

# Monitoring Report Maroondah Housing Strategy 2023



# Introduction

The Maroondah Housing Strategy: 2022 Refresh is Council's plan for housing in the municipality. Behind the Strategy is a vision that:

*In 2040 Maroondah will have high quality housing environments in appropriate locations that meet the community's diverse and changing needs. There will be a wider range of living options. Housing will increasingly be revitalised in affordable, sustainable and well-designed ways. Maroondah's activity centres will be more accessible and provide a broader range of services that meet community needs. Council will plan for housing growth in partnership with the community.*

To meet the vision, the Strategy:

- Establishes policy directions for residential development to protect and enhance the places we live; and
- Manages the supply of new housing in the right locations to meet population growth through to the year 2040.

The Refresh is based on the Maroondah Housing Strategy 2016 and was adopted by Council on 12 December 2022. This annual report details how housing and housing needs vary across the municipality, and Council actions aimed at meeting those needs. Key actions for 2023 were:

- Preparation of, and public input to, a draft Croydon Structure Plan.
- Approval of a 'policy neutral' translation of Council's local planning policy within the Maroondah Planning Scheme. Completion of this project will allow work to progress on a range of housing-related actions.
- Formal exhibition and conduct of a panel hearing in relation to Amendment C148maro, which seeks to extend heritage protection to a number of properties, including residential properties, within the municipality.

# Directing housing change

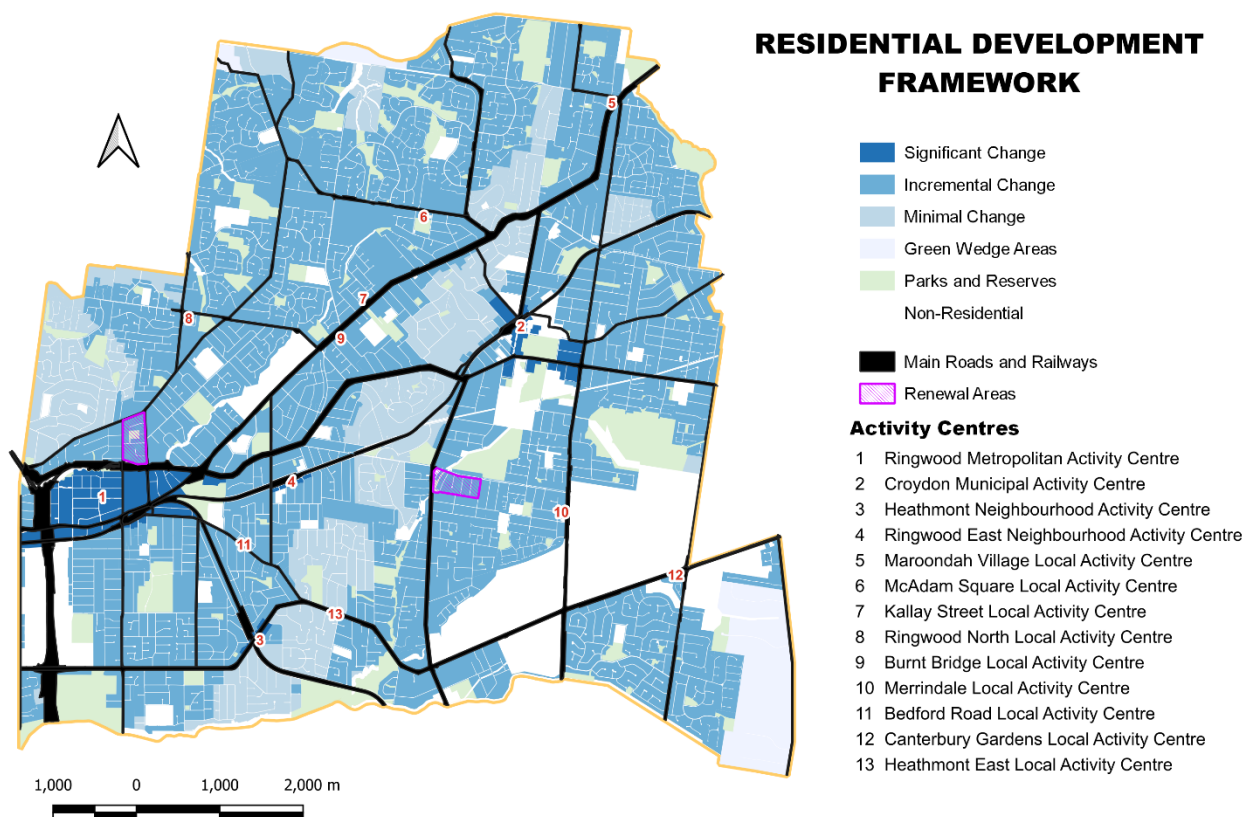
Our community has told us that it's really important to them that we balance the need for housing growth with the need to protect the natural environment and Maroondah's leafy character.

The Maroondah Residential Development Framework Plan<sup>1</sup> does this by directing the most significant change to our key Activity Centres. The Plan:

- Is based on the existing provisions of the Maroondah Planning Scheme
- Aligns with Plan Melbourne 2017-2050
- Reflects the key directions of the 2016 Housing Strategy and the Housing Strategy: 2022 Refresh

It identifies the areas of significant, incremental and minimal housing change in the municipality. Green Wedge areas are shown separately and are expected to experience the least change.

Significant, incremental and minimal housing change will look different in different parts of the municipality. The anticipated built form is summarised below. Later pages of this report contain more detailed information on each change area.



<sup>1</sup> The plan shown in the Maroondah Housing Strategy: 2022 Refresh contains an error in relation to the extent of the Croydon South Greyfield Renewal Area. This has been corrected above.

## Understanding Maroondah's housing change areas

### Significant change

Significant change is expected to include new apartments and higher density townhouse development. The Maroondah Planning Scheme encourages development of up to 18 storeys in height in Ringwood and 3-4 storeys in Croydon, Heathmont and Ringwood East.

### Incremental change

Residential areas designated for incremental change are expected to see continued dual occupancy and multi dwelling development. Many will be at similar densities to recent construction, maintaining the area's treed character. Lower levels of development are anticipated where land is potentially affected by flooding or heritage considerations. Most new dwellings will be single or double storey, but in some cases taller buildings will be permitted.

Additional housing is anticipated above ground level to the commercial areas nominated for incremental change.

### Minimal Change

The minimum lot sizes required by the Planning Scheme mean that there is restricted potential for additional dwellings in minimal change areas.

Outside Melbourne's Urban Growth Boundary the number of dwellings is likely to remain unchanged.

Replacement houses and house extensions are likely to be single and double storey, but in some areas are permitted to extend to three storey.

# Changes to housing provisions

In September 2023 the State Government published its Housing Statement for the decade 2024-2034. A number of associated changes were made to planning schemes across Victoria in the last quarter of the year. Their impact on housing supply within Maroondah is outlined below.

## Ringwood Metropolitan Activity Centre review

Council is working with the State Government to review and update planning controls for the Ringwood Metropolitan Activity Centre. This supports the State government aim for ten key centres across Melbourne to provide an additional 60,000 dwellings between them.

**Extent of impact:** Some additional dwelling capacity may be identified in the Ringwood Metropolitan Activity Centre. Significant changes are not anticipated however.

## Future Homes

Four ready-made architectural designs can now be purchased by developers and adapted to a site. A streamlined planning process is provided. The State government advises that additional designs are planned.

**Extent of impact:** Potential for increased redevelopment on land in the General Residential Zone within 800m of railway stations and the Ringwood, Croydon, Ringwood East and Heathmont activity centres. Includes land in the Significant and Incremental Change areas. The 800m radius is shown on the map on page 11 of this report. No proposals for Future Homes development have been received to date.

## Small Second Dwellings

Small second dwellings with an area of less than 60 square metres now often do not need a planning permit.

**Extent of impact:** Encourages additional small dwellings on land in the Mixed Use, General Residential and Neighbourhood Residential Zones. A planning permit would be required where a permit is required for buildings and works associated with a dwelling under an Overlay.

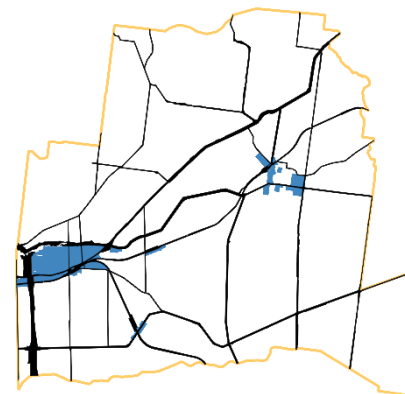
## Small lot provisions

Planning applications for many single dwellings on lots smaller than 300 square metres are now assessed within 10 days.

**Extent of impact:** It is not anticipated that this change will have any impact on the number of dwellings constructed in the municipality.

# Maroondah's significant change areas

The four largest activity centres in Maroondah are each shown as undergoing significant change. A Structure Plan for each centre has been implemented in the planning scheme and guides future growth. These planning provisions outline that new development can be three or more storeys in height, with construction of up to 18 storeys now encouraged in Ringwood.



The Significant Change Areas account for around 3% of land available for dwellings in Maroondah but are expected to accommodate at least 45% of housing growth in coming years. In the Maroondah context this means they will increasingly be developed with apartments.

## Advantages of living in Significant Change Areas

Close proximity to shops, employment, transport and other services (91% of the Significant Change Areas are within 400m of the core of the Ringwood, Croydon, Ringwood North or Heathmont Activity Centres).

Less maintenance than a traditional dwelling.

A wider range of smaller dwellings than elsewhere in Maroondah (68.5% of dwellings have two bedrooms or less).

Many dwellings are new, and meet higher energy efficiency requirements than older dwellings

Greater access to communal facilities.

## Challenges for those living in Significant Change Areas

Many households experience housing stress. 29% of households spend more than 30% of their income on housing. This is a particular issue for tenants.

More than a quarter of households earned less than \$800 per week in 2021, placing them in the low income category.



### Quick facts

- ❖ The average dwelling in a Significant Change Area is home to less than 2 people.
- ❖ In some parts of the Ringwood Activity Centre 31% of residents caught public transport to work in 2016, compared with a Maroondah average of 5%.
- ❖ Most residents have moved house in the last 5 years. In some areas more than a third of residents moved from overseas.



## Planning for Significant Change Areas

It is planning policy that increased residential densities be provided close to services. This is why the Maroondah Planning Scheme is designed to ensure that the most significant levels of change will be in the core of the Ringwood, Croydon, Ringwood East and Heathmont Activity Centres. A Structure Plan has been prepared for each of the centres to help guide development:

### Ringwood Metropolitan Activity Centre 2018 Structure Plan

Heights of 4-15 storeys encouraged

Two permits and 283 additional dwellings approved in 2023.

The 2018 Structure Plan was included in the Planning Scheme in 2021. It is currently being reviewed as part of State government initiatives which seek to encourage redevelopment in ten key centres across Melbourne.

### Croydon Major Activity Centre 2006 Structure Plan

Buildings can be up to 3-4 storeys tall in some locations. A height of 4-5 storeys is encouraged elsewhere.

No new dwellings were approved in the Activity Centre 2023.

The Structure Plan has been reviewed and a draft revised Structure Plan underwent public consultation in the second half of 2023. Feedback received will be used to refine the Plan prior to consideration by Council in 2024.

### Ringwood East Neighbourhood Activity Centre 2013 Structure Plan

Buildings can be up to 4 storeys tall

No new dwellings were approved in the Activity Centre 2023.

Structure Plan review anticipated in 2024/25. The review will include consideration of how appropriate development can be encouraged and how land around the Activity Centre should be developed.

*The review may be delayed to allow time to consider the impact of any revised controls for Ringwood on overall housing supply in the municipality.*

### Heathmont Neighbourhood Activity Centre 2014 Structure Plan

Buildings can be up to 4 storeys tall

No new dwellings were approved in the Activity Centre 2023.

Structure Plan review anticipated in 2025/26. The review will include consideration of how appropriate development can be encouraged and how land around the Activity Centre should be developed.

*The review may be delayed to allow time to consider the impact of any revised controls for Ringwood on overall housing supply in the municipality.*

# Maroondah's incremental change areas

Most of Maroondah's suburban areas are designated for Incremental Change. These areas comprise around three quarters of the land in Maroondah that's available for dwellings. They're expected to accommodate about half of the new dwellings Maroondah will need in coming years.

Types of development which are appropriate will vary according to the character of the area, specific controls which apply, and the proximity of land to activity centres.

## Advantages of living in Incremental Change Areas

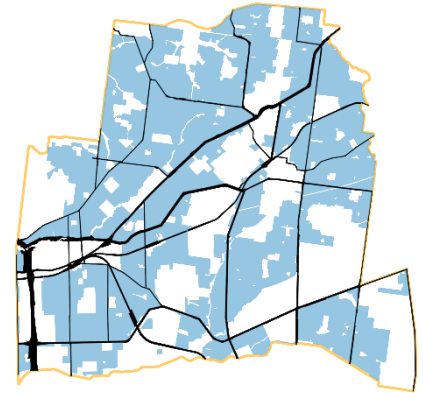
The largest range of dwelling sizes in Maroondah.

Residents can choose to be close to, or more distant from, facilities and services.

Traditional suburban feel to many streets.

Good tree canopy cover and access to public open space in many locations.

Mixture of older homes and newer, more energy efficient, ones.



## Challenges for those living in Incremental Change Areas

Balancing neighbourhood character and the need for new construction.

Additional traffic resulting from increased dwelling numbers.

Perceptions of a loss of amenity following new construction on neighbouring land.

Less access to public transport (87% of the area is more than 400m from a train station).

## Planning for Incremental Change Areas

It is planning policy that Incremental Change Areas continue to undergo redevelopment, including some increase in dwelling numbers. It is anticipated that in most locations incremental change will include the construction of up to three additional dwellings on a standard sized lot. This might include one or two new dwellings behind an existing dwelling, or demolition of the existing dwelling and construction of up to four replacement houses. Single to double storey construction is anticipated, with three storey construction in some locations. Examples of variations to this and work we're currently doing includes:

### Quick facts

- ❖ 22% of the area is within 400m of a local (or larger) activity centre.
- ❖ More than 1 in 5 dwellings are over 50 years old.
- ❖ Medium density housing in these areas usually don't share walls with their neighbours.
- ❖ In many areas as few as 20% of residents have moved house in the last 5 years.



## Greening the Greyfields Precincts

0.7% of the area\*

In areas where many dwellings are reaching the end of their life a more creative approach to redevelopment can be supported. The Greening the Greyfields project recognises this.

Pilot precincts in Ringwood and Croydon South were implemented in December 2022. They encourage consolidation of sites to save on driveway space, allowing greater dwelling densities without sacrificing tree cover. Heights of up to four storeys are allowed in these precincts.

We will monitor the pilot precincts and continue to look for other opportunities to be innovative in how redevelopment is encouraged.

## Within 400m of activity centres

22% of the area

Council will consider how it can encourage more shop top housing in some activity centres.

Council is continuing to investigate how the 20 minute neighbourhood concept might be implemented. The concept seeks to encourage the provision of services within a 20 minute return walk (400m). We will look closely at the areas around our activity centres to see how development could make better use of those centres, what services and infrastructure are needed to support walking and cycling in the area. This will include understanding whether current rates and types of development are appropriate or not.

## Areas with heritage significance

1.0% of the area

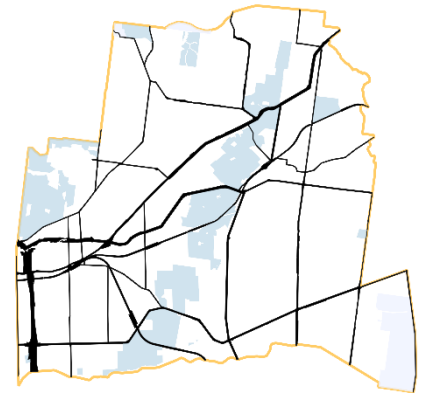
Lower levels of development are anticipated in areas a Heritage or Neighbourhood Character Overlay applies. Most often development will include retention of contributory dwellings facing the street, with new construction being to the rear.

Planning Amendment C148maro seeks to increase the number of properties affected by the Heritage Overlay.

# Maroondah's minimal change areas

Some areas of Maroondah have been set aside as being less suited to redevelopment due to their landscape character, environmental significance or location outside of Melbourne's designated growth boundary.

Minimal Change areas are covered by planning controls which include minimum lot sizes that reduce the potential for an increase in dwelling numbers. While the area covers around 21% of the land available for dwellings in Maroondah, Council expects that it will accommodate less than 5% of additional housing. No change in dwelling numbers is expected on land located outside of the Urban Growth Boundary (shown paler to the right).



New dwellings in Minimal Change areas are expected to be single and double storey in height and set in landscaped surroundings.

## Advantages of living in Minimal Change Areas

Spacious allotments with high levels of canopy tree cover.

## Challenges for those living in Minimal Change Areas

Larger distances to services and facilities for many lots.

More reliance on motorised travel as a result.

A lack of smaller dwellings and yards to serve those with lower incomes or the changing needs of residents as they age.

Smaller catchments may mean that some local businesses struggle to remain viable.

## Planning for Minimal Change Areas

Planning policies in the minimal change areas prioritise the environment and neighbourhood character over the provision of additional dwellings. To maintain neighbourhood character a planning permit is needed for house extensions or replacement dwellings in some locations.

### Quick facts

- ❖ 3% of the area is affected by demolition controls.
- ❖ More than 175 ha of Maroondah is located outside of Melbourne's Urban Growth Boundary, making part of the city's Green Wedge.

While vegetation is important to the character of many of Maroondah's suburbs, there are some areas where tree cover is more extensive or has special habitat significance. In these locations lower levels of development may be needed to maintain space from vegetation.

Implementation of the Maroondah Vegetation Strategy will change some vegetation protection provisions.

Council will update its Neighbourhood Character Policy and residential zones to reflect current and preferred characteristics of our suburbs. This may impact on the boundaries of the Minimal Change areas.

# Planning approvals

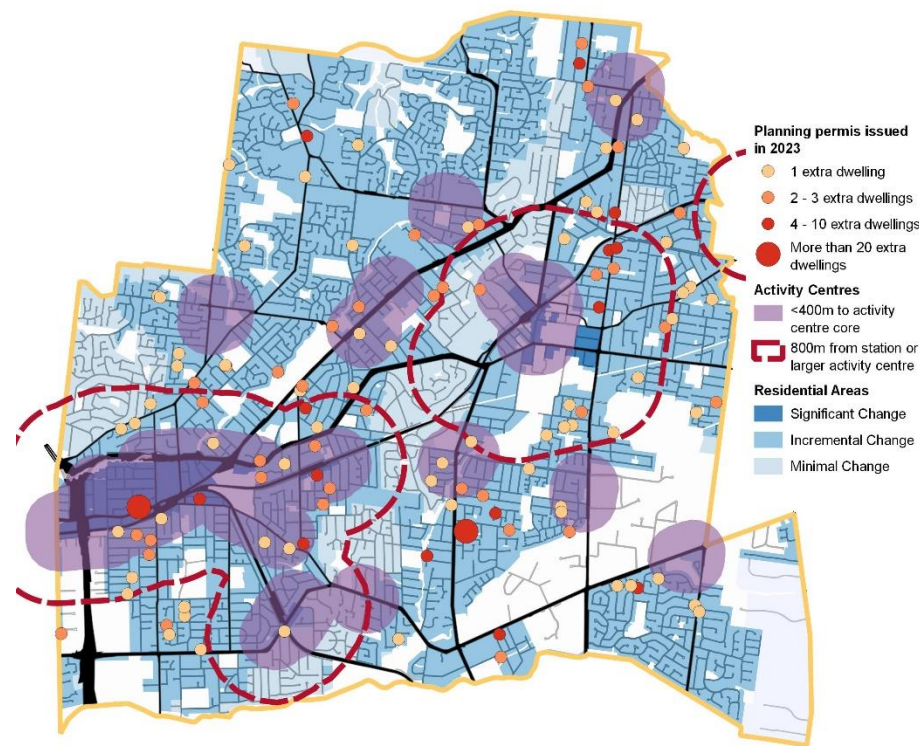
During the 2023 calendar year 120 permits were issued for a total of 540 additional dwellings within Maroondah.

As shown on the map to the right, most developments were within the municipality's Incremental Change areas. A total of 254 additional dwellings were approved in these areas. They ranged from 47 'dual occupancy' developments to a single application for 39 dwellings, with significantly higher proportions of applications involving 2-10 additional dwellings than in 2021 and 2022.

Two developments in Significant Change areas resulted in an additional 283 dwellings being approved. By comparison two developments in the Minimal Change Areas resulted in an additional three dwellings.

These results are consistent with the levels of change anticipated for each area and with the Maroondah Housing Strategy, which seeks to increase change in and around activity centres and protect the leafy character of neighbourhoods elsewhere.

Around 23% of land designated for incremental growth is within 400m of an activity centre or train station. By comparison, 20% of new dwellings approved in incremental areas were in these areas. This is lower than in 2022 in both real terms and as a proportion of the whole. This will be monitored to ensure that measures aimed at encouraging more redevelopment close to centres than further from them are being effective.

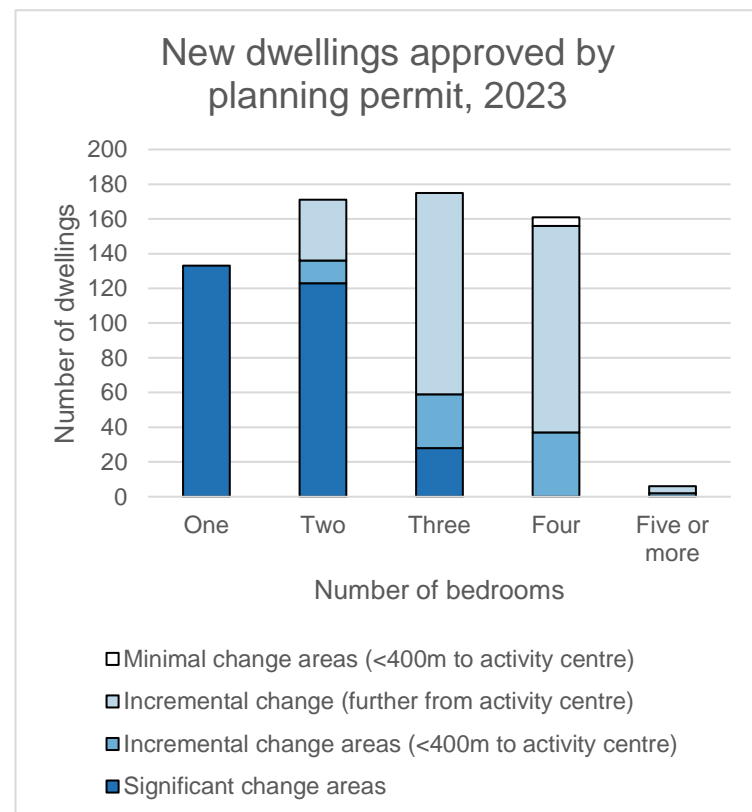
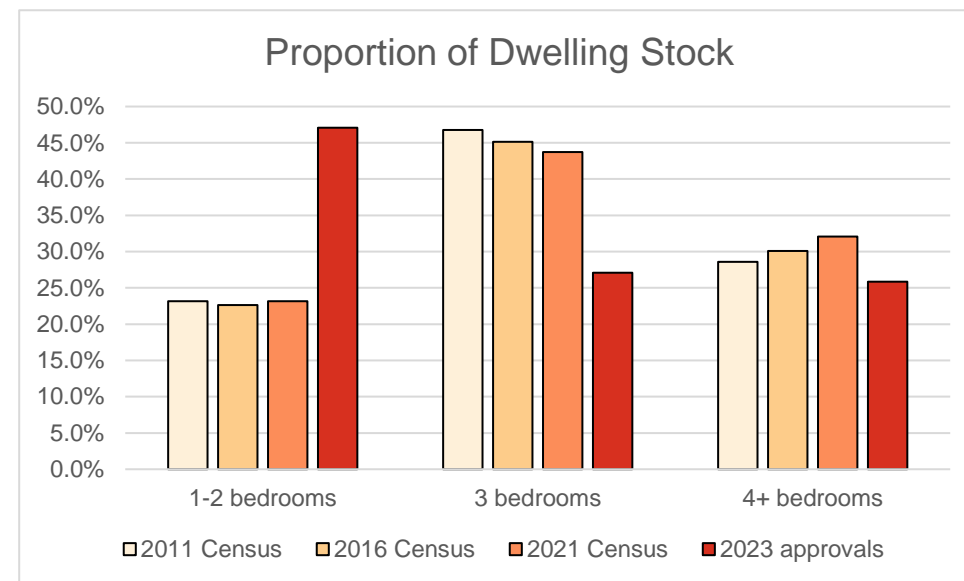


	1 additional dwelling/lot		2-3 additional dwellings/lots		4-10 additional dwellings/lots		>10 additional dwellings/lots		Total		% of additional dwellings created
	Permits	Dwellings / Lots	Permits	Dwellings / Lots	Permits	Dwellings / Lots	Permits	Dwellings / Lots	Permits	Dwellings / Lots	
Minimal change within 400m of a local activity centre or a train station	1	1	1	2	0	0	0	0	2	3	1%
Minimal change further from a centre	0	0	0	0	0	0	0	0	0	0	
Incremental change within 400m of an activity centre or train station	17	17	11	25	2	10	0	0	30	52	47%
Incremental change further from a centre	47	47	26	61	12	55	1	39	86	202	
Significant change	0	0	0	0	1	6	1	277	2	283	52%

# Increasing housing diversity

The Maroondah Housing Strategy seeks to encourage greater diversity in housing stock. It identifies that household sizes within the municipality are shrinking, but that dwelling sizes (in terms of bedroom numbers) grew between 2011 and 2021.

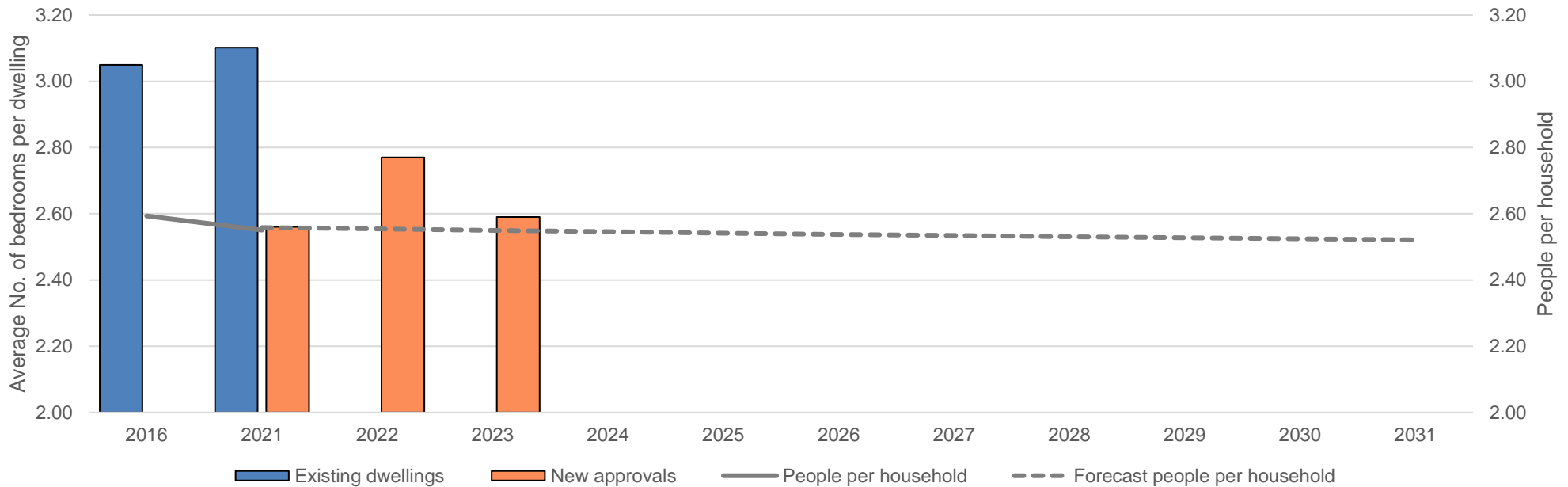
If constructed, the dwellings approved in 2023 will result in an increase in dwelling diversity across Maroondah. Traditionally over 40% of Maroondah's dwellings have had three bedrooms. In 2023 27% of new approvals were for this mid-sized dwelling type, with approximately the same number being larger and nearly twice as many having one- or two-bedrooms.



There were significant locational variations in the size of dwellings being constructed. One- and two-bedroom dwellings were overwhelmingly located in Significant Change areas. The largest dwellings were concentrated in Incremental Change areas, where there were around four times as many dwellings constructed away from activity centres as close to them. Each of the new dwellings approved in Minimal Change areas in 2023 have four bedrooms.

Whilst the number of four-bedroom or larger dwellings approved in Incremental Change areas is significant, the overall result is an average of 2.59 bedrooms to each approved dwelling. If constructed the dwellings would contribute to a gradual reduction in the average number of bedrooms in dwellings across the municipality. This is in line with projections that the size of households will drop slightly over time. Increased development in Significant Change areas relative to Incremental Change areas is expected to be necessary to have an ongoing impact on the average dwelling size.

Average number of bedrooms per dwelling and people per household



Planning permits issued in 2023 included:

- ❖ Two planning permits for community care units, which together would house fourteen people.
- ❖ The construction of a 110-bed aged care facility.
- ❖ The construction of a retirement village comprising 57 independent living units.

Together these developments will assist in providing a range of accommodation to meet the needs of Maroondah's residents.

# Progress towards delivery of priority actions

This monitoring report identifies the progress made towards the implementation of the Maroondah Housing Strategy for the 2023 calendar year.

## Priority Actions - Outcome area 1 - Responding to social, economic and demographic change

Action Title	Project Status	Progress and Impact of action	Progress Indicator
<i>Understand Resident Needs</i>			
Encourage the provision of a variety of dwelling types and sizes to increase the diversity of housing in Maroondah.	Ongoing	<p>The planning scheme review proposes to highlight this issue through the introduction of a strategic direction to “Encourage the provision of increased housing diversity, including affordable, small and adaptable dwellings”.</p> <p>In the interim:</p> <ul style="list-style-type: none"><li>• Planning approvals issued in 2021-2023 include a variety of housing stock, including a range of accommodation types and an increase in the proportion of dwellings which have fewer bedrooms.</li><li>• Changes which encourage the construction of small second dwellings may result in greater dwelling diversity. These dwellings will not require planning approval, and the 2024 and subsequent housing reports will be expanded to include building permit information on this accommodation type.</li></ul>	Progressing as expected
Track population projections and planning approvals to make sure that housing supply meets community need.	Achieved	<p>The review of the Maroondah Housing Strategy included an assessment of demographic trends and of the number of planning permits issued. Information is included in the Maroondah Housing Strategy: 2022 Refresh. This report also includes more detailed information on planning permits issued in 2023.</p> <p>Annual monitoring of approvals and population projections will enable Council to understand if the current planning scheme provisions do enough to support the supply of suitable housing in appropriate locations.</p>	Achieved for 2023



Action Title	Project Status	Progress and Impact of action	Progress Indicator
<i>Consult and Engage with the Community</i>			
Engage with the community, housing providers and developers to assist in the delivery of the Strategy.	Ongoing	Feedback received in relation to the Croydon Structure Plan and heritage controls indicates varying levels of support for residential redevelopment, with some residents close to the heart of Croydon seeking to ensure minimal change in their immediate area, whilst some residents of properties proposed for heritage protection indicated concern with potential restrictions on development. This indicates the need for ongoing public engagement and for a sound evidence base for policies which seek to increase housing change in some locations more than others.	Progressing as expected
Inform and engage local communities to help them provide well designed housing in appropriate locations.	Ongoing	Engagement in relation to the draft Croydon Structure Plan, which seeks to encourage more intense development within the Centre, resulted in discussion with a number of landowners. This included owners seeking to redevelop their land, or on-sell to those who would, as well as those which expressed a desire for retention of the status quo.	Progressing as expected

## Priority Actions - Outcome area 2 - Managing growth and changing housing needs

Action Title	Project Status	Progress and Impact of action	Progress Indicator
<i>Increase Housing in Activity Centres</i>			
Update the Croydon, Heathmont and Ringwood East Structure Plans and prepare planning scheme amendments to apply them.	Commenced	Council conducted public engagement on a draft Croydon Structure Plan in the second half of 2023. It is anticipated that the final Plan will be presented to Council for adoption in early 2024. Preparation of a planning scheme amendment would form an initial stage of implementation.  Delays in finalising the draft Croydon Structure Plan and the state government's announcement that it will review planning for Ringwood, are likely to impact on timeframes for reviewing the Ringwood East and Heathmont Structure plans.	Risk of not being on track

Action Title	Project Status	Progress and Impact of action	Progress Indicator
Develop planning scheme mechanisms to support residential development in and around Neighbourhood and Local Activity Centres at densities suited to each Centre.	Commenced	Council is currently working on a project with the state government which, amongst other things, considers which planning controls are best suited to supporting development in and around Maroondah's smaller activity centres.	Progressing as expected
<i>Improve the quality of infill development</i>			
Partner with the State and Federal Governments to facilitate improved greyfield development.	Ongoing	Through its partnership with State and Federal Governments and Swinburne University Council has developed the Greening the Greyfields project. Changes to the planning scheme to implement the first two precincts were approved in late 2022. Discussions have continued into 2023 with State Government agencies around non-statutory approaches to implementing the project. To date no planning applications have been lodged for multi dwelling development associated with it, however Council will continue to seek implementation and other measures to improve greyfield development.	Progressing as expected
Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.	Commenced	Whilst work on identifying potential future Greening the Greyfields precincts has commenced, it is appropriate to consider the impact of the pilot areas before progressing any new areas. This action is therefore likely to be deferred.	To be deferred
Use urban design guidelines and principles to encourage distinctive, attractive and high-quality architecture.	Ongoing	Activity Centre Design Guidelines for Croydon Major Activity Centre will form part of the updated Structure Plan. A Dwelling Design Guide has been prepared to encourage improved dwelling outcomes in Greening the Greyfield areas. This will begin to have an impact as the project is implemented.	Progressing as expected
<i>Improve infrastructure in areas going through redevelopment</i>			
Work with infrastructure and utility providers to assist modelling of future infrastructure needs based on the Residential Development Framework.	Ongoing	Council has provided service authorities with both the Maroondah Housing Strategy: 2022 Refresh and the 2022 Housing Report to assist their understanding of housing change within the municipality. It will also provide this report, plus more information on planning applications and approvals if required.	Progressing as expected

Action Title	Project Status	Progress and Impact of action	Progress Indicator
Review the alignment of the capital works program with the residential hierarchy of the Housing Strategy to address local infrastructure and public realm needs.	Ongoing	The capital works program has been reviewed in light of the Greening the Greyfields project and as part of programs to improve the accessibility of local activity centres to surrounding residents. The need for review will be ongoing.	Progressing as expected
Prepare developer contribution plans for Activity Centres where required to facilitate infrastructure and public realm improvements.	Ongoing	Consideration of the need for a developer contribution plan has formed part of development of the Croydon Structure Plan. It is anticipated that implementation will include preparation of a Development Contributions Plan Overlay.	Progressing as expected

## Priority Actions - Outcome area 3 - Protecting and enhancing our environment and neighbourhoods

Action Title	Project Status	Progress and Impact of action	Progress Indicator
<i>Maintain and Enhance Neighbourhood Character</i>			
Prepare a Neighbourhood Character Strategy that builds on the recommendations of the Maroondah Neighbourhood Character Study Review 2018.	Commenced	Work on this action has been delayed due to a need to first conduct a neutral translation of local policy content in the planning scheme to a new format. Announcements in Victoria's Housing Statement but not yet implemented will also impact on this work.  Once finalised it is expected that the Maroondah Neighbourhood Character Strategy will alter the extent and location of Incremental and Minimal residential change areas in the municipality. The associated impact on residential capacity will be assessed as part of its development.	Risk of not being on track
Amend the planning scheme to implement the Neighbourhood Character Strategy.	Yet to commence	Delays in preparation of the Neighbourhood Character Strategy have also delayed commencement of the associated Planning Scheme amendment. These delays may be able to be recouped through the preparation and amendment process.	Commencement delayed

Action Title	Project Status	Progress and Impact of action	Progress Indicator
<i>Protect and enhance areas of special environmental quality</i>			
Amend the planning scheme to implement the Maroondah Vegetation Strategy 2020-2030.	Commenced	Work on mapping the recommendations of the Maroondah Vegetation Strategy and understanding how the planning scheme could be altered to implement it is ongoing. Prior to finalising an amendment discussion with agencies such as Fire Rescue Victoria will be required. As a result the planning scheme amendment stage of this action is likely to commence in the second half of 2024.	Risk of not being on track
<i>Increase the sustainability of new dwellings</i>			
Join with other Councils to advocate for more sustainable built environments.	Ongoing	Council continues to advocate through its membership of the Council Alliance for a Sustainable Built Environment (CASBE). The Maroondah Planning Scheme was amended on 7 April 2022 to include a policy on Environmentally Sustainable Development, consistent with other CASBE Councils.	Progressing as expected
Support implementation of urban cooling and greening initiatives. Partner with state government to assist in their delivery.	Ongoing	Council continues to advocate for State Government progress toward urban cooling and greening initiatives. To date this project has not progressed at that level of government however.	Progressing as expected
Develop a suite of planning controls that provide incentives for best practice environmentally sustainable design.	Commenced	An Environmentally Sustainable Design Policy was included in the Maroondah Planning Scheme in April 2022. This is the first step toward developing a suite of controls. All applications lodged after 7 April 2022 are required to be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan.	Progressing as expected

## Priority Actions - Outcome area 4 - Improving affordability, accessibility and social housing opportunities

Action Title	Project Status	Progress and Impact of action	Progress Indicator
<i>Support affordable, social and age-friendly housing</i>			
Collaborate with the other Local Government Authorities in the Eastern Metropolitan Region to advocate for more social and affordable housing in the east through membership of the Eastern Affordable Housing Alliance.	Achieved	Council maintains its membership of the Eastern Affordable Housing Alliance.	Achieved
Support housing associations seeking to develop social and affordable housing projects.	Ongoing	During 2023 no planning permits were issued for social housing Maroondah. Council's Statutory Planning staff continue to help housing providers to understand and navigate the planning process.	Progressing as expected
Investigate planning provisions that provide incentives for supplying social or affordable housing, particularly on strategic redevelopment sites and areas with convenient access to services and facilities.	Yet to commence	The potential to provide incentives for supplying social or affordable housing will be considered as part of implementation of the Croydon Structure Plan and development of the Strategic Sites register.	Progressing as expected

## Priority Actions - Outcome area 5 - Building on and improving the Planning Framework

Action Title	Project Status	Progress and Impact of action	Progress Indicator
<i>Identify strategic redevelopment sites</i>			
Develop a Strategic Site register of large properties that are vacant or underutilised, identifying which properties are suited to residential use.	Ongoing	An initial Strategic Site register has been prepared.	Achieved

Action Title	Project Status	Progress and Impact of action	Progress Indicator
Review the planning controls for each residential Strategic Site and consider whether alternative controls are appropriate.	Commenced	A review of planning controls applying to selected properties has commenced. Controls will be reviewed on a case-by-case basis as resourcing allows.	Progressing as expected
<i>Use the planning scheme to encourage greater benefit</i>			
Investigate the potential to encourage greater community benefit, such as community infrastructure, the provision of social or affordable housing or best practice environmentally sustainable design through the planning scheme.	Ongoing	As part of implementing the Croydon Structure Plan consideration will be given to whether certain strategic sites in the Croydon MAC have the potential to apply appropriate planning provisions to facilitate affordable housing and ambitious ESD targets. The potential to provide a range of community benefits will also be considered when reviewing strategic redevelopment sites.  A review of Council's Open Space Strategy is due in the coming 12 months, and represents an opportunity to provide greater community benefit in relation to open space provision across the municipality if implemented through the planning scheme.	Progressing as expected
<i>Understand and respond to changes in State Government policy in relation to planning for housing</i>			
Review changes to State Government policy on housing as they occur.	Commenced	Changes made to 15 January 2024 are being considered as part of the Maroondah Planning Scheme Review, which will be considered by Council in February 2024.	Progressing as expected



# Measures of progress

The following status icons may assist in interpreting these service performance results:



Result is currently on track / progressing as expected / within expected range for the reporting period



Result is neutral / yet to be finalised / not measured during reporting period






Result is currently not on track / not progressing as expected / outside expected range for the reporting period



Result not available

## Measures of progress - Outcome area 1 - Responding to social, economic and demographic change

Indicator	Comment	Status
<b>Responding to social, economic and demographic change</b>		
Annual engagement with our community on housing issues.	Engagement in 2023 included consultation in relation to the Croydon Structure Plan and formal exhibition of proposed changes to heritage protection of a number of properties.	
Annual targeted consultation with the development industry on housing issues.	Anticipated consultation with the development industry as part of the Greening the Greyfields project has been delayed due to a need to ensure that implementation is governed appropriately.	
Annual review of planning approvals and population forecast data.	This report includes a review of planning approvals and population forecast data. Refer to commentary above.	
<b>Managing growth and changing housing needs</b>		
Inclusion of Activity Centre Structure plans in the Planning Scheme.	The Maroondah Planning Scheme currently includes Structure Plans for the Ringwood, Croydon, Ringwood East and Heathmont Activity Centres. These are subject to periodic review and update, with the update of the Croydon Structure Plan proposed to be presented to Council in 2024.	
Increased housing around activity centres relative to elsewhere in Maroondah.	Approvals granted in 2023 indicate an increase in housing within 400m of activity centres relative to the remainder of the municipality.	
<b>Managing growth and changing housing needs</b>		
Inclusion of updated Neighbourhood Character and vegetation protection provisions in the Maroondah Planning Scheme.	Action has commenced toward inclusion of updated vegetation protection provisions in the Maroondah Planning Scheme.	

Indicator	Comment	Status
<b>Improving affordability, accessibility and social housing opportunities</b>		
Ongoing membership of the Eastern Affordable Housing Alliance.	Council remains a member of the Alliance.	
Inclusion of housing diversity and affordability as considerations in periodic reviews of the Maroondah Planning Scheme.	This action will be included in the 2026 Planning Scheme review, having been developed well after commencement of the 2022 Scheme review.	
<b>Building on and improving the Planning framework</b>		
Completion of a full planning scheme review each four years	Completion of the 2022 Planning Scheme Review was delayed due to a delay in the translation of Maroondah local policies into the Planning Policy Framework format. This review has now been completed and was considered by Council at its February 2024 meeting. The subsequent review is to be conducted in 2026.	

# Next steps

Over the next 12-18 months, the focus of the Maroondah Housing Strategy will be on delivering the following priority actions:

## Responding to social, economic and demographic change

- Track population projections and planning approvals to make sure that housing supply meets community need.
- Engage with the community, housing providers and developers to assist in the delivery of the Strategy.
- Inform and engage local communities to help them provide well designed housing in appropriate locations.

## Managing growth and changing housing needs

- Update the Croydon and Ringwood East Structure Plan and prepare planning scheme amendments to apply them.
- Develop planning scheme mechanisms to support residential development in and around Neighbourhood and Local Activity Centres at densities suited to each Centre.
- Partner with the State and Federal Governments to facilitate improved greyfield development.
- Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.
- Use urban design guidelines and principles to encourage distinctive, attractive and high-quality architecture.
- Work with infrastructure and utility providers to assist modelling of future infrastructure needs based on the Residential Development Framework.

## Protecting and enhancing our environment and neighbourhoods

- Prepare a Neighbourhood Character Strategy that builds on the recommendations of the Maroondah Neighbourhood Character Study Review 2018.
- Amend the planning scheme to implement the Neighbourhood Character Strategy.
- Amend the planning scheme to implement the Maroondah Vegetation Strategy 2020-2030.

In addition, Council will:

- Implement the 2024 Planning Scheme Review and the Greening the Greyfields project for Ringwood and Croydon South.
- Continue to partner with the State Government to develop strategies to encourage additional development in the Ringwood Metropolitan Activity Centre and implement the 20-minute neighbourhood ideal into the Maroondah Planning Scheme.

# Glossary

## *20-minute neighbourhood*

An area where residents can ‘live locally’ as most of their daily needs can be met within a 20-minute return walk from home.

## *Activity Centre*

Areas that provide a focus for services, employment, housing, transport and social interaction. They range in size and intensity of use from smaller neighbourhood centres to major suburban centres and larger metropolitan centres.

## *Affordable housing*

Housing, including social housing, that is appropriate for the housing needs of households with very low, low or moderate incomes. Annual income levels that describe each household type are set by the State Government each financial year. For Melbourne in 2023-24 they are as follows:

	Very low income range	Low income range	Moderate income range
Single adult	Up to \$29,770	\$29,771 to \$47,630	\$47,631 to \$71,450
Couple, no dependant	Up to \$44,650	\$44,651 to \$71,450	\$71,451 to \$107,170
Family (with one or two parents) and dependent children	Up to \$62,510	\$62,511 to \$100,030	\$100,031 to \$150,030

## *Apartment*

A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.

## *Community housing*

Community housing is secure, affordable, long term rental housing managed by not-for-profit organisations for people on low incomes or with special needs.

## *Green Wedge areas*

Land on the metropolitan fringe that is located outside the urban growth boundary set for Melbourne by the State Government. There are 12 defined green wedges spanning parts of 17 municipalities. Maroondah contains land in the Manningham and Yarra Valley and Dandenong Ranges green wedges.

## *Greyfield Renewal Areas*

Residential areas where the building stock is near or has ended its useful life and land values make redevelopment attractive.

## *Local Activity Centres*

Smaller centres that provide access to essential goods and services to the local community or passing traffic. Maroondah’s Local Activity Centres are Bedford Road, Burnt Bridge, Canterbury Gardens, Heathmont East, Kallay Street, Maroondah Village, McAdam Square, Merrindale, Ringwood North and The Mall/Eastfield Shops.

## *Major Activity Centres*

Suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments. Plan Melbourne identifies 121 major activity centres.

***Metropolitan Activity Centres***

Higher-order centres with diverse employment options, services and housing stock, supported by good transport connections. Existing centres include Box Hill, Broadmeadows, Dandenong, Epping, Footscray, Fountain Gate/Narre Warren, Frankston, Ringwood and Sunshine. Future centres will include Lockerbie and Toolern.

***Neighbourhood Activity Centres***

Local centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community.

***Public housing***

Long-term rental housing that is owned by the government. Its purpose is to accommodate very low to moderate income households that are most in need.

***Social housing***

A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.

***Townhouse***

A dwelling that is located on a smaller allotment and may share one or more walls with its neighbours. It may be one, two or more storeys tall. It is not located above or below another dwelling.