

Monitoring Report Maroondah Housing Strategy 2024



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. In September 2023 the Victorian State Government published *Victoria's Housing Statement: The Decade ahead 2024-2034*. Housing targets developed as a result of the Statement and published in early 2025 indicate that Maroondah should plan for an additional 39,500 dwellings by 2053. This represents approximately 1,316 dwellings a year, compared with previous forecasts for 575 dwellings a year between 2021 and 2036.

Uncertainty in relation to the form and timing of State Government changes to provisions for housing and activity centres has delayed work on many of the Housing Strategy actions in 2024. However, a key action completed was a review of the Ringwood Metropolitan Activity Centre Masterplan 2018, with a particular emphasis on development of built form guidelines for three key sites.

This annual report details how housing and housing needs vary across the municipality, and Council actions aimed at meeting those needs.

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 2023. Their impact on housing supply and strategic planning within Maroondah is outlined below

Ringwood Metropolitan Activity Centre review

Council has worked with the State Government to review and update planning controls for three sites in the Ringwood Metropolitan Activity Centre (RMAC). These controls, along with significant changes to planning controls in the residential area surrounding RMAC were approved in April 2025.

Extent of impact: These changes have not had any impact on housing supply to date.

Future Homes

Ready-made architectural designs can now be purchased by developers and adapted to a site. A streamlined planning process is provided.

Extent of impact: No proposals for Future Homes development have been received in Maroondah 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, while provisions for the construction of Dependent Persons Units have been reinstated.

Extent of impact: Eight building permits and one planning permit were issued for Small Second Dwellings in Maroondah in 2024, resulting in minimal impact on dwelling numbers in the municipality, but having the potential to reduce the number of lots available for larger-scale redevelopment.

Dependent Persons Units

The Dependent Persons Unit provision were initially removed from planning schemes when the Small Second Dwelling provisions were introduced. They were subsequently reinstated until 28 March 2025.

Extent of impact: Building permits were issued for the installation of five and removal of three Dependent Persons Units in 2024, resulting in a net increase of two.

Directing housing change

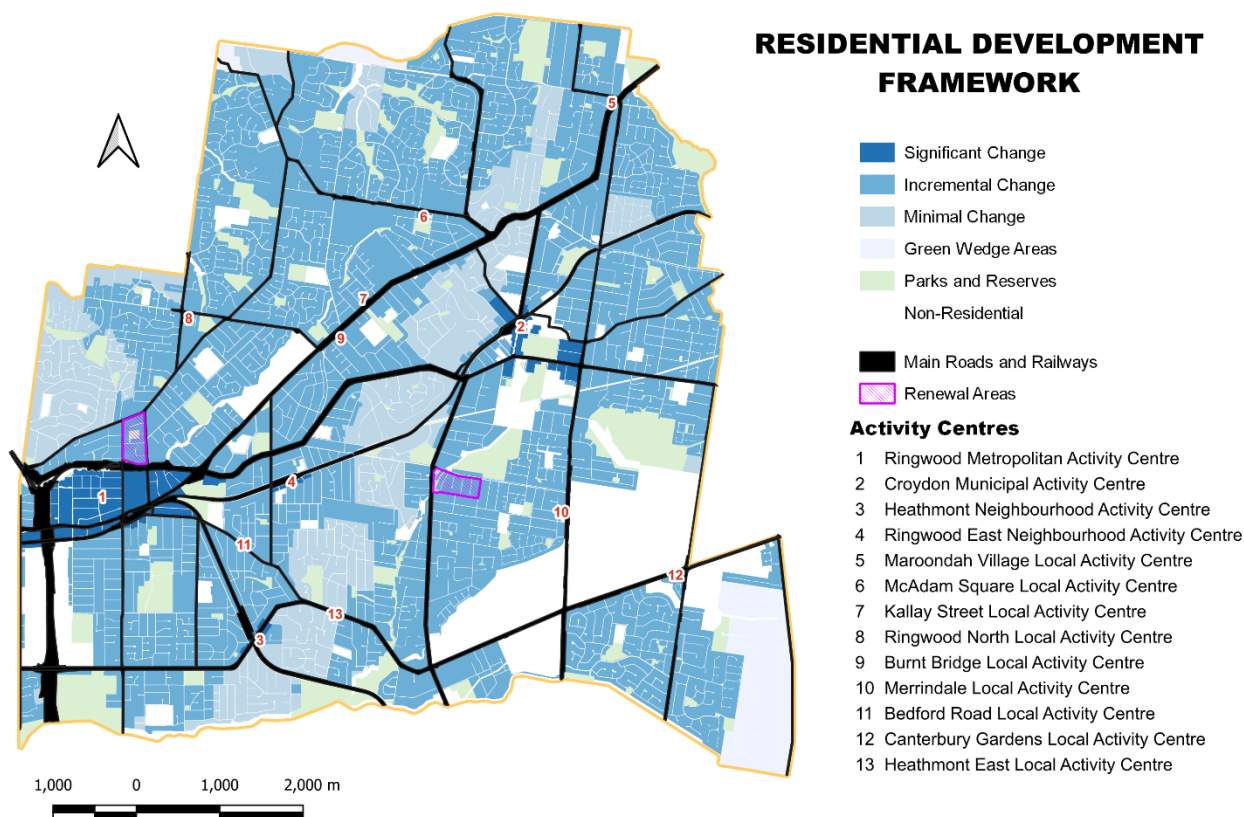
Our community has told us that it's really important to them that we balance the need for housing growth with the need to protect the natural environment and Maroondah's leafy character.

The Maroondah Residential Development Framework Plan¹ 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.

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



¹ 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 20 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.

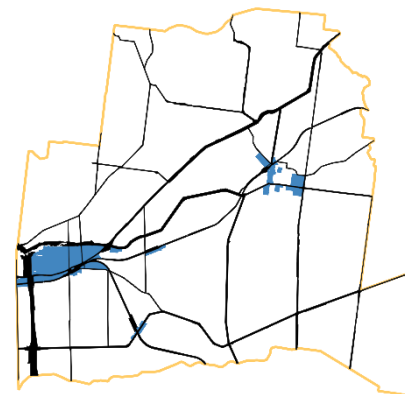
Replacement houses and house extensions are likely to be single and double storey, but in some areas are permitted to extend to three storey.

In March 2025 the State Government approved significant changes to the way planning applications for dwellings are to be assessed. On 11 April 2025 it approved changes to the zoning of land surrounding the RMAC which also significantly change the type of development permitted. These changes have a profound impact on the form of development which is encouraged within the Incremental Change areas. This will be analysed further in the 2025 Housing Report.

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 20 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. In 2021 29% of households spent more than 30% of their income on housing. This was 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

Five permits and 360 additional dwellings approved in 2024.

The 2018 Structure Plan was included in the Planning Scheme in 2021. It was reviewed in 2024 as part of State government initiatives which seek to encourage redevelopment in ten key centres across Melbourne.

New dwelling approvals in the Centre continue to provide the majority of additional dwellings approved in the municipality.

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 in 2024.

Council has reviewed the 2006 Structure Plan. It sought public feedback on a draft updated Plan in the second half of 2023.

Finalisation of the new structure plan has been delayed due to uncertainty around the State Government's Activity Centres Program.

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 in 2024.

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

Heathmont Neighbourhood Activity Centre

2014 Structure Plan

Buildings can be up to 4 storeys tall

No new dwellings were approved in the Activity Centre in 2024.

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.

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

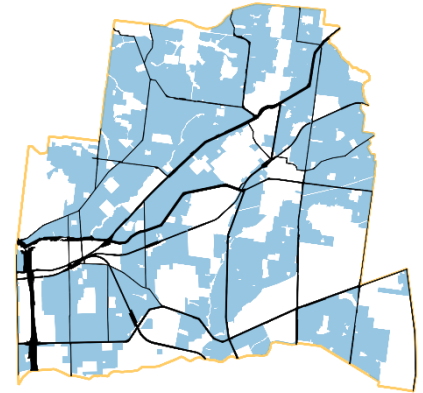
The largest range of dwelling sizes in Maroondah.

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. Council's Housing Strategy anticipates 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.
- ❖ 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.

To date one application has been received for redevelopment of land in the Ringwood precinct.

We will review the pilot precincts in light of recent changes to Victoria's Planning Provisions 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 currently investigating how the liveable 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.

Council has proposed to increase the number of properties affected by the Heritage Overlay through Amendment C148maro which is currently awaiting approval by the Minister for Planning.

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 hatched 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.

The Small Second Dwelling provisions will allow some smaller dwellings to be constructed on land with an existing house.

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, forming part of the city's Green Wedge.

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

Approximately 140 properties in Maroondah's minimal change areas are not connected to the sewer. This places practical limitations on development.

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.

What the community told us

This year we held community information sessions in Croydon South and Ringwood North to obtain insight from the community about their local centres. The purpose was to gain local insight about the current function, strengths and weaknesses of each Centre in relation to liveability. Key opportunities and constraints identified by the community included:

Natural Environment

- ❖ More shading areas, vegetation and tree canopy
- ❖ We love the greenery of the area, particularly the Tarralla Trail
- ❖ Development should put natural environment first
- ❖ More native plants
- ❖ Preserve green spaces and walking trails - best aspect of the area

Local activation and place vibrancy

- ❖ Need intergenerational spaces like Wyreena where there is shade and space to retreat. Integrated / multi-functional (bush, art, community, play)
- ❖ Love the village feel and range of choices in the Centre
- ❖ Public art please, outdoor seating in a communal space, garden area around car park
- ❖ Playgrounds in the area lack imagination. Get artists involved and blend functionality and good design - e.g. Southbank and Royal Park. Adventure / creativity play spaces bring people
- ❖ Reclaim some of the carparking area for community uses (e.g. building a podium to be used as an open space)

Moving Around

- ❖ There is always parking with universal access. Our elderly feel safe
- ❖ Love the green spaces, friendliness and walkability of the Centre
- ❖ I choose to live here because it is great to raise kids - everything you need in a walkable area
- ❖ Need to improve pedestrian safety throughout the centre
- ❖ Footpaths and pedestrian infrastructure needs improvement (too steep) particularly for elderly / mobility scooters

Developments

- ❖ For new development - use innovative approaches like Greening the Greyfields and participatory design. Only residents have the wisdom of their own neighbourhoods - need to put community views before developers
- ❖ Do not increase housing surrounding the Centre
- ❖ If you increase the amount of housing, the shops won't cope
- ❖ Accessibility is a big issue with two-storey townhouses

Local Shops and Businesses

- ❖ Support our local businesses and suppliers, provide a variety of services and amenities
- ❖ Increase opportunities for night time business together

Community Facilities and Local services

- ❖ Provide universally accessible toilets and upgrade existing facilities
- ❖ Need to increase bin facilities at our parks to incentivise good rubbish and waste collection practices
- ❖ Need to improve night time safety through passive surveillance and camera

Planning approvals

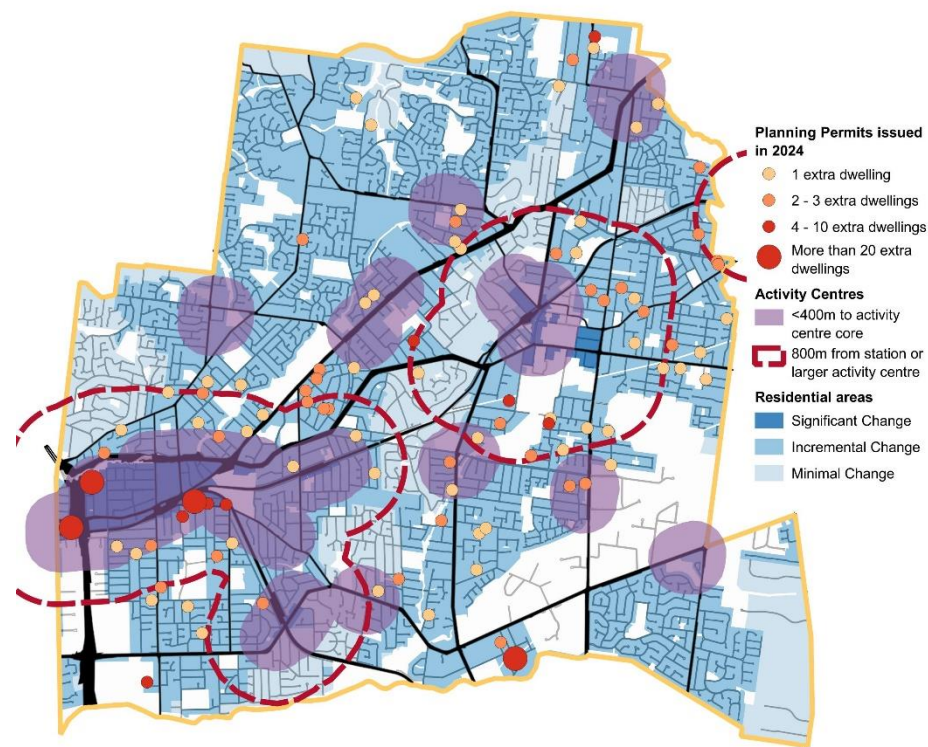
During the 2024 calendar year 97 permits were issued for a total of 547 additional dwellings within Maroondah.

As shown on the map to the right, most developments were within the municipality's Incremental Change areas. The majority were 'dual occupancies', which resulted in one additional dwelling on a lot. A total of 184 additional dwellings were approved in the Incremental Change Areas.

By comparison, a smaller number of larger developments in Significant Change areas resulted in an additional 360 dwellings being approved, whilst a total of three additional dwellings were approved in the Minimal Change Areas.

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 13% of land designated for incremental growth is within 400m of an activity centre or train station. By comparison, 20% of new dwellings in incremental areas were in these areas. This indicates that measures aimed at encouraging more redevelopment close to centres than further from them are having some impact. Two Small Second Dwellings were constructed on Incremental lots that were within 400m of an activity centre core, indicating that in some instances this provision will result in fewer dwellings than may otherwise be the case.

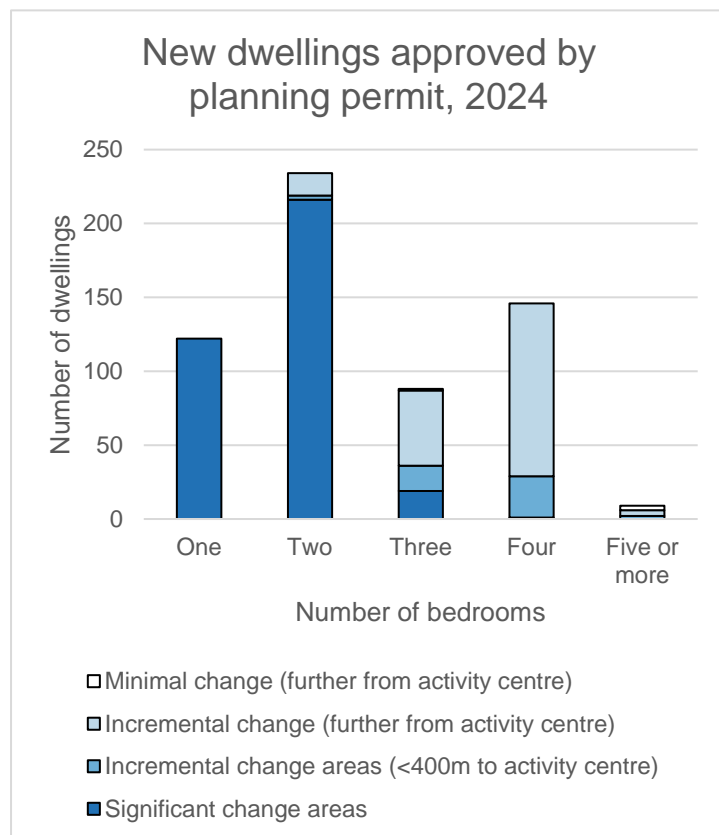
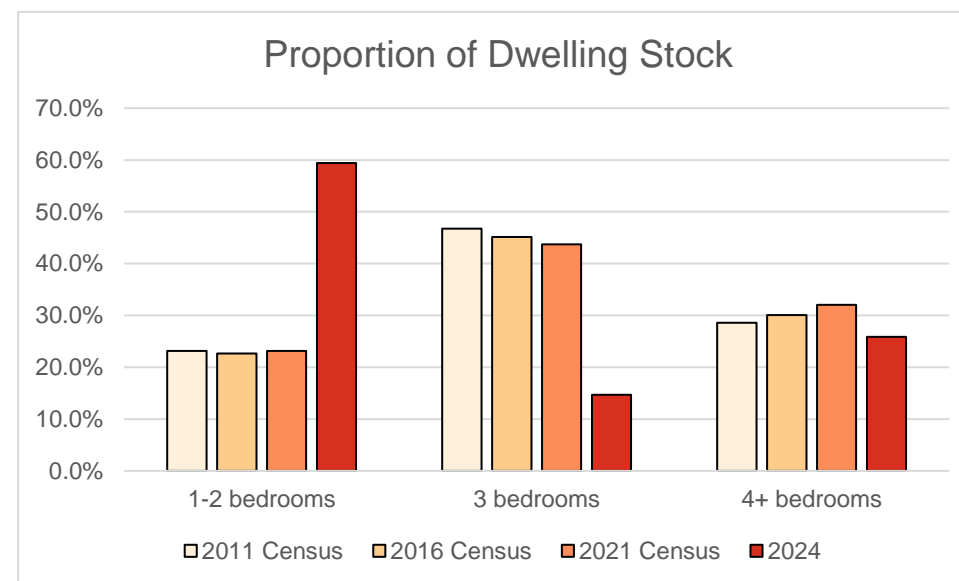


	1 additional dwelling/lot		2-3 additional dwellings/lots		4-10 additional dwellings/lots		>10 additional dwellings/lots		Total		% of additional dwellings created
	Permits	Dwellings / Lots	Permits	Dwellings / Lots	Permits	Dwellings / Lots	Permits	Dwellings / Lots	Permits	Dwellings / Lots	
Minimal change within 400m of a local activity centre or a train station	0	0	0	0	0	0	0	0	0	0	1%
Minimal change further from a centre	3	3	0	0	0	0	0	0	3	3	
Incremental change within 400m of an activity centre or train station	17	17	7	16	1	4	0	0	25	37	34%
Incremental change further from a centre	31	31	27	63	5	29	1	24	64	147	
Significant change	0	0	0	0	2	10	3	350	5	360	66%

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 2024 will result in an increase in dwelling diversity across Maroondah. Traditionally over 40% of Maroondah's dwellings have had three bedrooms. In 2024 15% of new approvals were for this mid-sized dwelling type, with more two-bedroom dwellings approved than in previous years.



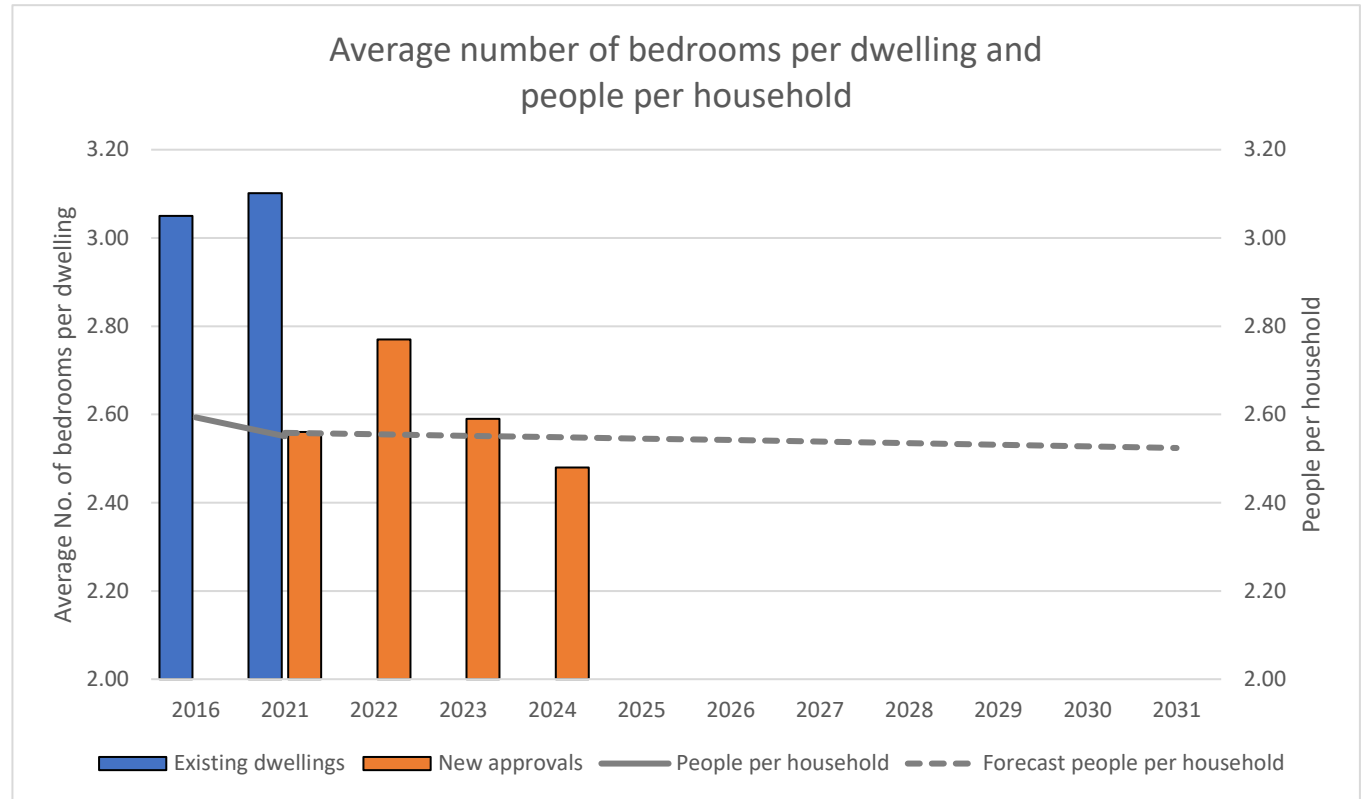
There were significant locational variations in the size of dwellings being constructed. One- and two-bedroom dwellings were overwhelmingly located in Significant Change areas. Two permits within the Ringwood Metropolitan Activity Centre account for all of the single bedroom dwellings and 92% of those with two bedrooms.

The largest dwellings were concentrated in Incremental Change areas, where there were around twice as many dwellings constructed away from activity centres as close to them. All of the additional dwellings with planning permits in Minimal Change areas in 2024 had four bedrooms.

Whilst the number of four-bedroom dwellings approved in Incremental Change areas is significant, the overall result is an average of 2.48 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. Ongoing higher levels of development in Significant Change areas relative to Incremental Change areas will be necessary to have a significant impact on the average dwelling size.

Planning permits issued in 2024 included:

- ❖ Use of two properties as rooming houses with a total of 38 bedrooms.
- ❖ An aged care facility with 91 rooms.
- ❖ Two community care dwellings which together would house four residents and two staff.
- ❖ An undertaking that 28 of the proposed 69 dwellings within one development would be designated as affordable.
- ❖ Amendments to existing planning permits which increased the number of:
 - Independent living units in a retirement village by two.
 - Rooms in a motel by two.
 - Apartments approved within one development from 96 to 109, with all dwellings to now have one- or two-bedrooms and be designated as affordable housing.
 - Apartments approved within another development from 317 to 323.



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

It is also noted that there were a number of permits which sought approval for developments which had previously been approved but which had lapsed prior to completion, and for modifications which increased the size of some or all dwellings proposed.

Progress towards delivery of priority actions

This monitoring report identifies the progress made towards the implementation of the Maroondah Housing Strategy for the 2024 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>			
Research whether new dwellings are meeting the needs of smaller and older households.	Yet to commence	As part of preparation for 2026 Scheme Review Council will conduct targeted engagement with the occupants of newly constructed development to understand how well their dwellings meet their needs.	Progressing as expected
Track population projections and planning approvals to make sure that housing supply meets community need.	Achieved	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 2024. 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.	Achieved for 2024
<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	Council conducted engagement associated with planning for the Tarralla Creek Precinct and the Croydon South and Ringwood North neighbourhoods during 2024. Feedback will be used to guide:	Progressing as expected
Inform and engage local communities to help them provide well designed housing in appropriate locations.	Ongoing	<ul style="list-style-type: none"> Development of planning policy and design guidance for an anticipated transition of the Tarralla Creek Precinct from industrial to mixed use and residential. A Place Workshop as part of the next stage of the Liveable Neighbourhoods project. 	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 (Croydon) Yet to commence (Ringwood East & Heathmont)	Council conducted public engagement on a draft Croydon Structure Plan in the second half of 2023. While it was previously anticipated that the final Plan would be presented to Council for adoption in early 2024 this was delayed due to uncertainty associated with the state government's Activity Centres Program and a diversion of resources to the Ringwood Metropolitan Activity Centre Masterplan as part of that Program. Work on completion of the Croydon Structure Plan recommenced in early 2025 when it became clear that Croydon was not to be included in the Program in 2025 or 2026. As a result the Structure Plan will be presented to Council early in the 2025/26 financial year. Delays in finalising the draft Croydon Structure Plan and Council workload due to the state government's review of planning for Ringwood, have impacted on timeframes for reviewing the Ringwood East and Heathmont Structure plans. A review and update of the Ringwood East Neighbourhood Activity Centre Structure Plan is now due to commence in July 2025.	Progress delayed
Develop planning scheme mechanisms to support residential development in and around Neighbourhood and Local Activity Centres at densities suited to each Centre.	Commenced	Outputs from the Place Planning for Liveable Neighbourhoods Project are intended to improve Council's approach to planning for liveable neighbourhoods and are intended to be replicated across the municipality. The corresponding Draft Liveable Neighbourhoods Strategy will be reviewed according to key learnings from the Project.	Progressing as expected
<i>Improve the quality of infill development</i>			
Partner with the State and Federal Governments to facilitate improved greyfield development.	Completed	Council developed the Greening the Greyfields project in partnership with State and Federal Governments and Swinburne University. Changes to the planning scheme to implement the first two precincts were approved in late 2022. To date no planning permits have been issued as a result of the project. Gazettal of Amendment VC267 has significant implications for these provisions and no additional action is proposed at this time as a result.	Completed

Action Title	Project Status	Progress and Impact of action	Progress Indicator
Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.	Abandoned	To date Council has received one application for planning permit in the Greening the Greyfields project area. Identification of future precincts was deferred due to the low take-up and a lack of expressed community demand. Changes made to the planning scheme by the state government for multi dwelling approvals generally and in Ringwood specifically have significant implications for these provisions and additional precincts are no longer proposed as a result.	Abandoned
Use urban design guidelines and principles to encourage distinctive, attractive and high-quality architecture.	Commenced	Activity Centre Design Guidelines are being prepared for Croydon Major Activity Centre area as part of the Structure Plan. As outlined above, completion of this project has been delayed as a result of the state government's Activity Centres Program.	Risk of not being on track
<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 the Maroondah Housing Strategy: 2022 Refresh and the annual Housing Reports finalised to date to assist their understanding of housing change within the municipality. The 2024 Housing Report will be forwarded once complete.	Progressing as expected
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.	Commenced	It is anticipated that a developer contribution plan will be prepared as part of preparation of a planning scheme amendment to implement the Croydon Structure Plan. Delays in finalisation of the Structure Plan and associated amendment as a result of the state government's Activity Centres Program have impacted on funding options for infrastructure and public realm projects.	Risk of not being on track

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	Council is currently considering the future of this action. Work on the Maroondah Neighbourhood Character strategy has been placed on hold due to the State Government's Housing Statement, Activity Centre Program and changes to residential zones and multi dwelling assessment provisions. Changes made to the Victorian Planning Schemes as a result significantly reduce the impact of local neighbourhood character on planning decisions. This will require a substantial revision to the purpose and implementation of the Neighbourhood Character Strategy.	Progress delayed
Amend the planning scheme to implement the Neighbourhood Character Strategy.	Yet to commence	Council is currently considering the future of this action. Implementation of the Strategy through the residential zones, as was previously proposed, is no longer possible and alternative measures will need to be explored if this action is pursued. To be successful it is expected that the scope of work would also need to be expanded to include a review of existing and resultant housing capacity for the municipality. State Government modelling of housing capacity, needed for this process, is expected to be made available to Council by late 2025.	Progress delayed
<i>Protect and enhance areas of special environmental quality</i>			
Amend the planning scheme to implement the Maroondah Vegetation Strategy 2020-2030.	Commenced	Council has completed mapping of the recommended changes to the Vegetation Protection Overlay and Environmental Significance Overlay as recommended by the Strategy. The next step will be to draft proposed overlay schedules.	Progress delayed

Action Title	Project Status	Progress and Impact of action	Progress Indicator
<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 between 7 April 2022 and 6 March 2025 were required to be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan. Changes to Clause 55 gazetted by the State Government on 6 March 2025 effectively remove this requirement for development of up to three storeys.	Progress reversed

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 maintained its membership of the Eastern Affordable Housing Alliance and is aiming to provide greater focus and advocacy in the coming year through the Eastern Regional Group of Councils.	Achieved
Support housing associations seeking to develop social and affordable housing projects.	Ongoing	Planning permits issued in 2024 included: <ul style="list-style-type: none"> Two planning permits for use of properties as rooming houses with a total of 38 bedrooms. Two permits which together would result in 137 affordable dwellings in Ringwood MAC. 	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
Investigate planning provisions that encourage the construction of small and adaptable dwellings.	Yet to commence	These provisions will be considered following public engagement with the occupiers of newer development. Questions asked should be framed to assist the investigation.	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>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.	Commenced	As part of the Croydon Structure Plan review consideration was 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.	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.	Ongoing	Review of changes in State Government policy on housing is influencing both ongoing monitoring of the Maroondah Planning Scheme and Council work programs. This work will be a high priority in 2026 as part of the planning scheme review.	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
Responding to social, economic and demographic change		
Annual engagement with our community on housing issues.	Engagement in 2024 included consultation with land owners and other stakeholders in relation to the Tarralla Creek Precinct and with the public in the Croydon South and Ringwood North neighbourhoods	
Annual targeted consultation with the development industry on housing issues.		
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.	
Managing growth and changing housing needs		
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 2025.	
Increased housing around activity centres relative to elsewhere in Maroondah.	Approvals granted in 2024 indicate an increase in housing within 400m of activity centres relative to the remainder of the municipality.	
Managing growth and changing housing needs		
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. The likely success of any proposal to update Neighbourhood Character provisions will be strongly influenced by State Government modelling of housing capacity, which is	

Indicator	Comment	Status
	not expected to become available until late 2025.	
Improving affordability, accessibility and social housing opportunities		
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.	
Building on and improving the Planning framework		
Completion of a full planning scheme review each four years	Completion of the 2022 Planning Scheme Review was delayed until February 2024 due to a delay in the translation of Maroondah local policies into the Planning Policy Framework format. Amendments C153maro and C155maro propose to implement the review, and were submitted to the Department of Transport and Planning in March and April 2024. 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.
- Use urban design guidelines and principles to encourage distinctive, attractive and high-quality architecture.
- Investigate mechanisms to encourage design excellence in new development.
- 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

- Amend the planning scheme to implement the Maroondah Vegetation Strategy 2020-2030.

In addition, Council will:

- Implement the 2024 Planning Scheme Review through Amendments C153maro and C155maro, once authorised by the Minister for Planning.
- Continue to implement the 20-minute neighbourhood ideal into the Maroondah Planning Scheme.