition of the Amendment would include:

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

Conclusion

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