



Department of Environment, Land, Water and Planning

8 Nicholson Street
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Mr Steve Kozlowski
Chief Executive Officer
Maroondah City Council
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RINGWOOD VIC 3134

Email address: Angela.Asprouloupos@maroondah.vic.gov.au

Dear Mr Kozlowski

PROPOSED MAROONDAH PLANNING SCHEME AMENDMENT C136maro

I refer to your council's application for authorisation to prepare an amendment to the Maroondah Planning Scheme. The amendment proposes to facilitate the redevelopment of the Croydon South Greyfield Precinct.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act) I authorise your council as planning authority to prepare the amendment subject to the following conditions:

1. That all planning scheme amendment documents be amended to address queries and be generally in accordance with the marked-up versions provided by DELWP.
2. Provide clarification on the status of the following documents:
 - *Design Framework and Concept Plan – Croydon South Greyfield Precinct* (Volume 1)
 - *Croydon South Precinct Development Contributions Plan* (Draft Report 2, 15 May 2019)
3. That the Schedule to Clause 72.04 be amended to insert the development contributions plan incorporated document into the Maroondah Planning Scheme.
4. That the Croydon South Precinct Development Contributions Plan (DCP) be amended as follows:
 - The document be renamed the 'Croydon South Greyfield Precinct Development Contributions Plan' and the text of the DCP amended accordingly.
 - The last sentence on page 16 amended to clarify that Maroondah City Council is responsible for the funding gap (approximately 57% of the works).
5. That all planning scheme ordinance be reviewed to consistently refer to the 'Croydon South Greyfield Precinct'.
6. That the GRZ3, DPO8 and DCPO3 mapping be amended so that the GRZ3, DPO8 and DCPO3 extend half way across the Eastfield Road and Thomas Street road reserves.
7. That the explanatory report be revised in accordance with DELWP's emailed advice.

Note - the proposed changes to scheme clauses must be entered into Objective Keystone (ATS authoring) prior to exhibition.

DELWP recommends exhibition of the amendment includes direct notice to the following:

- owners and occupiers of all properties in the Croydon South Greyfield Precinct (including the Neighbourhood Activity Centre) and opposite the precinct on the north side of Eastfield Road, the east side of Blazey Road, the south side of Thomas Street and the west side of Bayswater Road.

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



- Melbourne Water, VicRoads, the Metropolitan Fire Brigade, the Department of Health and Human Services and Native Title Services Victoria.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

giving notice of the amendment within 40 business days of receiving authorisation; and before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report ([Practice Note 77: Pre-setting panel hearing dates](#) provides information about this step).

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to the Minister **at least 10 business days** before council first gives notice of the amendment.

Please submit the amendment electronically using the Amendment Tracking System (ATS).

If you have any further queries in relation to this matter, please contact Matthew Cameron, Senior Regional Planner from the Department of Environment, Land, Water and Planning on (03) 5051 2006.

Yours sincerely



Melena McKaskill
Acting Manager State Planning Services

3 / 1 / 2020