



Help us plan for the future of Croydon

Maroondah City Council is preparing a new structure plan for Croydon Major Activity Centre.



Have your say by Friday 14 May

Online: View our interactive map and share your ideas and feedback at www.yoursay.maroondah.vic.gov.au/croydonmac or scan the QR code

Hard copy: A hard copy of the discussion paper and the survey is available at Council's Realm and Croydon Library service centres.

You're welcome to provide your feedback by filling out the survey and handing it back to our customer service team, or post the survey to:

Maroondah City Council
PO Box 156
Ringwood VIC 3134

Please feel free to call us on 1300 88 22 33 or 9298 4598 to arrange a copy.

Email: maroondah@maroondah.vic.gov.au

Council has prepared a discussion paper to explore future opportunities for the Croydon Major Activity Centre. This includes housing, businesses, environment, urban design, transport, and community infrastructure opportunities.

As a Major Activity Centre, Croydon provides a key focal point for local services, employment, housing, public transport, and social interaction. Activity centres are important elements of Melbourne's long-term plan to encourage and manage growth sustainably.

In 2006, Maroondah City Council prepared a structure plan for the Centre. We are now checking back in with the community to review and update this plan to ensure it is in line with current social, environmental and economic challenges and opportunities.

This new structure plan will be informed by up-to-date evidence, research and community input.

What is a structure plan?

A structure plan defines the long-term vision for an area and key directions and actions for how the vision will be achieved. It includes strategies for guiding private development and public investment. A Structure Plan typically also provides direction for planning zones and land-use changes and helps to identify the need for infrastructure improvements, future housing and employment.

1300 88 22 33 or 9298 4598 www.maroondah.vic.gov.au



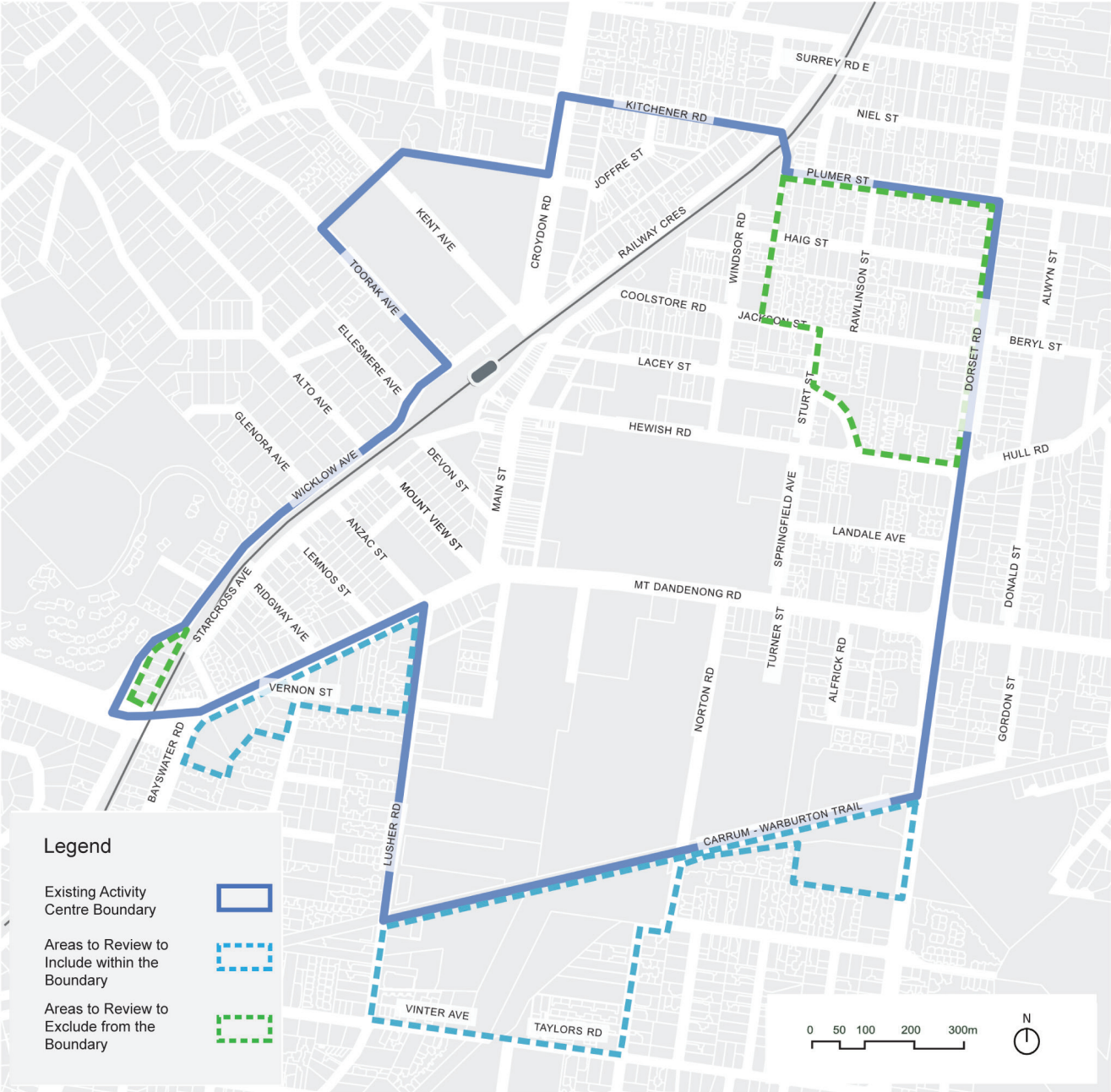
Key changes, issues and opportunities

The consultation on the discussion paper will focus on community and stakeholders’ inputs on the following issues and opportunities identified.

Housing and residential development
The Croydon Major Activity Centre is attractive to first home-owners, downsizers, and couple-only households. There is a need for safe and affordable housing options in accessible locations to suit various lifestyles and life stages. Potential opportunities are: • Identify sites within the Centre for medium and high-density dwellings in mixed-use, residential, main road, shop top and some commercial precincts. • Consider how to promote affordable and social housing in partnership with community housing providers.
Business and economic development
The Croydon Major Activity Centre serves more than 74,000 people and is expected to grow to serve 91,000 people by 2036, with Main Street continuing to serve as an important local destination. Potential opportunities are: • Promote the night-time economy and create an ‘eat street’ in and adjacent to Main Street. • Foster a localised office market. • Further reinforce the role of the Centre as an independent business destination.
Environment, sustainability, and climate change
Parts of the Croydon Major Activity Centre are prone to flooding and Croydon can expect hotter and drier conditions in the coming decades. This is likely to result in increases in temperature as well as more droughts, floods and storms. Potential opportunities are: • Support Water Sensitive Urban Design (WSUD) features and stormwater harvesting. • Increase tree canopy cover over the medium and long-term. • Promote environmentally sustainable development in the Centre.
Urban design and built form
Main Street today reflects the Croydon Major Activity Centre’s look and feel long before motor vehicles were used. There is an opportunity to further create a sense of place as well as improve the sense of safety in the Centre. Potential opportunities are: • Renew Main Street, its laneways, and public spaces. • Improve the safety of carparks behind Main Street by reviewing the layout and transport movements.
Transport and movement
The Croydon Major Activity Centre is split into three distinct precincts. The current street network presents challenges for orientation, wayfinding, access and safety. The existing street space prioritises on-street parking over wider footpaths, cycling infrastructure, and public open space opportunities. Potential opportunities are: • Propose a North-South shared path to provide safe connections to the Centre. • Narrow Mt Dandenong Road to minimise traffic speeds and the distance required for pedestrians to cross the road.
Community infrastructure
Community infrastructure will need to address community needs and gaps in service delivery and facility upgrades. The redevelopment of the Croydon Community Wellbeing Precinct will deliver flexible multipurpose facilities. Potential opportunities are: • Enhance the interface of Tarralla Creek with the surrounding areas. • Increase the diversity of open spaces available to service the needs of a diverse community. • Explore future sites for arts and cultural activities.

Activity Centre Boundary

Council is reviewing the activity centre boundary to support the growth and change in the area.



Get involved

We welcome your ideas on the following questions:

- What should we consider when deciding on the location of future housing in the Croydon Major Activity Centre?
- Are there any other environmental improvements you would like us to explore?
- Where should higher density development be located within the Town Centre?
- When planning for future development in the Croydon Major Activity Centre, how can we enhance the sense of place?
- What design qualities are most important to make the Croydon Major Activity Centre an attractive destination?
- What should we consider when restructuring the transport network for the Croydon Major Activity Centre?
- What sites should we consider for arts and cultural activities within the Croydon Major Activity Centre?
- How can we design open spaces in the Croydon Major Activity Centre to make them more accessible?