

Maroondah Housing Strategy

2022 Refresh

Working towards an attractive, thriving and well built community





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Acknowledgement of Country

We, in the spirit of Reconciliation, acknowledge the Wurundjeri People of the Kulin Nation as traditional custodians of the land now known as the City of Maroondah, where Indigenous Australians have performed age-old ceremonies. We acknowledge and respect their unique ability to care for Country and their deep spiritual connection to it. We pay our respects to their Elders, past, present and emerging.

Executive summary

The Maroondah Housing Strategy: 2022 Refresh supports the delivery of Maroondah 2040 Community Vision, which is that:

In 2040, Maroondah will be a vibrant and diverse city with a healthy and active community, living in green leafy neighbourhoods which are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment.

Access to housing affects almost every aspect of a person's life. Secure accommodation:

- Offers shelter and security
- Provides a sense of belonging
- Is a stable space from which to build family life and engage in education and employment.

High quality housing in a range of styles and sizes that suits the community is an essential part of liveable neighbourhoods.

Dwellings last a long time, often over 50 years. Developing new housing also takes time. As a result it is critical to plan for now for the changes we expect our population to go through in the coming years. With this in mind, the vision of the Maroondah Housing Strategy: 2022 Refresh is 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.

The objectives of the Maroondah Housing Strategy: 2022 Refresh are to:

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

The Strategy is based on the Maroondah Housing Strategy 2016, with updates to:

- Address changes in population expected as a result of the Covid-19 pandemic
- Reflect current development activity
- Include new actions which build on work previously done
- The layout of the document to improve readability

Related information can be found in the Maroondah Affordable and Social Housing Policy 2018 and Positive Ageing Framework and Action Plan 2021-2025.

Background

The views of Maroondah residents and businesses were important in developing the Maroondah Housing Strategy 2016. Significant research and the input of technical experts also went into the Strategy. Together they highlighted the importance of maintaining and enhancing the quality of life in Maroondah.

This Strategy continues to draw on that background work.

Developing the 2016 Strategy

There were five stages in the development of the Maroondah Housing Strategy 2016:

Stage 1 – Building an evidence base

The first stage involved project scoping and the preparation of background technical reports. These built an evidence base for decision making. These reports included:

- Review of the Maroondah Housing Strategy 1997 – Maroondah City Council, 2014
- Housing Demand Study – Spatial Economics, May 2015
- Housing Supply Analysis – Charter Keck Cramer, May 2015
- Sustainable Communities Discussion Paper – Maroondah City Council, 2015
- Maroondah Housing Strategy Housing and Environmental Sensitivities Paper – Maroondah City Council, May 2015
- Physical and Community Infrastructure Background Paper – Maroondah City Council, May 2015
- Opportunities for Residential Development Report – Maroondah City Council and Swinburne University, February 2016

Stage 2 - Seeking input from the community and stakeholders

Council then sought the views of community and key stakeholders on housing, services and facilities. Participants were also asked for ideas on how to address housing-related issues. Views were sought through:

- an online survey
- face-to-face engagement activities at the Maroondah Festival in Croydon and Realm in Ringwood, and
- three stakeholder focus groups held at Maroondah Federation Estate.

As well as this a suite of ten fact sheets were prepared. Periodic newsletters kept interested parties informed on the project and community views. The *Community Engagement Report: Developing a new housing strategy for Maroondah, February 2016* provides a summary of the findings arising from this engagement process.

Stage 3 - Considering key issues and options

The third stage involved the preparation of an Issues and Options Paper. This document summarised the evidence and laid out the key issues arising out of the background research and community engagement. It outlined preferred options for addressing the issues raised by the community.

Stage 4 - Development of a draft Maroondah Housing Strategy

The draft Strategy was prepared based on the preferred options identified in the Issues and Options Paper. This Strategy was considered and adopted by Council on 27 June 2016.

Stage 5 – Implementing the Maroondah Housing Strategy

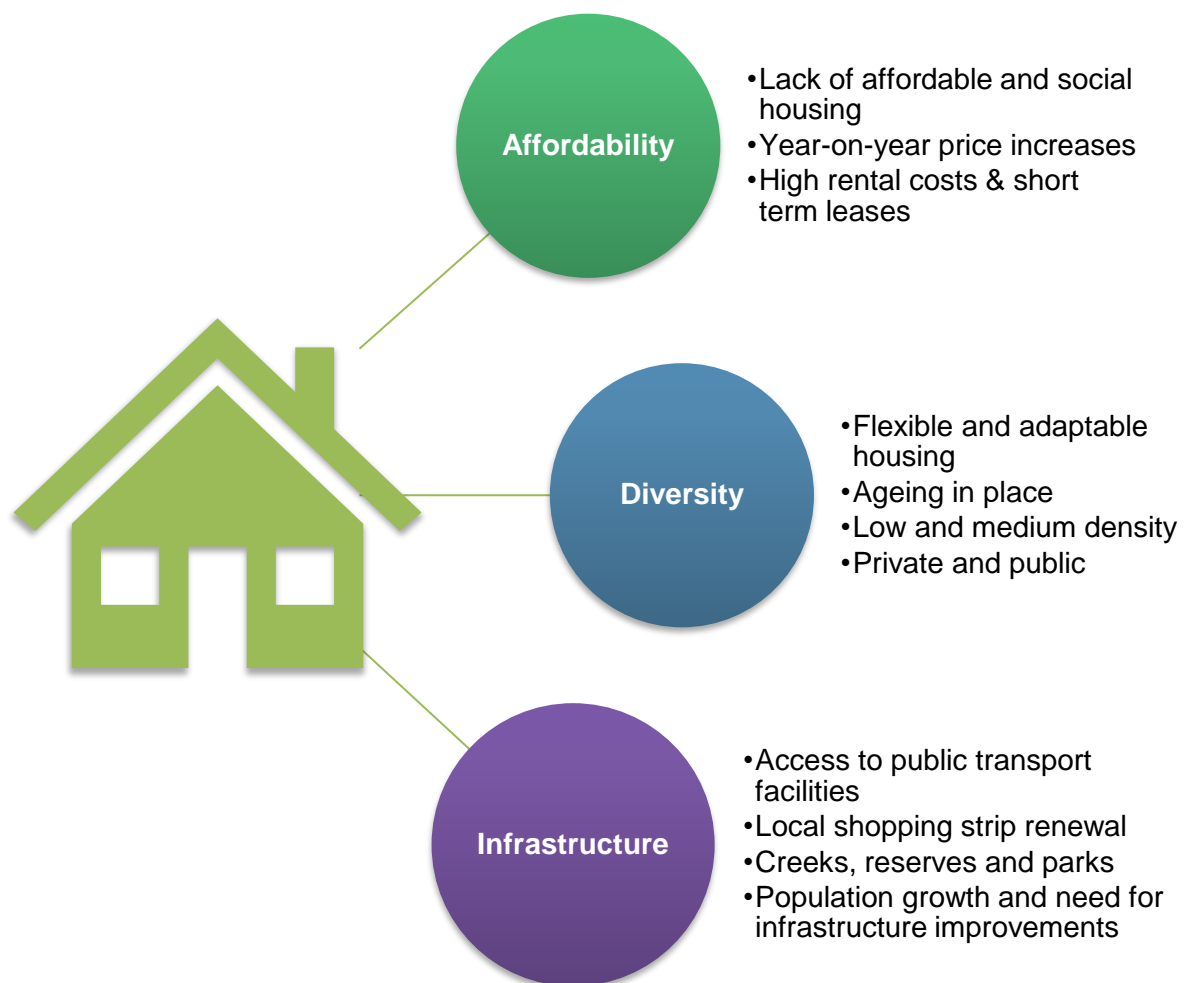
The final stage of the process is the ongoing implementation and review of the Strategy.

Community aspirations

Maroondah 2040: Our future together outlines the community's desire for liveability. Liveability can be defined as the sum of factors that add up to a community's quality of life. It includes:

- The built and natural environments
- Economic prosperity
- Social stability and equity
- Educational opportunity and
- Cultural, entertainment and recreational possibilities.

The way that our housing is designed and where it is located has a significant role to play in liveable communities. During development of the 2016 Strategy Council identified that housing affordability, housing diversity and infrastructure are key components to liveability. Issues relating to each need to be addressed and balanced against the others:



Our community told us that these issues were important to them. Council talked to them about their needs and preferences on them. We also asked what our policy priorities should be. What the community told us was that the priority issues for Council to address were:

- balancing development and the natural environment
- managing population growth, and
- the lack of affordable and social housing

To do this the community encouraged us to:

- protect and enhance our vegetation, ridgelines and landscapes, and
- advocate for more affordable and social housing.

These views helped shape the 2016 Strategy and have continued to shape the Maroondah Housing Strategy: 2022 Refresh.

During discussions as part of this engagement process the community was clear that the coming 25 years would bring change. This change will be different to what we have experienced in the past. Stakeholders identified key 'big picture' issues that will impact on housing and meeting the demand for housing. This included the:

- future of employment
- scale of Melbourne's population growth and
- impacts of climate change.

Many stakeholders saw Australia as being at an employment crossroads. They felt that the economy and new technology such as the National Broadband Network made the future of work uncertain. It was unclear what type of jobs may exist in the future, where they would be located, or what work hours may be. More recently, the COVID-19 pandemic has resulted in many people needing to work from home. It has transformed employment beyond what our stakeholders are likely to have anticipated in 2016. This transformation is expected to have an ongoing impact the space provided for both employment and housing. The need for Council to encourage more adaptable and accessible homes was previously the community's fifth-most important policy response. It is anticipated that this will be an ongoing, and perhaps increasing, priority as the impact of the pandemic on work patterns increases the range of people needing flexibility in how houses can be used.

Acting on the 2016 Strategy

There were 32 actions in the 2016 Strategy. Action on half of these is now complete. Outcomes include:

- Adoption of the Maroondah Social and Affordable Housing Policy 2018
- A review of the neighbourhood character and heritage values of the Jubilee Park area
- Completion of The Maroondah Vegetation Strategy 2020-2030
- Introduction of an Environmentally Sustainable Design Policy into the planning scheme
- Adoption and implementation of the Ringwood Metropolitan Activity Centre Masterplan
- Preparation of the Maroondah Neighbourhood Character Study Review Recommendations Report
- The Greening the Greyfields pilot project and planning scheme amendments

Work has commenced on a further 11 actions, including:

- A review of the Croydon Structure Plan commenced in 2021.
- Consideration of how activity centres can accommodate residential development.
- Ongoing work with the Eastern Affordable Housing Alliance (EAHA). This includes identifying opportunities to provide social, affordable, and special needs housing.

Proposed changes to the planning scheme associated with implementation of the Maroondah Housing Strategy: 2022 Refresh and the Maroondah Neighbourhood Character Study Review Recommendations Report (noted by Council in August 2020) will support the application of the most appropriate zone to all residential land in Maroondah.

Given the life of the strategy there are several of the actions which have not yet commenced. These include:

- Investigating ways to use the planning scheme to incentivise affordable housing and best practice environmentally sustainable design.
- Changing the planning scheme to implement the Maroondah Neighbourhood Character Study Review Recommendations Report.
- Changing the planning scheme to encourage more development around Neighbourhood and selected Local Activity Centres

Deliberative engagement conducted during preparation of the Council Plan 2021-2025 indicated the importance of completing the actions in the 2016 Strategy and expanding on some of the work previously done. As a result the Council Plan includes actions to:

- Develop a new Croydon Structure Plan and prepare a planning scheme amendment to incorporate the policy into the Maroondah Planning Scheme.
- Work in partnership to implement the Greening the Greyfields project to facilitate a sustainable approach to urban redevelopment in identified residential precincts.
- Implementation of Heritage Study Review and Neighbourhood Character Study into Maroondah Planning Scheme.

These actions are reflected in the Maroondah Housing Strategy: 2022 Refresh.

Updating the strategy

The 2016 Strategy includes a commitment to complete an interim review every five years, with a full review by 2031. The Maroondah Housing Strategy: 2022 Refresh is the product of the first interim review. The focus of the review has been on:

- The impact of changes made to the planning framework between 2016 and 2022
- Understanding the impact of recent demographic changes and development on housing
- Acknowledging the work done to date and updating actions accordingly
- Building on work previously done to continue progress toward the Strategy's vision

Changes to the planning framework

There has been significant State Government reform to planning for housing since Council adopted the 2016 Housing Strategy. Changes include:

- Modifications to the purpose and content of residential zones.
- Introduction of a new metropolitan planning strategy - Plan Melbourne 2017-2050 (and an addendum in 2019).
- Release of a whole of Government Housing Strategy 'Homes for Victorians' in 2017. Included are initiatives to increase development opportunities in the inner and middle suburbs and to develop new planning tools to increase the supply of affordable housing.
- The introduction of the Better Apartments Design Standards in 2017. They are implemented by Clauses 55.07 and 58 of all planning schemes.
- Restructuring of the Victoria Planning Provisions in 2018. As a result of the change Council needs to map areas of significant, incremental and minimal housing change.
- Modifications to State planning policy on Neighbourhood Character and Housing in 2020. The changes aim to increase certainty about housing growth and built form.

The Maroondah Housing Strategy: 2022 Refresh reflects these changes.

Our changing housing needs

The COVID-19 pandemic has changed how Melbourne's population is expected to grow. This will impact on Maroondah's housing needs over time. Council's COVID-19 Recovery Plan also identifies that restrictions associated with the pandemic have led to a new-found appreciation of our neighbourhoods, local public open space and shopping precincts. The review has considered these changes. It also included a review of planning approvals granted between 2019 and 2021. This helped inform an estimate of Maroondah's current housing capacity and mapping of areas of housing change.

Building on our previous work

Many of the actions outlined in the 2016 Strategy have now been completed. Council's commitment to good governance in *Maroondah 2040: A Great Place to Live* includes a commitment to continuous improvement. As a result the Housing Strategy: 2022 Refresh includes a number of new actions which build on work done between 2016 and 2022. This includes:

- Expansion of the Greening the Greyfields project.
- Implementing Activity Centre Structure Plans once they have been prepared.
- Joining with other Councils to advocate for more sustainable built environments and investigating planning controls that provide incentives for best practice environmentally sustainable design.

Planning for housing in Melbourne

Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 is the Victorian Government's long-term planning strategy, guiding the way the city will grow and change to 2050. Adopted in 2017 it replaced Plan Melbourne 2014. *Plan Melbourne 2017-2050* is given statutory effect through state and regional planning policy in the Planning Scheme. In 2019 the Plan Melbourne 2017-2050: Addendum was prepared in recognition of changes that occurred after the release of Plan Melbourne in 2017. The addendum contains the most recent population projections and information on industrial and commercial land requirements. The addendum also embeds the concept of '20-minute neighbourhoods' into Plan Melbourne.

Key changes to Plan Melbourne (since the adoption of the 2016 Housing Strategy) include:

- New policies to support 20-minute neighbourhoods.
- A new policy to deliver more housing choice and diversity for greyfield sites.
- Recognition of how greening urban areas can contribute to cooling the city.
- New and modified policies to improve Environmentally Sustainable Design outcomes.
- Reinforcing the significance of Metropolitan Activity Centres (including Ringwood) as places of state significance that will be the focus for investment and growth.

The Housing Strategy has been informed by and is aligned with *Plan Melbourne 2017-2050*. The Housing Strategy includes specific actions to assist with the delivery of several policies in Plan Melbourne including:

- Defining and planning for expected housing needs - to ensure minimal, incremental and substantial residential change areas balance the need to protect valued areas with the need to ensure choice and growth in housing markets.
- Articulating Council's objectives for housing.
- Facilitating more housing in established areas - to create a city of 20-minute neighbourhoods close to services, jobs and public transport.
- Continuing to provide guidance and support for the renewal of greyfield areas.
- Supporting the greening and cooling of urban areas

Housing supply and demand

Population and housing growth in Greater Melbourne

The first 20 years of the 21st Century were marked by particularly strong growth in Melbourne. The city's population grew at a rate of 2.6% per annum between 2009 and 2019. This saw it grow by more than 1 million people. Many new residents migrated from overseas. There was also some natural population growth and interstate migration.

Population growth results in demand for new dwellings. Nearly ½ million new dwellings were built between 2001 and 2016 to cater for this demand. Around a third of new dwellings are provided in greenfield growth areas at Melbourne's fringe. Strong inner-city revival and established suburb infill growth is critical, as the bulk of new dwellings are provided in established areas.

Eastern Melbourne

The City of Maroondah covers a land area of 61.4 square kilometres in Melbourne's outer east, 22 kilometres from the Central Business District as can be seen in Figure 1. Maroondah has the strategic advantage of being located at the junction of the Eastern Freeway – EastLink corridor. There are two train lines and many bus routes linking the City with other regions.

The municipality is substantially developed. As a result, most new housing is infill development in established suburban areas or the activity centres that service them.

Melbourne's eastern region comprises the municipalities of Whitehorse, Manningham, Monash, Maroondah, Knox and Yarra Ranges. The region's population grew by 13.9% (nearly 115,000) between 2006 and 2021. Maroondah's growth was stronger, at 15.8%, whilst Melbourne as a whole grew by 35.5%. This continues a pattern of growth in the eastern region that, whilst strong, is significantly lower than Melbourne's as a whole. As a result the proportion of Melbourne's population that lives in the outer east has been dropping over time, from 23.3% in 2001 to 18.6% in 2021.

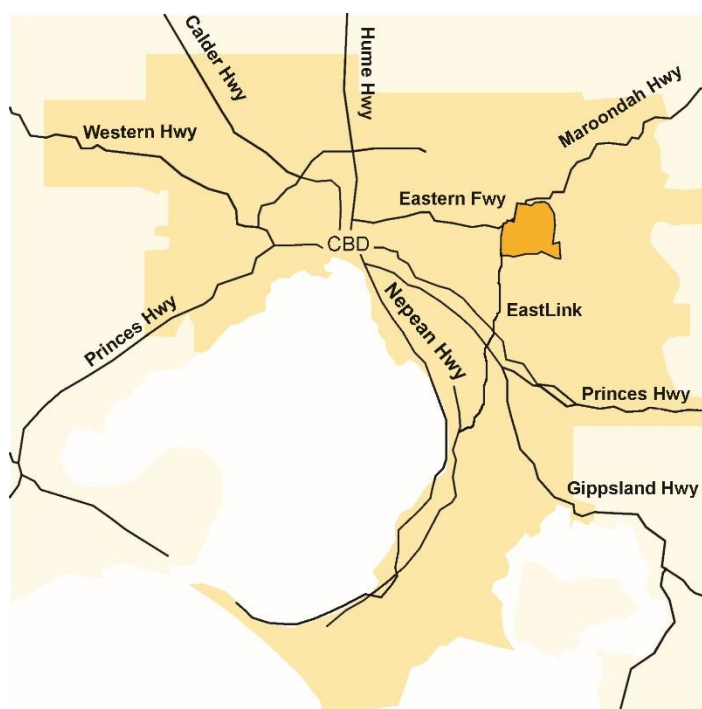


Figure 1: City of Maroondah

Table 1: Population by usual place of residence, 2001 to 2021

	2001	2011	2021
Maroondah	96,132	103,839	115,043
Eastern Region	776,342	829,594	914,657
Greater Melbourne	3,338,704	3,999,982	4,917,750
% of Melbourne's residents living in the eastern region	23.3%	20.7%	18.6%

Source: ABS Census data

The Maroondah community

Population

In 2022 Maroondah has an estimated population of 124,081 residents. At the 2021 Census 23.2% of the population was aged 60 years and over, and 21.7% were aged between 0 and 17 years. It is expected that between 2021 and 2041:

- The population will grow by 27% to 146,335
- The 70 to 74 year age group will experience the most growth
- There will be a 44% increase in number of retirees living in Maroondah

Some of this population growth will be as a result of natural increases. The majority will result from migration from other areas.

Households rarely consider municipal boundaries when making decisions about where to live. Locational choices are much more likely to be based on a:

- preferred sector of Melbourne (inner, north, south, east, west), then a
- region (inner, middle, outer, fringe), followed by a
- specific suburb. Individual suburbs within a region are often fairly interchangeable or are chosen on the basis of a hierarchy of preferences.

Few households are likely to choose to live in 'the City of Maroondah'. Instead, they locate in middle to outer 'eastern Melbourne'; 'Ringwood' or 'Croydon'; or 'close to' Eastland, the Ringwood train station, or Eastlink. The inter-connectedness of the region is well illustrated by looking at where people who move into Maroondah are coming from. Housing demand in Maroondah is heavily influenced by migration and housing supply opportunities across the local region.

Most people move to Maroondah from areas of Melbourne's east that are closer to the city centre. The largest net inward movements between 2016 and 2021 were from Boroondara, Manningham and Whitehorse. The largest net out-movements were also outward to the east and south-east. A total of:

- 3,063 residents relocated to the Shire of Yarra Ranges
- 877 relocated to the City of Casey, and
- 669 to the City of Cardinia.

Households

There were 41,362 households in Maroondah in 2021. This is forecast to increase to 58,260 households by 2041. The number of people per household is expected to decrease over this period.

As can be seen in Figure 3, couples with children are the predominant type of household in Maroondah. However, there are more single- and two-person adult households than households with children. These smaller household types are expected to contribute to the majority of extra households in Maroondah by 2041.

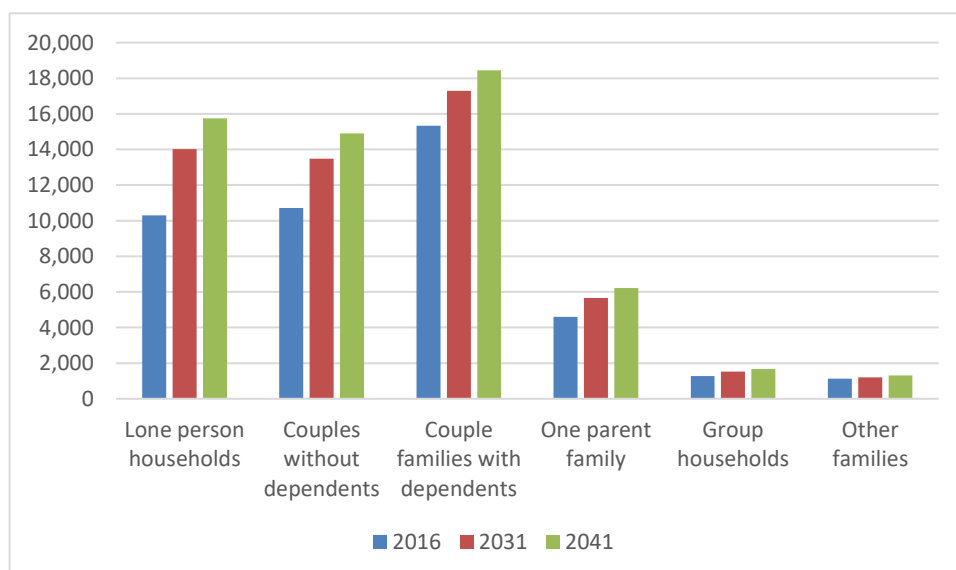


Figure 2: Forecast Household types in Maroondah (2016-2041) (Source: Id Consulting, June 2022)

In total, an additional 11,240 dwellings will be needed between 2021 and 2041 to accommodate these extra households. This equates to 562 dwellings a year. The dwellings will need to be in a range of styles, sizes and locations to meet the needs of our residents. By comparison, between 2011 and 2021 462 additional dwellings were built in Maroondah each year, with smaller (one and two bedroom) dwellings remaining static at 23.2% of the housing stock and a shift from three bedroom dwellings to larger ones.

Impact of COVID-19 on demographic change

COVID-19 has resulted in major social and economic disruption across the world. The closure of borders (both external and internal) has resulted in a drop in Melbourne's population since the start of the pandemic. It will also have impacts on the size and distribution of future population growth in Maroondah. According to forecast.id¹ suburban areas like Maroondah are likely to experience the following impacts on population growth as a result of COVID-19:

- The short-term impact of lower overseas migration will be less severe than for other metropolitan areas. This is because most suburban areas attract people who were born, or already living, in Australia. The longer-term impact will be larger, as a larger number of overseas born residents move into suburban areas within five years of arriving in Australia.
- There will be minor impact to interstate migration in the short-term for most suburban areas, which will typically lose residents interstate.
- Births are expected to drop in the short-term as fertility typically declines in times of economic uncertainty. Suburban areas will be more severely impacted by this than other areas.

Housing in Maroondah

Types of housing

Most residents of Maroondah live in separate houses. Three quarters of all houses have three or more bedrooms. The number of bedrooms in each house is similar to Melbourne as a whole. However, Maroondah has significantly higher levels of separate houses and less medium- and high-density housing than both Greater Melbourne and its eastern region:

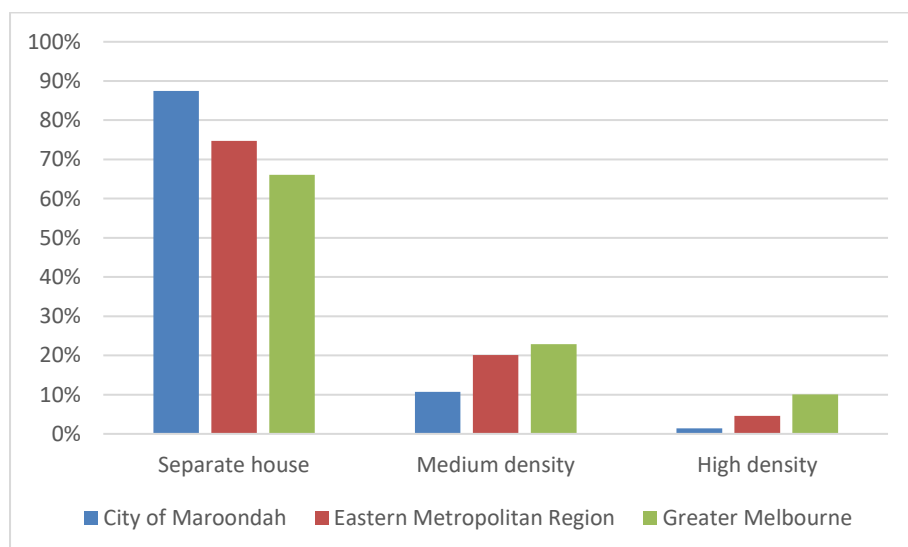


Figure 3: Dwelling types for Maroondah, Melbourne's Eastern Region and Greater Melbourne, 2016 (Source: Id Consulting, 2022)

Developments approved in 2019-2021 included significant variations in dwelling densities and styles:

- Around 90% of developments were for 2-4 dwellings on a lot. Together they were responsible for just under half of the housing growth.
- Just over 10% of developments were responsible for the remaining half of the new dwelling approvals.
- One application for 136 dwellings was on its own responsible for 12% of the new dwellings.
- Densities ranged from 2 to 244 dwellings to each hectare of site area.

¹ <https://forecast.id.com.au/maroondah/forecast-covid19-impact>

Over 80% of new dwellings were located in the General Residential and Neighbourhood Residential Zones that make up Maroondah's suburbs. Only three proposals, with a total of 56 dwellings, were within the Commercial 1 Zone which at the time applied to the core of Maroondah's activity centres².

Dwelling sizes

Data from both the 2011 and 2021 census shows that 23.2% of dwellings have one and two bedrooms. Most of the new dwellings this size are within developments that are three or more storeys in height. Developments of this type largely occur in and around activity centres. More three bedroom dwellings have been constructed across a range of development types. The most significant growth proportionally however has been in dwellings with four or more bedrooms. These rose from 28.6% of the dwelling stock in 2011 to 32.1% in 2021. These are almost always constructed as separate houses.

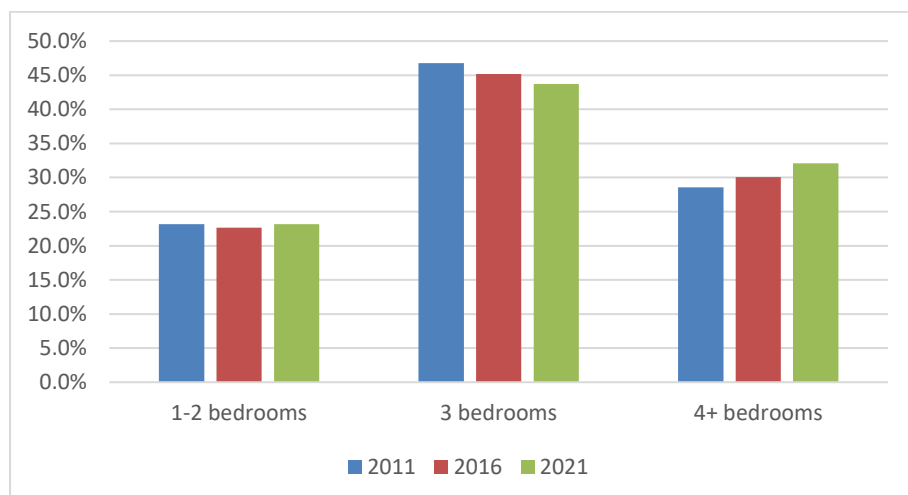


Figure 4: Number of bedrooms in Maroondah's dwelling stock (Source: ABS Census data, 2011-2021)

This shows an increase in housing diversity at the larger end of the dwelling spectrum. A proportional increase in small dwellings to cater for anticipated growth in small households has not occurred to date.

Housing stress

Housing becomes less affordable as mortgage and rent payments increase as a proportion of a household's income. If payments are too high, housing becomes unaffordable. The National Centre for Social and Economic Modelling (NATSEM) defines Housing Stress as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs. In 2016 4,210 households in Maroondah were considered to be in housing stress. This is 10.2% of all households. While this is lower than the Melbourne average of 11.7%, as many as 19.7% of households in the Ringwood Metropolitan Activity Centre were experiencing housing stress.

While Council does not provide housing, its Housing Strategy includes actions designed to increase the availability of social and affordable housing to assist these households.

Employment in Maroondah

Jobs in Maroondah

Over 9,000 businesses operate within the City. They provide employment for over 44,000 people. The largest employment sectors are health care, retail trade and manufacturing, followed by construction. Figure 6 shows the sectors which employ more than 2000 people within Maroondah and the proportion of overall jobs they represent. Maroondah has a higher proportion of jobs in the health, retail, manufacturing and construction sectors than elsewhere in the Eastern Region, Victoria, and Australia.

² On 10 December 2021 the Ringwood Metropolitan Activity Centre was rezoned to the Activity Centre Zone. There were no permits issued for new dwellings within this area between 10 and 31 December 2021.

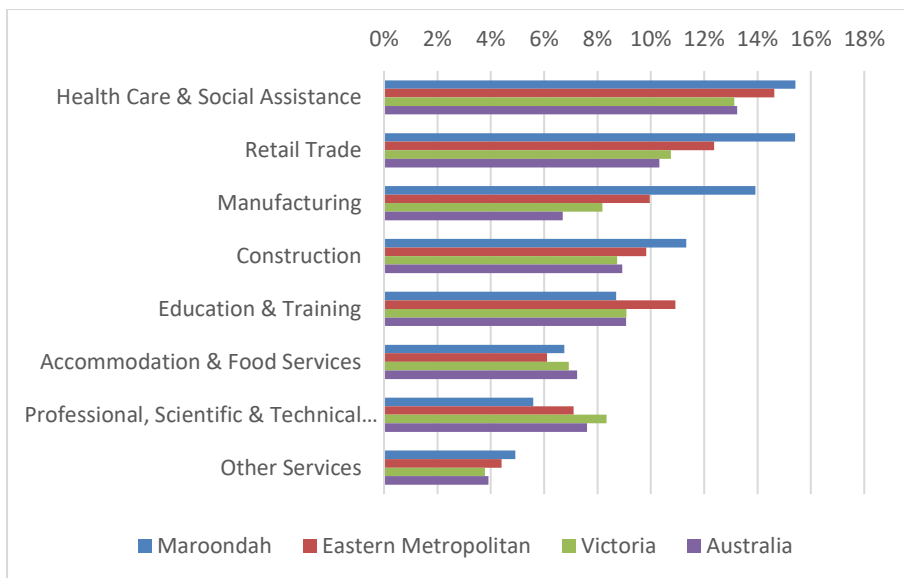


Figure 5: Top employment sectors in Maroondah as a proportion of all jobs (Source: Remplan)

The Bayswater North Employment Precinct is a regional economic hub where many national and international firms have established their headquarters. The precinct, which includes land in the Cities of Maroondah and Knox and the Shire of Yarra Ranges, provides 10,500 manufacturing jobs.

Maroondah has major retail centres in Ringwood and Croydon. These are supported by Neighbourhood Activity centres in Heathmont and Ringwood East and a network of smaller shopping centres throughout the municipality. Together they provide 6,809 retail jobs. An additional 2,898 jobs are provided in Food and Beverage Services.

How our residents are employed

More of our residents are employed as professionals than in any other capacity, however there is a significant difference in the type of employment engaged in by men and women. Most women are employed as professionals or in clerical or administrative work, while most men are either employed in trades and associated services or as managers and professionals.



Figure 6: Employment of Maroondah residents by sector, 2016 (Source: iD Consulting, July 2022)

How our residents travel to work

Prior to the COVID-19 pandemic the overwhelming majority of our residents drove, or were driven, to work. Relatively few caught public transport. In fact, in 2016 as many people worked from home as used the bus or train as part of their commute on census day.

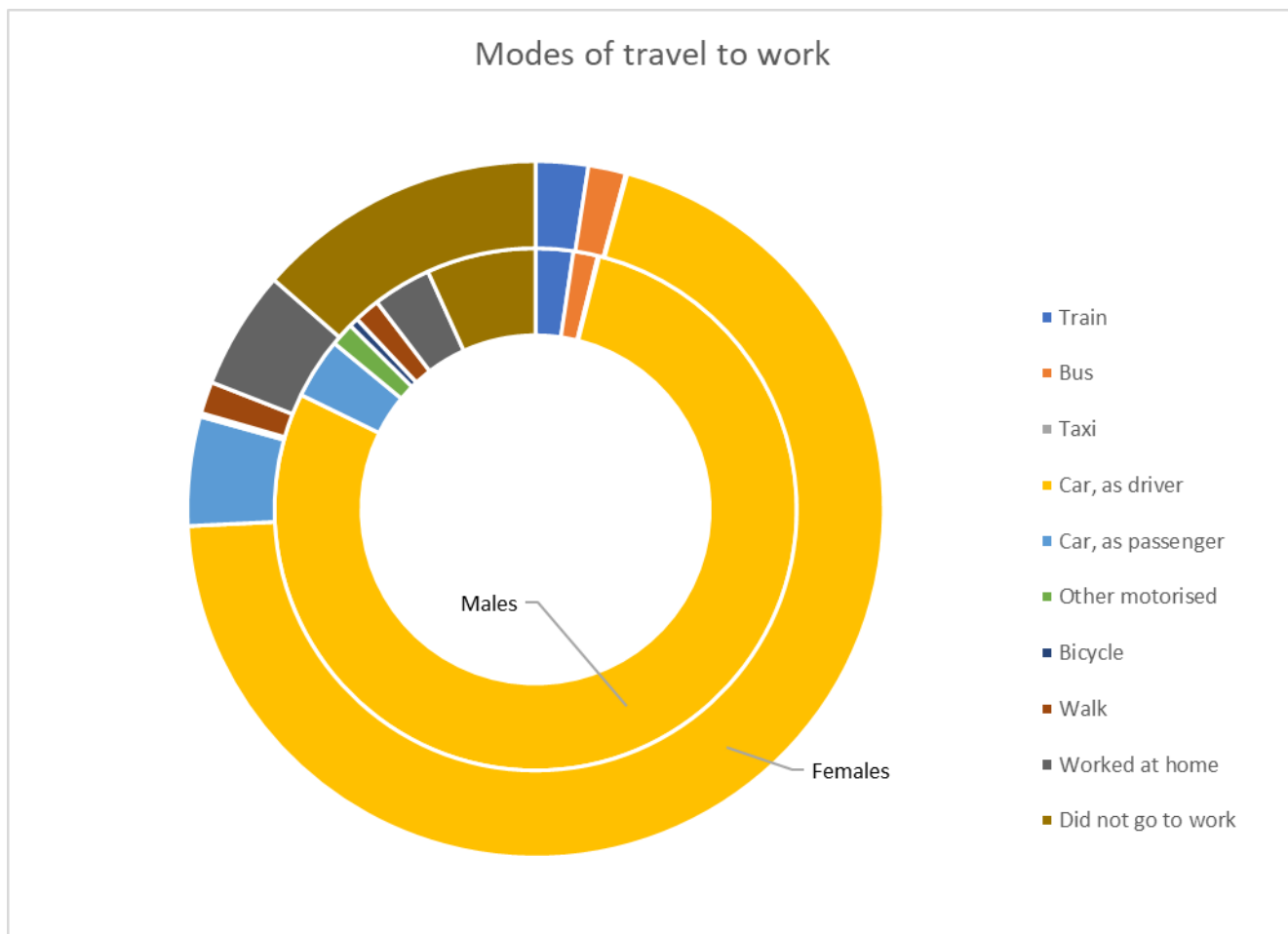


Figure 7: Modes of travel to work, 2016 (Source: ABS Census 2016)

Our community have told us that closeness to public transport (including buses and train stations) is their top priority for both current and future housing needs. Increasing the number of dwellings close to these facilities are expected to help to shift commuter patterns. Increasing the number of people who catch public transport, walk or cycle to work, and those that work from home, will:

- Reduce road congestion and associated pollution
- Have health benefits for residents
- Demonstrate that the liveability of neighbourhoods has been improved

The 2021 census was conducted when the majority of workplaces were affected by stay-at-home requirements as a result of the Covid-19 pandemic. This will result in significant shift in modes of travel that may not be reflected in the longer term.

A strategy for the future

A vision for housing in Maroondah

With the key housing-related concerns of the community being balancing development and the environment while maintaining liveability, and the key issues that this raises of affordability, diversity and infrastructure, the vision for the Maroondah Housing Strategy is:

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 and 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. In partnership with the community, Council will continue to plan for housing growth strategically backed by a strong evidence base.

To deliver this vision and support the overall vision of Maroondah 2040: Our future together, five focus areas have been developed that will create a framework for key directions and priority actions that Council will undertake to achieve this vision.

Strategic Framework

There are five key focus areas that will enable us to achieve this vision:



These five focus areas are of equal importance and have the breadth to address the key issues of affordability, diversity and infrastructure that relate to future housing demand. They provide the framework to develop twelve key directions and supporting actions.

Residential Development Framework Plan

Council is now required to include a municipal-wide residential development framework plan in the Planning Scheme. The Maroondah Residential Development Framework 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.

It is anticipated that the form of development within the Residential Development Framework will change over time. It is also not uniform across the municipality. For example, redevelopment in areas of incremental change near neighbourhood activity centres, or within identified greyfield precincts will differ from areas of incremental change further from facilities and services. For this reason, the level of change should be compared with existing development in the immediate area.

It is anticipated that some change will occur to the Framework Plan over time. Changes to the planning scheme to support 20-minute neighbourhoods, identification of additional greyfield renewal areas and rezoning of land will affect the level of change in some areas.

Significant Change

The four largest activity centres in Maroondah are each shown as undergoing significant change. Existing planning provisions for these areas outline that new development can be four or more storeys in height:

Centre	What the planning scheme allows
Ringwood Metropolitan Activity Centre	The Activity Centre Zone anticipates significant development, including residential development, in the Ringwood Metropolitan Activity Centre. Heights of up to 53 metres or 15 storeys are anticipated.
Croydon Major Activity Centre	The Design and Development Overlay Schedule 10 (DDO10) over much of the Croydon Activity Centre currently includes mandatory maximum heights of 3 and 4 storeys. This compares with a predominantly single and double storey built form at present.
Heathmont and Ringwood East Neighbourhood Activity Centres	The Design and Development Overlay Schedules 6 and 8 (DDO6 and DDO8) apply to the Ringwood East and Heathmont Neighbourhood Activity Centres respectively. They each include mandatory maximum heights of 14m (i.e. four storeys). This compares with a predominantly single storey built form at present.

Minimal Change

Areas of minimal change are included in the Low Density Residential Zone or Schedules 1 and 2 to the Neighbourhood Residential Zone. New dwellings are expected to be single and double storey in height. These zones include minimum lot sizes that reduce the potential for change:

- The Low Density Residential Zone and Neighbourhood Residential Zone Schedule 1 contain effective minimum lot sizes of 2000 sqm. Less than 23% of properties in these zones are able to be further subdivided as a result.
- The Neighbourhood Residential Zone Schedule 2 contains a minimum lot size of 864 sqm. Approximately 5.5% of properties in this zone are able to be further subdivided as a result.

Green Wedge Areas

Maroondah includes some areas which are located outside of the Urban Growth Boundary. These areas are unlikely to see change in dwelling numbers.

Incremental Change

Other residential areas will experience incremental change. These areas are currently experiencing change in the form of unit development. This will continue, with development that is:

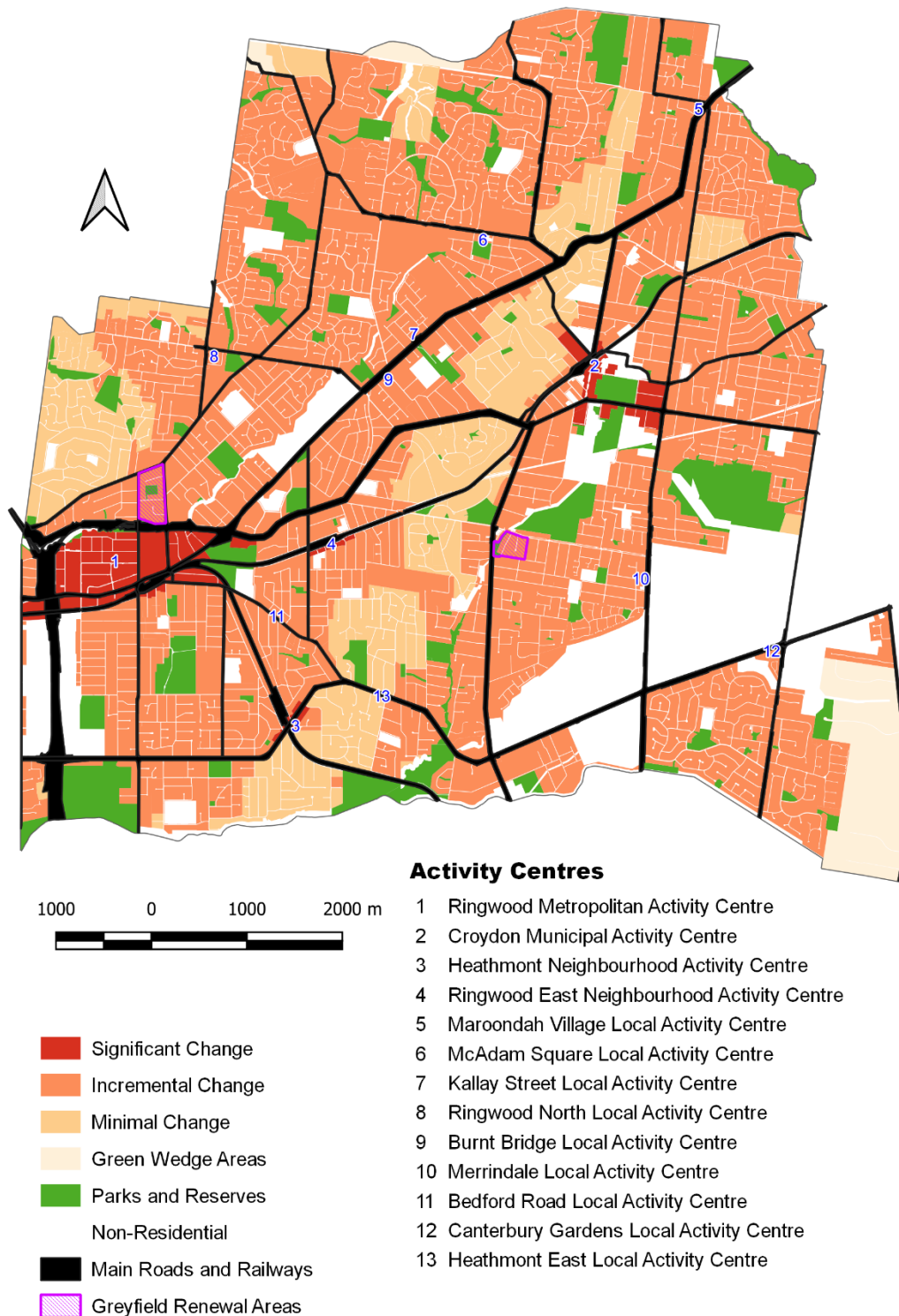
- One or two storeys in height permitted in the Neighbourhood Residential Zone.
- One-three storeys in height permitted in the General Residential Zone.

Schedules to the zones and planning overlays overlay controls will:

- Ensure that the character of individual neighbourhoods is maintained.
- Protect the identified heritage, environmental or landscape significance of areas.
- Encourage housing renewal in some locations.

Each of these controls will alter what incremental change looks like on one site compared to another. For example development in Greening the Greyfield precincts (highlighted as Greyfield Renewal Areas on the map) will differ from surrounding areas. Incremental change will also look different on heritage properties than their neighbours.

RESIDENTIAL DEVELOPMENT FRAMEWORK



Responding to social, economic and demographic change

Vision statement

We will conduct research and community engagement to understand how Maroondah is changing so that we can better plan housing to meet resident needs.

What the evidence tells us

Located at the meeting of major rail and road connections, the City of Maroondah has an important role to play in the housing and economic future of Melbourne, particularly the outer eastern region. Maroondah is changing. It is no longer just a suburban community. Ringwood is one of only nine Metropolitan Activity Centres (MeACs) in Melbourne. It will increasingly become a hub for activity, including new housing.

We are growing and getting older as a municipality. Our households are changing and getting smaller. Our lifestyles, technology, workforce and economy are all also changing. We have an opportunity to improve Maroondah in response to these changes. It is important that all of Maroondah can grow and prosper without compromising highly valued liveability and natural environmental attributes.

What the community has told us

When we developed the 2016 housing strategy our community survey showed that:

- Balancing development and the natural environment was the most important issue to the community.
- To get this balance right we should protect and enhance our vegetation, ridgelines and landscapes.
- The most important housing issue both now and in the future was being close to public transport. This was followed by being close to local shops, parks and playgrounds.
- You wanted us to take a more strategic approach to planning for housing.

This feedback helped shape the Housing Strategy. Maroondah 2040 aims for housing that is energy efficient, easy to live in and affordable are also reflected in the strategy.

As Maroondah continues to grow it is important that we are aware of how our population is changing. Population projections shift over time and should be monitored. We will also keep talking to our community about housing issues.

Key Directions and Priority Actions

Understand resident needs

- 1.1 Research whether new dwellings are meeting the needs of smaller and older households.
- 1.2 Encourage the provision of a variety of dwelling types and sizes to increase the diversity of housing in Maroondah.
- 1.3 Track population projections and planning approvals to make sure that housing approvals meet community need.

Consult and engage with the community

- 1.4 Engage with the community, housing providers and developers to assist in the delivery of the Strategy.
- 1.5 Inform and engage local communities to help them provide well designed housing in appropriate locations.

Indicators of progress

- Annual engagement with our community on housing issues
- Annual targeted consultation with the development industry on housing issues
- Annual review of planning approvals and population forecast data

Managing growth and changing housing needs

Vision statement

We will use the planning scheme to enhance and maintain the leafy character of neighbourhoods while also encouraging a mix of new dwellings that meet the changing needs of our residents.

What the evidence tells us

Maroondah will undergo significant urban change as Melbourne grows. Between 2021 and 2041 it is expected to see an increase in 562 households a year. This includes:

- 385 households of one person or a couple
- 190 households with dependents
- 15 group households

In total there will be a demand for 11,240 extra dwellings to accommodate these households. This is around one new dwelling for every four existing dwellings. These dwellings will need to suit a range of people, including those looking for a first home, to downsize, or to move closer to a job or public transport. There will also be demand for 390 additional aged care beds (20 each year) during this time.

Our challenges are to:

- Provide housing that meets the needs of residents in terms of size, style, environmental performance and location.
- Ensure that Maroondah's infrastructure can meet the needs of anticipated housing development.
- Maintain and enhance the leafy character of many parts of the municipality while supporting housing growth.

A shift in emphasis from construction in established suburbs towards activity centres will be critical to meeting these challenges. It will result in a greater proportion of the population living close to public transport and existing services. This will reduce reliance on the use of the private car. It will make better use of existing infrastructure investment and is more convenient for residents. Other parts of Maroondah will continue to take their fair share of development while maintaining their leafy character.

Activity Centres

As more new dwellings are directed into Activity Centres the Ringwood Metropolitan Activity Centre (Ringwood MeAC) and Croydon Major Activity Centre (Croydon MAC) will see the most change. These are our larger centres. They are close to jobs, shops, services and public transport. High levels of residential activity that provide a mix of housing typologies are encouraged in the Ringwood MeAC. Higher density housing is encouraged in specific areas in the Croydon MAC. They will become a focus for a mix of new dwellings including apartments.

Maroondah is home to two Neighbourhood Activity Centres (NACs) and a network of smaller centres. These centres contain a mix of uses. They meet local needs and tend to be dominated by small businesses with some community services. The centres are:

Ringwood East Neighbourhood Activity Centre
Heathmont Neighbourhood Activity Centre
Maroondah Village Shopping Centre
McAdam Square Shopping Centre
Kallay Street Shopping Centre
Burnt Bridge Shopping Centre

Ringwood North Shopping Centre
Bedford Road Shopping Centre
The Mall / Eastfield Shops³
Merrindale Shopping Centre
Canterbury Gardens Shopping Centre
Heathmont East Shopping Centre

³ The Mall/Eastfield Shops are not specifically mapped in the Maroondah Planning Scheme at present.

These smaller Activity Centres also have a role to play in new housing.

Plan Melbourne 2017-2050 includes a direction to 'create a city of 20-minute neighbourhoods'. A 20-minute neighbourhood is one where people can meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home. In Maroondah the NACs and local centres are critical to the creation of 20-minute neighbourhoods. Properly planned smaller developments in these centres can provide more affordable housing options for people to live and stay in Maroondah. Older residents indicated a preference to move to these areas, rather than larger Activity Centres.

Greening the Greyfields

The term 'Greyfield' refers to residential areas where:

- houses have reached or are near to the end of their useful life and
- land values make redevelopment attractive.

Plan Melbourne 2017-2050 notes the Melbourne has many greyfield areas. They are often in established middle and outer suburbs. It supports greyfield renewal to create more housing choice and diversity. Redevelopment in these areas can create neighbourhoods that enable walking and cycling as part of daily life. The identification of and planning for greyfield areas provides a structured, coordinated and sustainable approach to redevelopment.

Much of Maroondah's housing stock is mature and ageing. Most redevelopment of this housing is done on a lot-by-lot basis. In 2019-2021 80% of housing projects in Maroondah resulted in either one or two extra dwellings each. This is not always efficient in terms of investment or space.

Council partnered with the State government and Swinburne University to develop the 'Greening the Greyfields' project. It is a proactive approach to housing growth in greyfield areas. The project was piloted as part of the Housing Strategy 2016. The product was a set of planning controls that will apply to an area of Croydon South and an area of Ringwood. The controls result in a range of benefits for residents and land owners, including:

- Increased housing density and diversity
- Improved open space
- Increased landscape space and tree cover
- Enhanced local infrastructure, including pedestrian connections
- More environmentally sustainable design

Council will work with land owners to identify more Greening the Greyfields precincts. It will also continue to work with other levels of government to develop and apply innovative measures to increase housing density while maintaining neighbourhood character.

Infrastructure

Good infrastructure is essential for housing, amenity and strong communities. Over time infrastructure needs to accommodate:

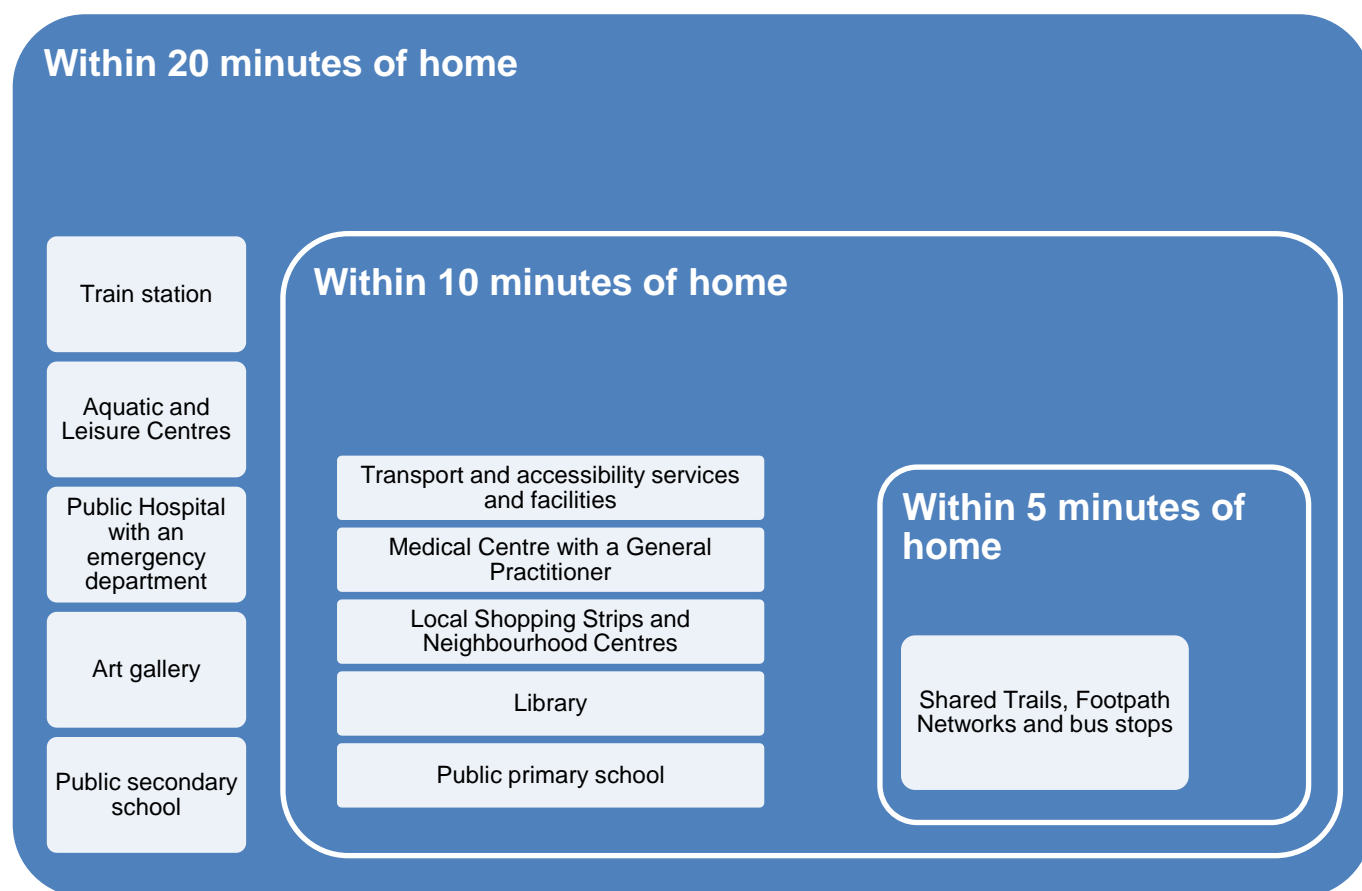
- Any existing infrastructure challenges
- Increased demand
- A changing climate, and
- Changes in technology and lifestyles.

Council will plan its capital works in light of the anticipated housing growth. It will also work with other providers to help them understand future needs.

What the community has told us

Maroondah residents told us that the most important housing needs both now and in the future are closeness to public transport and to local shops, parks and playgrounds.

When we asked the community about infrastructure we found that the majority of people wanted facilities to be available:



Key Directions and Priority Actions

Increase Housing in Activity Centres

- 2.1 Update the Croydon, Heathmont and Ringwood East Structure Plans and prepare planning scheme amendments to apply them.
- 2.2 Develop planning scheme mechanisms to support residential development in and around Neighbourhood and Local Activity Centres at densities suited to each Centre.

Improve the quality of infill development

- 2.3 Partner with the State and Federal Governments to facilitate improved greyfield development.
- 2.4 Identify future greyfield renewal precincts and implement Greening the Greyfields where appropriate and owner interest exists.
- 2.5 Use urban design guidelines and principles to encourage distinctive, attractive and high-quality architecture.
- 2.6 Investigate mechanisms to encourage design excellence in new development.

Improve infrastructure in areas going through redevelopment

- 2.7 Work with infrastructure and utility providers to assist modelling of future infrastructure needs based on the Residential Development Framework.
- 2.8 Review the alignment of the capital works program with the residential hierarchy of the Housing Strategy to address local infrastructure and public realm needs.
- 2.9 Prepare developer contribution plans for Activity Centres where required to facilitate infrastructure and public realm improvements.

Indicators of progress

- Inclusion of Activity Centre Structure plans in the Planning Scheme
- Increased housing around activity centres relative to elsewhere in Maroondah

Protecting and enhancing our environment and neighbourhoods

Vision statement

We will protect and enhance the natural environment as Maroondah grows.

What the evidence tells us

Vegetation is important to the character of many of Maroondah's neighbourhoods. Some areas also provide important habitat for native flora and fauna. Almost 12% of Maroondah is home to biologically significant vegetation.

Existing policies and planning controls encourage tree retention and planting in ridgeline areas. This helps to maintain the leafy character of the municipality.

As Maroondah grows we need to make sure we keep:

- Balancing development and the natural environment
- Maintaining and enhancing the preferred character of our neighbourhoods
- Improving the sustainability and liveability of our housing.

Since 2016 Council has completed all identified actions for this Focus Area. It has adopted the Maroondah Vegetation Strategy 2020-2030. It has also adopted the Neighbourhood Character Study Review Recommendations report in principle. Housing Strategy actions relating to environmentally sustainable design have been fulfilled.

There is more work to be done to protect and enhance our environment and neighbourhoods. This includes:

- Implementing the Vegetation Strategy
- Implementing the Neighbourhood Character Study Review
- Working toward more sustainable and liveable built environments

Managing growth to increase the amount of housing in our activity centres will also help action on this Focus Area. Housing in these areas usually has less impact on vegetation. Reduced car use also improves both sustainability and liveability for residents.

What the community has told us

The most prominent housing issue for our residents is the need to balance future development with the environment. They identified that we should be protecting and enhancing our vegetation, ridgelines and landscapes as a priority.

Key Directions and Priority Actions

Maintain and enhance neighbourhood character

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

Protect and enhance areas of special environmental quality

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

Increase the sustainability of new dwellings

- 3.4 Join with other Councils to advocate for more sustainable built environments.
- 3.5 Support implementation of urban cooling and greening initiatives. Partner with state government to assist in their delivery.
- 3.6 Develop a suite of planning controls that provide incentives for best practice environmentally sustainable design.

Indicators of progress

- Inclusion of updated Neighbourhood Character and vegetation protection provisions in the Maroondah Planning Scheme.

Improving affordability, accessibility and social housing opportunities

Vision statement

Our housing stock will meet the needs of our community.

What the evidence tells us

Traditionally Maroondah has been a place where people can afford to live, work and retire. This is no longer the case for many. At the 2016 Census around 10% of all Maroondah households spent more than 30% of their income on rent or mortgage payments. Half of these households spent more than half of their income on housing. Between 2021 and 2011 the median mortgage repayments in Maroondah increased by 15%, compared with an inflation rate of 20%. The median rent increased by 33% during the same time period. This would indicate that rental accommodation in Maroondah has become less affordable in the last decade. The COVID-19 pandemic has also impacted on the housing security of some residents who have lost work and income as a result of the pandemic.

What the community has told us

Our community has told us that they want us to advocate for more affordable and social housing.

Connection with other Council Policies and initiatives

The 2016 Housing Strategy recognised the importance of affordable and accessible housing. Council committed to do whatever it could to maintain affordable housing options for residents.

The Maroondah Affordable and Social Housing Policy 2018 was developed in response. The Policy identifies that Maroondah needs housing to support the most vulnerable members of our community. They need special needs, social and affordable housing. The housing should be located with easy access to transport, employment and community services.

The Policy outlines four priority areas for Council action on social and affordable housing:

- | | |
|------------------|--|
| Priority Area 1: | Facilitate effective planning direction and innovative support |
| Priority Area 2: | Play a key facilitation and brokerage role to support delivery of increased affordable and social housing in Maroondah |
| Priority Area 3: | Work in partnership to advocate for increased investment and support for affordable and social housing |
| Priority Area 4: | Apply a proactive approach to encourage greater investment and supply of social and affordable housing |

From a planning perspective, Priority Area 1 indicates that Council will:

- Have planning policies and controls that help housing to be provided efficiently.
- Work with the State Government to develop mechanisms to deliver social and affordable housing.
- Support innovation. An example is the Greening the Greyfield initiative

The Maroondah Active and Healthy Ageing Initiative seeks to create an age-friendly city. As part of this aim, and to allow residents to continue to live in Maroondah as they age, the City needs housing that is:

- Convenient to facilities and amenities
- Flexible and can be adapted as resident mobility and confidence declines
- Based on universal design principles

Housing with these qualities benefits the whole community, not just the ageing. As a result planning for housing within Maroondah should provide a diversity of housing stock. Housing should also be able to be progressively modified as households needs and preferences change. Flexible design enables housing to adjust to changing needs over time. These needs might be an expanding family, the onset of old age, or the need to upgrade technology. It provides social benefits as residents can stay within their social network, rather than move as their needs change.

Key Direction and Priority Actions

Support affordable, social and age-friendly housing.

- 4.1 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.
- 4.2 Support housing associations seeking to develop social and affordable housing projects.
- 4.3 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.
- 4.4 Investigate planning provisions that encourage the construction of small and adaptable dwellings.

Indicators of progress

- Ongoing membership of the Eastern Affordable Housing Alliance.
- Inclusion of housing diversity and affordability as considerations in periodic reviews of the Maroondah Planning Scheme.

Building on and improving the Planning framework

Vision statement

The Maroondah Planning Scheme supports housing growth in the right locations.

What the evidence tells us

The Maroondah Planning Scheme is a living document. The policies and controls it contains change many times in a year. Some change is instigated by Council, but most of this change is as a result of State Government planning for Melbourne and Victoria more broadly.

Council will continue to improve the planning system by:

- Implementing the actions outlined in Focus Areas 2, 3 and 4
- Ensuring that regular planning scheme reviews have regard to this Strategy
- Working proactively with other stakeholders to improve planning for housing
- Being an active participant in state- and metropolitan-wide planning discussions relating to housing
- Responding to changes made to the Maroondah Planning Scheme by the State Government

Key Directions and Priority Actions

Identify strategic redevelopment sites

- 5.1 Develop a Strategic Site register of large properties that are vacant or underutilised, identifying which properties are suited to residential use.
- 5.2 Review the planning controls for each residential Strategic Site and consider whether alternative controls are appropriate.

Use the planning scheme to encourage greater community benefit

- 5.3 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.

Understand and respond to changes in State Government policy in relation to planning for housing

- 5.4 Review changes to State Government policy on housing as they occur.

Indicators of progress

- Completion of a full planning scheme review each four years.

Tracking our progress

The Maroondah Housing Strategy: 2022 Refresh will be implemented through the following actions:

6.1	Preparation of an implementation plan, including: <ul style="list-style-type: none">Indicators to measure performance, establish timeframes and outline the resources required to deliver the actions in the Strategy.Prioritisation of actions, taking into account Council policy, cost effectiveness and the ability to deliver within timeframes.	2022-23
6.2	Annual review and update of the Housing Strategy Implementation Plan	Annually
6.3	Interim review of the Housing Strategy 2016, including a review of dwelling approvals and census data.	2026-27
6.4	Full review of the Housing Strategy 2016, including a review of development approvals and census data.	2031-32

Glossary

Activity centres: 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 that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs. It is housing that does not cost (in rent or mortgage payments) more than 30% of gross household income for households in the bottom two quintiles of area (i.e. Greater Melbourne) median income.

Age-friendly Accommodation: accommodation that has been designed or retrofitted/ adapted with the needs of aged people in mind.

Ageing in Place: Aging in place is a term used to describe a senior living and remaining in the residence of their choice as they age, while being able to have services (or other support) they might need over time as their needs change, for as long as they are able.

Capital works: Projects undertaken to establish, renew, expand, upgrade and dispose assets owned by Maroondah City Council in the community.

Demographic changes: Changes to population characteristics based on factors such as age, race, sex, economic status, level of education, income level and employment, etc.

Diversity: Variation in the type and cost of housing (houses, town houses, apartments etc.) and the size of the dwellings (studios, one and two bedroom or large family homes with a back-yard).

Environmentally sustainable design: An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions.

Green Wedge: A non-urban section of Melbourne that is located outside of the defined Urban Growth Boundary. There are 12 designated green wedge areas across 17 municipalities which form a ring around the city.

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

Greening the Greyfields: A Federal and State funded project aimed at promoting sustainable housing regeneration in the middle suburbs. Usually concerns sites where residential building stock is failing (physically, technologically and environmentally) and energy, water and communications infrastructure needs to be regenerated.

Heritage: Heritage is that which is inherited. Heritage significance is usually defined in terms of historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value.

Household types: The makeup of the household. Couples with children, couples without children, one parent families, lone person, group households, etc.

Housing Associations: Not for profit organisations which are registered providers of social housing.

Infrastructure: Basic facilities and networks needed for the functioning of a local community or broader society.

Liveability: A measure of a city's residents' quality of life, used to benchmark cities around the world. It includes socioeconomic, environmental, transport and recreational measures.

Maroondah 2040 Community Vision: The long-term community and Council vision for the City of Maroondah identifying the preferred future outcome areas and key directions for Maroondah.

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, Fountain Gate/Narre Warren, Frankston, Ringwood and Sunshine.

Neighbourhood activity centres: Local centres that provide access to local goods, services and employment opportunities and serve the needs of the surrounding community. There are two Neighbourhood Activity Centres in Maroondah: Heathmont and Ringwood East.

Neighbourhood Character: Neighbourhood character is the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.
Plan Melbourne 2017-2050: The metropolitan planning strategy prepared by State government.

Ridgeline: A physical feature where landform drops away steeply on one or two sides.

Social housing: A type of rental housing that is provided and/or managed by the government or by non-government organisations. Social housing is an overarching term that covers both public housing and community housing.

Structure Plans: A means to provide precinct-specific direction on the extent, form and location of land use and development.

Sustainability: The principle of providing for the needs of the present community without compromising the ability of future generations to meet their own needs. The principle seeks to achieve long-term health and well-being across social, economic, environmental and cultural domains.

Universal design principles: Broad-spectrum ideas meant to produce buildings, products and environments that are inherently accessible to people of all abilities.

Urban design: The design of towns and cities, streets and spaces. It is the collaborative and multi-disciplinary process of shaping the physical setting for life in cities, towns and villages; the art of making places; design in an urban context.

Victoria Planning Provisions (VPPs): A statutory device that provides a state-wide template from which planning schemes are constructed. The Victoria Planning Provisions provide planning tools such as zones and overlays for individual planning schemes to guide land use and development.

To contact Council


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Translating and Interpreter Service

13 14 50

National Relay Service (NRS)

13 36 77

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