

Maroondah City Council Housing Strategy

June 2016

The Maroondah Housing Strategy was adopted by Council on Monday 27 June 2016.

The Strategy supports the delivery of the Maroondah 2040 Community Vision, as articulated in *Maroondah 2040: Our future together*. It lays out a vision for housing in Maroondah and in particular will assist Council to continue enhancing the liveability of our community.



The Strategy is the culmination of an extensive community engagement and consultation program, supported by a suite of background research papers and technical reports. The document updates the existing strategy and responds to the latest social, economic and environmental trends and aspirations of the community.

What is a Housing Strategy?

The purpose of the Strategy is to establish a strategic framework to guide and provide for the City of Maroondah's current and future housing needs.

The Strategy outlines key priority actions to be undertaken to deliver on the overall vision for housing in Maroondah. It is anticipated that additional priority actions and projects may also be identified over time which will support this vision and the changing needs of the Maroondah community.

Planning Scheme Amendment

The preparation of a planning scheme amendment is now underway to introduce the Strategy, along with the vision and community outcomes of *Maroondah 2040: Our future together*, into the Maroondah Planning Scheme.

What is a 'planning scheme amendment'?

The Planning Scheme contains the rules and regulations that determine how land can be developed. Any change to the Planning Scheme requires an amendment to be prepared and exhibited. The amendment process is the mechanism that allows community members to lodge a written submission on the proposed changes, either for or against, and provides an opportunity for submitters to present their submission to an Independent Panel appointed by the Minister for Planning.

The Strategy provides a firm basis from which Council can confidently plan and manage the delicate balance of meeting the changing lifestyle and demographic needs of our community, whilst at the same time retaining the high quality environment that residents currently enjoy.



Implementation & Action Plan

An Implementation Plan will be developed to accompany the adopted Strategy. This Plan will include indicators to measure performance, establish timeframes and outline the resources required to deliver the actions in the Strategy. Actions will be prioritised based on Council policy, cost effectiveness and the ability to deliver within timeframes.

The Plan will address each of the focus areas and provide details regarding how and when Council will deliver on each of the priority actions.

Priority actions for 2016/17 and 2017/18 are outlined below:

Key Direction	Priority Action
2.1 Work in partnership with State Government and Swinburne University on the concept of Greening the Greyfields in Plan Melbourne Refresh to deliver better development outcomes than existing subdivisions.	2.1a Prepare guidance on locations and form of greyfield renewal, building on the top rated housing needs from the community consultation as well as technical research. 2.1c Develop a planning scheme mechanism that can be used to deliver greyfield development on large or amalgamated lots.
3.1 Review, evaluate, reaffirm and enhance the existing commitment to areas of special environmental quality in Maroondah.	3.1a Undertake a municipal wide vegetation review and ensure consistency of supporting planning controls. 3.1b Review Neighbourhood Character elements, including heritage, of the Jubilee Park area.
5.1 Implement the Maroondah 2040 Vision key directions for an attractive, thriving and well built community and the Active and Healthy Ageing Initiative.	5.1a Prepare a planning scheme amendment to introduce the Housing Strategy, along with the vision and community outcomes of Maroondah 2040: Our future together into the Maroondah Planning Scheme.
5.2 Review the reformed residential zones and any unintended consequences of the new zones.	5.2d Prepare a planning scheme amendment for the rezoning of residential land in the Ruskin Park and Wonga Park precincts from General Residential Zone to Neighbourhood Residential Zone.

Further strategic work

There are a number of pieces of strategic work currently underway that also relate to the future growth and development of the City. These include development of a Sustainability Strategy, a review of the Ringwood Metropolitan Activity Centre Masterplan, development of an Open Space Policy and Strategy, and development of a Climate Change Adaptation Strategy. More information on these projects can be found at: www.maroondah.vic.gov.au

Contact Us

If you have any questions regarding the Maroondah Housing Strategy please contact Dale Bristow, Team Leader Strategic Planning and Sustainability on **1300 88 22 33**.