

Summary of, and response to, issues raised in second submission made by the Croydon Conservation Society to Amendment C136

Submission dated: 24 February 2021

The following table includes a summary of the concerns/questions and comments raised in this submission and provides a response.

Submitter Concern/Question/Comment	Responses
<p>Developers are most likely to benefit from the proposed Amendment, as opposed to community.</p> <p>The submitter questions that if developers have to <i>personally fund 50%, who pays for the rest?</i>, and expresses concerns regarding the perceived expected 55 per cent profit to developers.</p> <p>The submitter also questions who will buy the land and who will own it after development, whether the dwellings will become strata title and whether Council will receive 50 per cent of the selling price.</p> <p>How Council will encourage lot amalgamation;</p> <p>Whether developers will design the dwellings and lot layout and whether they will consider <i>solar, water collection, passive solar house design and high quality materials</i>;</p> <p>Underground car parking is <i>extremely disruptive of the mycorrhiza and water table, also near the creek which is vulnerable</i>.</p> <p>The preferred tree height indicated is not very tall at 14-16 metres.</p> <p>Lack of easy walking and cycling options given the hill up to East Ringwood; will there be better public transport provision?</p> <p>The increased site permeability is <i>good</i>.</p> <p>There is no incentive for high quality housing outcomes.</p>	<p>It is intended that all stakeholders, including community will be improved walking and cycling connections and landscape, streetscape and built form outcomes.</p> <p>It's possible the submitter has confused the Proposed Development Contributions Plan Overlay Requirements with the expected profit uplift.</p> <p>The land purchaser will be the property owners. This ownership is likely to be passed on to future owners of the dwellings within any subsequent development. The eventual land title arrangements will be proposed by the developer and considered by Council as part of development assessment activities.</p> <p>Council proposes to encourage lot amalgamation through the building height incentives provided in the proposed DPO. Council also intends to help encourage and facilitate lot Amalgamation through activities outlined in the GtG</p> <p>Applicants will be required to consider all applicable statutory controls, including those proposed via Amendment C126 and existing (and proposed) ESD-related controls.</p> <p>Any proposed underground car parking will be required to meet existing planning and building controls.</p> <p>The preferred maximum tree height is considered appropriate in the subject urban context. Trees of this height will be capable of helping to partially screen buildings and contributing to the overall quality of the precinct.</p> <p>While the subject Amendment does not have a mandate to improve public transport provision in the area, other areas of Council, including the Transport Planning within the Integrated Planning team, are continually working to improve public transport outcomes in the municipality, including the subject area.</p> <p>Noted.</p> <p>There are requirements and recommendations for improved housing quality in the proposed Development Plan Overlay and associated Design Framework and</p>

<p>Understanding that co-housing is proposed <i>and should be restricted to the interior of mega blocks to maintain the open feel with mature trees along busy road to reduce the visual impact of the little boxes.</i></p> <p><i>Eastfield Road should be protected, the exact opposite of the Plan.</i></p> <p>Positive aspects of the Design Framework and Concept Plan Croydon South Greyfield Precinct including the recognition of canopy tree value and the problems associated with too many vehicle crossovers and driveways.</p> <p>How trees species will be selected?</p> <p>Will 'super lots' form one land title?</p> <p>How will dwelling diversity be encouraged?</p> <p>Will dwellings be accessible?</p> <p>How will Council be able to control/direct improved design outcomes?</p> <p>What is the source of the developer profit figures given on Page 7?</p> <p>Is Croydon Primary School now an Activity Centre?</p> <p>Questions the permeability figure given on Page 26.</p> <p>Concern that Eastfield Shops will become high density.</p>	<p>Concept Plan (a background document to the Amendment).</p> <p>It was no Council's intention to require or encourage co-housing. The proposed Development Plan Overlay and associated Design Framework and Concept Plan seeks to, among other things, improve separate between built form elements and site boundaries and landscape outcomes for the precinct.</p> <p>Noted.</p> <p>Tree species will be proposed by applicants with feedback given through the Council's statutory planning team.</p> <p>The eventual title arrangements for eventual developments with the precinct are difficult to predict but, will likely include Stata title arrangements in the context of unit developments with Torrens titles reserved for individual dwellings.</p> <p>Dwelling diversity is encouraged via the proposed Development Plan Overlay and associated Design Framework and Concept Plan. Statutory Planning will be aware of this preference when considering proposals for development within the precinct.</p> <p>Dwellings within the precinct will be required to comply with existing building code requirements around building accessibility.</p> <p>Council is able to require and control design outcomes where mandated through the proposed planning scheme provisions. Council's compliance team act to control development (and other) outcomes.</p> <p>These figures are based on analysis carried out by Swinburne University with inputs from industry property and development advisers.</p> <p>It seems the submitter has misinterpreted the Strategic Framework Plan contained within the Maroondah Planning Scheme. The former Croydon Primary School is outside the Activity Centre.</p> <p>The permeability figures given are consistent with the proposed minimum permeability under the Development Plan Overlay.</p> <p>Eastfield Shops are not proposed to be developed for high density residential or other uses.</p>
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