

**MAROONDAH MUNICIPAL HOUSING STRATEGY 1997
REVIEW**

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EXECUTIVE SUMMARY

Maroondah City Council's current Municipal Housing Strategy was adopted in 1997 and used as the basis of housing policy in conjunction with a host of other land use and allied policies. The strategy has provided strategic guidance to the development of housing across the municipality over the past 16 years.

A variety of factors have led to review the existing Maroondah Municipal Housing Strategy 1997 including: the overarching and substantial State zone reforms, new 'Plan Melbourne' metropolitan planning strategy, review of Maroondah's Planning Scheme, a new Maroondah long term vision '2040' and changed demographic patterns. A fully updated Maroondah Municipal Housing Strategy is therefore considered essential in helping drive local housing policy for the municipality.

The methodology in reviewing the paper included setting the policy context and background and describing the existing Maroondah Municipal Housing Strategy 1997 document with a view to highlighting the gap for analysis within today's planning framework and legislative basis. In doing so, the same questions that were posed in 1997 were posed again with evidence to support the contention that Maroondah has provided for a mix of housing types and residential densities to cater for the changing profile of the population; continued to protect and enhance areas of special environmental quality; and continued to maximize the existing investment in public transport and road infrastructure, community facilities and activity centres.

The extent to which this has been achieved is the basis of the findings of this report. The 1997 strategy was relevant for its time, had applicability in Maroondah's policy making regime and provided policy longevity and breadth. The implication is that it has not failed - it simply requires updating to align with current demographic and policy changes to do with population, housing provision, property market trends, planning changes at State and local levels, urban character policy, strategic framework changes in Council, statutory framework updates, updated legislative contexts at all levels of government, activity centres development and State metropolitan strategy updates.

INTRODUCTION AND BACKGROUND

Need for review and contributing factors

Maroondah City Council's current Municipal Housing Strategy was adopted in 1997 (see main recommendations in Appendix 1). This strategy has provided strategic guidance to the development of housing across the municipality over the past 16 years.

A variety of factors have led to review the existing Maroondah Municipal Housing Strategy 1997 including: the overarching and substantial State zone reforms, new 'Plan Melbourne' metropolitan planning strategy, review of Maroondah's Planning Scheme, a new Maroondah long term vision '2040' and changed demographic patterns. A fully updated Maroondah Municipal Housing Strategy is therefore considered essential in helping drive local housing policy for the municipality.

The content and structure of this paper is to firstly set the policy context and background, then describe the existing Maroondah Municipal Housing Strategy 1997 document with a view to highlighting the gap for analysis within today's planning framework and legislative basis. In doing so, the same questions that were posed in 1997 will effectively be investigated again in this paper. The paper provides an overview of key policy changes since 1997, demographic and population change, community feedback on housing related matters before concluding with findings from the review.

Strategic basis of the Maroondah Municipal Housing Strategy

The purpose of the Maroondah Municipal Housing Strategy 1997 is to:

‘provide a framework for the development and maintenance of diverse and sustainable housing opportunities in the City of Maroondah. The strategy will ensure that existing urban and environmental qualities are protected and enhanced whilst encouraging increased residential opportunities in appropriate locations’. -

Specifically the Maroondah Municipal Housing Strategy 1997 aims to:

- provide for a mix of housing types and residential densities to cater for the changing profile of the population;
- protect and enhance areas of special environmental quality; and
- maximize the existing investment in public transport and road infrastructure, community facilities and Activity centres.

Since 1997, there have been a range of changes that have impacted upon Maroondah residents, students, workers, businesses, recreation and visitors. As we look ahead, there are a range of issues and trends to be considered by Council in planning for future housing. This includes economic forces, community service needs, community and transport infrastructure, utilities, housing demand, land supply, environmental sustainability, community cohesion and community aspirations. Lifestyle, market forces, sustainable living and highly efficient public transport systems have gained importance in Maroondah. As our community also become increasingly sophisticated and lifestyle-focussed, older and single person households have become increasingly the norm, aspiring to more vibrant and sustainable activity centres where all can live, work and play.

Council recognises that it has the capacity and responsibility to make a difference in planning for and supporting the orderly, equitable and sustainable development of housing within Maroondah. Land-use planning is a key tool in helping to balance the competing issues between environmental, economic and social factors. Integration of planning regulation with Council’s short and long term visions and incorporation of wider housing policy will place many demands on a revised Housing Strategy. Much of this can be addressed through Councils strategic planning function but not all. As the matter of housing policy becomes more complex there will need to be a clear understanding of expectation of land use planning focused Housing Strategy.. However it is clear a much greater emphasis on sustainable living, accessibility, smart housing design, environment, working and recreating within the Activity centres in Maroondah are likely to require greater focus .

To inform the revised Housing Strategy, Council has identified the need to objectively:

- Understand and articulate the both the current housing market and the future housing demand across the Municipality.
- Consider the required community, transport and utility infrastructure required to meet the future residential population needs and assess the current condition of provision.
- Investigate how Council and its partners can work in partnership to foster the development of sustainable communities
- Understand the environmental sensitive’s that future housing will need to have regard to.

Council has a role as planning authority to facilitate the timely and orderly provision of housing, but also as community advocate on behalf of its residents or the provision of services, essential and otherwise.

Core functions for Council with respect to the Maroondah Municipal Housing Strategy 1997 review are:

- Setting appropriate planning directions that conforms with current State policy and reflect best practice in facilitating housing development that is responsive to both community and market needs.
- Supporting and partnering with a range of stakeholders to ensure optimal housing outcomes.
- Advocating on behalf of residents for appropriate policies and planning frameworks at higher levels of Government to guide future housing development.

NATIONAL CONTEXT - LITERATURE REVIEW, POLICY AND SIGNIFICANT INITIATIVES

The Australian Housing and Urban Research Institute, Housing Policy and Sustainable Urban Development, 2003

The Australian Housing and Urban Research Institute paper, *'Housing policy and sustainable urban development: evaluating the use of local housing strategies in Queensland, New South Wales and Victoria'*, 2003 identified a variety of factors in an effective housing strategy including information and data, content of the document, and the process for their preparation.

Specifically, effective housing strategies draw on comprehensive and diverse data sets including demographic analysis, cultural analysis, housing market details, housing characteristics, special needs, environment, infrastructure, services and future government intentions within a clearly defined context. Hence, the revised Maroondah Housing Strategy will be based on comprehensive and diverse data sources. The aim is to create the most accurate snapshot, but build in flexibility to aid future policy making around housing and population related issues.

Additionally, the study 'emphasised the need for housing strategies to make a clear statement of Council's housing related roles, while providing a strategic basis for comprehensive approaches across the whole housing market. A diversity of intervention strategies, rather than a single approach, was advocated. Strategies should also be clearly linked to other council plans, particularly the development control framework but also social plans and corporate documents. A practical implementation plan, as well as clear benchmarks and performance indicators were also regarded as important (if often overlooked) components of effective housing strategies'.

Another finding was that developing a housing strategy was 'particularly crucial – both to building support for its implementation, as well as in generating more widespread awareness about housing issues. Key strategies include ensuring that there is internal agreement within council about the approach, timeframe, and participants in the planning process, as well as widespread involvement of external stakeholders'.

National Housing Affordability Agreement, 2009

National Agreements define the 'objectives, outcomes, outputs and performance indicators, and clarify the roles and responsibilities that guide the Commonwealth and the States in the delivery of services across key sectors'.

The National Affordable Housing Agreement (NAHA) has objectives to ensure that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation, based on an agreement by the Council of Australian Governments that commenced on 1 January 2009. It adopts a 'whole-of-government' approach in tackling the problem of housing

affordability and provides \$6.2 billion worth of housing assistance to low and middle income Australians in the first five years. At the time of writing this scheme remained operational.

National Rental Affordability Scheme, 2008

The National Rental Affordability Scheme (NRAS) is an Australian Government initiative to stimulate the supply of affordable rental dwellings, and involves a government commitment to investors prepared to build affordable rental housing. The scheme aims to address affordable rental shortages through the provision of a tax-free financial incentive to developers and not-for-profit housing organisations. It remains a current scheme applicable to Maroondah.

Commonwealth Rental Assistance Scheme

The Commonwealth Rental Assistance Scheme (CRAS) provides supplement payments to Australians renting in the private market who receive a Centrelink pension, allowance or income support. CRAS is generally not payable to a person who pays rent to a government housing authority. In direct outlay terms, the Australian Government's main contribution housing affordability is through the CRAS. It remains a current scheme applicable to Maroondah.

National State of Supply Report, 2011

The former National Housing Supply Council's '*2013 State of Supply Report: changes in how we live*' described consumption patterns and the demand patterns for new dwellings altered by a variety of demographic, cultural and economic factors, with great impacts imposed by changes in the level and locations of population growth 'exacerbated by rigidities in planning and development approval arrangements in many places'. Hence, the importance of local housing strategies in helping to address complex patterns of settlement.

The Australian Government's White Paper on Homelessness, 'The Road Home - A National Approach to Reducing Homelessness'

Released by the former Rudd Labor Government in 2008, this initiative focussed on strategies to prevent those at risk of homelessness from becoming homeless in the first place. Those at increased risk included older people in housing stress, women and children leaving violence, Indigenous Australians and people leaving State care. It also focussed on improving the service that those experiencing homelessness receive from both mainstream agencies and from agencies that deliver services specifically to homeless people and reducing the proportion of people who experience repeat periods of homelessness.

Conclusions and Recommendations

- The revised Maroondah Housing Strategy should be based on comprehensive and diverse data sources. .
- A diversity of intervention strategies rather than a single approach is advocated.
- The Strategy should be clearly linked to other council plans, particularly development control framework but also social plans and corporate documents.
- A practical implementation plan, as well as clear benchmarks and performance indicators is also regarded as important (if often overlooked) components of effective housing strategies.
- Developing a housing strategy is particularly crucial – both to building support for its implementation, as well as in generating more widespread awareness about housing issues. Key strategies include ensuring that there is internal agreement within Council about the approach, timeframe, and participants in the planning process, as well as widespread involvement of external stakeholders.
- Linking housing strategies to national and State initiatives and programs provides ongoing rigour in policy making and context for future actions.

STATE CONTEXT – ‘THE ACT’, METROPOLITAN STRATEGIES, VICTORIA PLANNING PROVISIONS, MAROONDAH PLANNING SCHEME

The Planning and Environment Act 1987

Section 4 of the Victorian *Planning and Environment Act 1987* provides for the ‘fair, orderly, economic and sustainable use, and development of land’, the ‘protection of natural and man made resources’ and ‘secure a pleasant, efficient and safe working, living and recreational environment for all Victorians’.

Planning schemes prepared under the *Planning and Environment Act 1987* must seek to further these objectives. A dedicated State Planning Policy Framework Clause 16 relates specifically to housing and currently contains objectives for residential development:

“Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

New housing should have access to services and be planned for long term sustainability, including walkability to Activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.”

Plan Melbourne (2014) and impact on Maroondah

The State Government released ‘Plan Melbourne’ in May 2014. The emphasis of the Plan is on economic development being delivered in a sustainable, integrated manner through focusing on:

- Protecting the suburbs by delivering density in defined locations.
- A state of cities.
- Delivering a pipeline of investment opportunities.
- Better use of existing assets.
- ‘20-minute’ neighbourhoods.
- Housing choice and affordability.
- Transitioning to a more sustainable city.
- Good governance and strong partnerships.

Ringwood remains a designated Metropolitan Activity Centre with a strategic direction described as being: ‘To maximize access to goods and services in a limited number of major centres with good public transport networks. These centers will play a major service delivery role including government, health justice and education services, retail and commercial, and provide a diverse range of jobs, activities and housing for a sub regional catchment’.

Guidance from Plan Melbourne for Maroondah’s revised Housing Strategy is as follows:

‘Local housing strategies typically identify and test with communities areas appropriate for different scales of residential change. Councils that have an established housing strategy usually have a sound strategic basis to convert to the reformed residential zones. Councils without a housing strategy need to develop one. Councils with a housing strategy should, over time, review it to ensure it delivers Plan Melbourne’s objectives including making adequate provision for future housing needs, delivering the 20-minute neighbourhood, protecting valued character and supporting regional infrastructure and planning frameworks. This is important, given that many existing housing strategies are now nearly a decade old’.

Victoria in Future 2014 and impact on Maroondah

The Victorian Government's official population and household projections, 'Victoria in Future 2014' projections incorporate 2011 ABS Census data and current estimates. The projections supersede the projections published by DPCD in 2012 and are based on the latest (30 June 2013) population estimates from the Australian Bureau of Statistics (ABS) incorporating the results of the 2011 Census. For Local Government Areas (LGA), the projections extend to 2031.

Average annual population growth rate 2011 to 2031

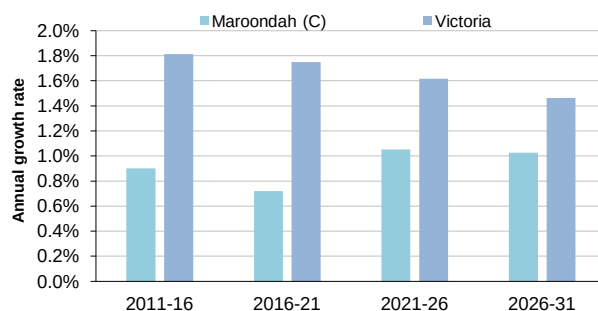


Fig.1 Source: .id the Population Experts (2011), Profile.id Maroondah

Maroondah (C)	
Location	30 km east of Melbourne
Area (2011)	61 km ²
Pop. Density (2011)	1,747.9 persons per km ²
Major Centres	Ringwood; Croydon; Heathmont

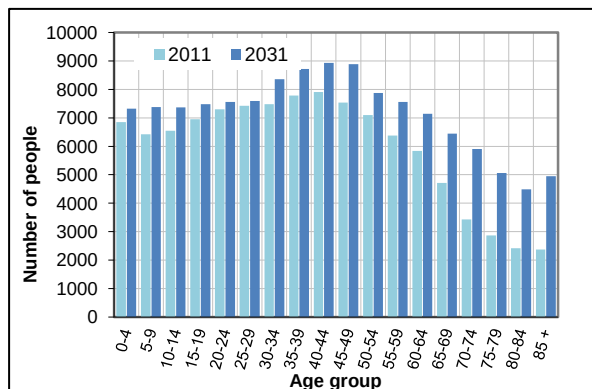
Population and households

	2011	2016	2021	2026	2031
Total Population	107,323	112,240	116,345	122,594	129,020
Pop. in private dwellings	105,721	110,293	114,173	120,095	126,085
Households	41,832	44,274	46,335	48,507	50,797
Average household size	2.53	2.49	2.46	2.48	2.48
Household types					
Couple-only	10,469	11,264	11,897	12,553	13,255
Family with children	19,226	20,073	20,726	21,248	21,759
One-person	10,565	11,349	12,119	13,036	14,018
Other	1,573	1,588	1,593	1,669	1,765

	2011-2031	2011-16	2016-21	2021-26	2026-31
Change in population					
Net	21,697	4,917	4,105	6,248	6,426
Average annual	0.9%	0.9%	0.7%	1.1%	1.0%
Change in households					
Net	8,964	2,441	2,062	2,171	2,290
Average annual	1.0%	1.1%	0.9%	0.9%	0.9%

Age structures

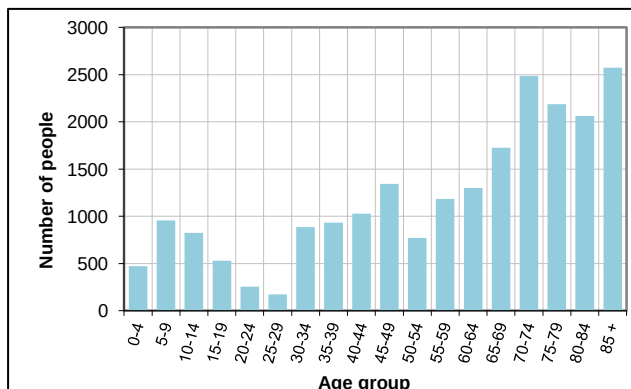
Population by five-year age group, 2011 and 2031



Graph 2: Population Experts (2011), Profile.id Maroondah

Source: .id the Population Experts (2011), Profile.id Maroondah

Population change by five-year age group, 2011 to 2031



Graph 3: Population Experts (2011), Profile.id Maroondah

Source: .id the Population Experts (2011), Profile.id Maroondah

Age Group	2011		2016		2021		2026		2031	
	No.	%	No.	%	No.	%	No.	%	No.	%
0-4	6,854	6.4	7,003	6.2	7,125	6.1	7,251	5.9	7,328	5.7
5-14	12,970	12.1	13,397	11.9	13,963	12.0	14,386	11.7	14,750	11.4
15-24	14,255	13.3	13,602	12.1	13,259	11.4	14,202	11.6	15,041	11.7
25-34	14,900	13.9	15,918	14.2	15,368	13.2	15,296	12.5	15,960	12.4
35-49	23,230	21.6	23,675	21.1	24,572	21.1	25,737	21.0	26,537	20.6
50-59	13,474	12.6	14,306	12.7	14,761	12.7	15,140	12.3	15,430	12.0
60-69	10,554	9.8	11,317	10.1	11,920	10.2	12,884	10.5	13,581	10.5
70-84	8,712	8.1	10,130	9.0	12,171	10.5	13,893	11.3	15,446	12.0
85+	2,374	2.2	2,893	2.6	3,207	2.8	3,805	3.1	4,947	3.8
Total	107,323	100	112,240	100	116,345	100	122,594	100	129,020	100

Table 1 Source: .id the Population Experts (2011), Profile.id Maroondah

The figures above show:

- A steady increase in population for Maroondah.
- A decrease in household size from 2.53 in 2011 to a projected 2.49 in 2016.
- A steadily ageing population for Maroondah from 50+ onwards to 85+, but particularly more discernible in the 70-84 age group supported by projections to 2031, with key implications for an older population, aged services, aged care facilities and ageing in place strategies required.

In 1997, similar trends illustrated growth in 60+ age groups and a decrease in 0-19 years old age group. Similarly, single person households were increasing however the average size of the household remained at 2.9 persons, larger than that currently at 2.53 persons. Dwelling preference was predicted to shift from detached dwelling to townhouses and apartments in 1997.

Source: Victoria in Future, Victorian State Government, 2014

Department of Environment, Land, Water and Planning - Urban Development Program (2014) and impact on Maroondah

The 2014 Urban Development Program 'provides information on the pipeline of major residential redevelopment projects in established areas; the supply of broad hectare residential land; and industrial land in metropolitan Melbourne and selected regional areas'.

'Major residential redevelopment projects' includes residential projects of '10 or more dwellings on land with a previous urban use that are either planned or mooted to commence construction over the next ten years'.

The Department of Transport, Planning and Local Infrastructure's 'Urban Development Program' has been recording and monitoring the supply of dwellings in the established urban and growth areas including Maroondah, but does not provide additional responsibility for ownership of housing strategy or policy at local level.

The Urban Development Program monitors and reports on major residential redevelopment in and around Melbourne's Activity centres with anticipated dwellings in projects of four storeys or greater largely concentrated inside Activity centres, which includes Maroondah. Otherwise, the program reports on build stages of dwellings and projects compared to other suburbs in metropolitan Melbourne.

LGA/Region	Completions 2013 to 2014		Under Construction		Construction 0-2 years		Construction 3-5 years		Possible Construction 6-10 years		Total Identified Supply		% Distribution of Total Supply	
	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects	Dwellings	Projects
Boroondara	1,500	37	2,526	31	3,318	96	1,108	29	368	14	7,320	170	4%	7%
Knock	244	12	1,305	17	694	35	1,005	26	480	6	3,484	84	2%	3%
Manningham	349	11	513	13	3,315	42	1,439	18	540	5	5,807	83	3%	3%
Maroondah	236	16	376	10	753	29	585	12	0	0	1,714	51	1%	2%
Monash	792	12	1,556	19	1,707	36	29	3	278	8	3,570	66	2%	1%
Whitehorse	1,157	27	1,136	24	3,280	72	1,309	12	82	1	5,807	109	3%	4%
Yarra Ranges	48	2	409	8	870	15	456	6	3,208	15	4,943	44	2%	2%
Eastern Subregion	4,326	117	7,821	127	13,937	325	5,931	106	4,956	49	32,645	607	16%	25%

Table. 2 Source: Urban Development Program, DELWP, 2013 – 2014

In terms of Maroondah's development contribution in 2013-14, it has 1,714 total identified dwellings in forthcoming supply and 51 other projects, equating to 16% in dwelling supply and 25% for projects in the eastern sub region. This equates to 1% in dwellings and 2% in projects for metropolitan Melbourne as a whole. By comparison, housing approvals in 1997 were about 500 per annum or 30% of the current number. Larger lots then totaled approximately 680-700 sq.m although a large lot is not specifically defined. The Activity centres were being developed in 1997 as were the newer suburbs in Maroondah.

Source: Urban Development Program, DELWP, 2014

Housing in Victorian Planning Schemes - Victoria Planning Provisions and the State Planning Policy Framework (SPPF)

The State Planning Policy Framework covers strategic issues of State importance. It has policies under nine headings - settlement, environmental and landscape values, environmental risks, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure. The intent is that from a standard suite of policies, every planning scheme in Victoria contains this policy framework – Victoria Planning Provisions.

The intent of Clause (16) in the State Planning Policy Framework is that planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to Activity centres, public transport, schools and open space. And thirdly, planning for housing should include providing land for affordable housing. The implications for Maroondah's updated Housing Strategy is that it must address these issues.

The SPPF Review Advisory Committee, 2011

The Victorian Planning System Ministerial Advisory Committee was asked to review the State Planning Policy Framework by the Minister for Planning. The Terms of Reference required the Committee to review the present State Planning Policy Framework 'to ensure all state policy matters

align with the key strategic directions and strategic maps that have been identified in the newly developed Metropolitan Planning Strategy and eight Regional Growth Plans’.

The responses from the consultation with practitioners and experts informed the committee that the current State Planning Policy Framework was outdated, that the language was often vague and ambiguous and that it was difficult to follow and find relevant policy. Government’s response to the committee is still awaited and will be an important consideration in reviewing Maroondah Council’s Housing Strategy.

Amendment VC71 (2010)

Amendment VC71 introduced, amongst other provisions:

- A revised State Planning Policy Framework (SPPF)
- Policies from Melbourne @ 5 Million
- The Victorian Integrated Housing Strategy into the SPPF

It was a policy neutral translation of the existing SPPF policies incorporating new themes, a new structure and updated references. In terms of new SPPF policies, Amendment VC71 introduced Melbourne@ 5 Million planning policies into Clauses 11, 12, 16, 19 and 81 by:

- Introducing the multi-centres city structure and employment corridors policies to the development of Melbourne.
- Updating the objectives for precinct structure planning.
- Updating the reference document ‘Precinct Structure Planning Guidelines’ (Growth Areas Authority, 2009).
- Updating the corporate document ‘Activity centres and Principle Public Transport Network 2010’.
- Introducing the reference documents: Melbourne 2030: A planning update Melbourne @ 5 Million (2008) and The Victorian Transport Plan (2008).

Amendment VC71 also introduces a new Integrated Housing policy in Clause 16 that reflected the Government’s Victorian Integrated Housing Strategy (2010). The strategy aimed to deliver diverse and affordable housing options, significantly reduce homelessness, create an 'efficient and flexible' planning system, ensure a greater supply of affordable and social housing and achieve 'better designed homes. Major strategies of the report include:

- To increase the supply of housing in existing urban areas by freeing up surplus government land and therefore a requirement for the updated Housing Strategy to identify surplus government land suitable for housing in Maroondah.
- New planning initiatives to ensure that the supply of housing keeps pace with population growth and demographic change.
- Initiatives to stimulate private sector investment in the rental market.
- Improved rights for tenants and better standards in rooming houses.
- A 10-year Victorian homelessness strategy and an emphasis on prevention and early intervention.

Support for better housing and specifically design came in the form of support for the ‘Good Design Guide’, the State Government’s Statutory Assessment tool, however with variations to the guide which would help applicability of overlay controls and provide design and amenity controls over and above the minimum benchmarks. The rear setback area requirements in residential development applications and minimum open space provisions over and above the benchmark were examples of

better design outcomes for development applications in Maroondah at the time and have been maintained through ResCode today.

Other noteworthy State (VC) amendments and initiatives

- **Amendment VC009** made changes to the Settlement and Housing policies in the State Planning Policy Framework to recognise neighbourhood character, Department of Sustainability and Environment, May 2000, closely linked with housing.
- **Amendment VC106**, 'Plan Melbourne' replaces 'Melbourne 2030', the previous metropolitan strategy released in 2002, the update 'Melbourne @ 5 Million' released in 2008 and the Activity centres and Principal Public Transport Network Plan, 2010. The regional growth plans were endorsed by regional local government partners in 2013 and provide direction for land use and development across regional Victoria.

Conclusions and Recommendations

- Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
- New housing should have access to services and be planned for long term sustainability, including walkability to Activity centres, public transport, schools and open space.
- Planning for housing should include providing land for affordable housing.
- There is a requirement for the updated Housing Strategy to identify surplus government land suitable for housing in Maroondah.

Maroondah's Housing Strategy should also:

- Protect the suburbs by delivering density in defined locations.
- Deliver a 20-minute neighbourhood.
- Provide housing choice and affordability.
- Help transitioning to a more sustainable city.
- The Housing Strategy should identify and test with communities areas appropriate for different scales of residential change.
- Provide for future housing needs.
- Protect valued character.
- Supporting regional infrastructure and planning frameworks.
- Maroondah's population is growing, ageing and households are getting smaller.
- The location of residential development, housing diversity and affordability, design of housing and special purpose housing are all important items to be considered in the Council's updated Housing Review Strategy.

LOCAL CONTEXT - MAROONDAH'S LONG TERM VISION, LOCAL POLICY PLANNING FRAMEWORK, SIGNIFICANT AMENDMENTS

Maroondah 2040 and housing – a long term vision

The Maroondah 2040 Community Vision captures the aspirations, desires, and priorities of the community looking ahead to the year 2040 and beyond. The long term vision provides a 'roadmap' for the community, Maroondah Council and other levels of government to partner together and create a future that enhances Maroondah as a great place to live, work, play and visit.

‘Our challenge is preserving and enhancing the green leafy character and distinctive heritage of our neighbourhoods and provide housing that reflects our steadily growing and rapidly ageing population’.

With specific reference to built form and housing, the community aspires to ‘an attractive community with high quality residential and commercial areas incorporating infrastructure that meets the needs and aspirations of all ages and abilities. ‘A diverse range of housing options will be available and thriving Activity centres will provide a broad range of facilities and services that meet community needs’.

Key directions with respect to housing include:

- High quality urban design that provides for a healthy, attractive and desirable built form.
- Connection between the built environment and the natural environment.
- High quality architecture through the use of urban design guidelines and principles.
- Environmentally sustainable design.
- Water sensitive approach in the development and renewal of the built and natural environment.
- Vibrant day and night-time economy.
- Encourage and support the provision of a diverse range of housing across Maroondah that meets the needs of current and future residents.
- Encourage high density development in Activity centres where there is access to high quality facilities, services and amenities.
- Urban form that enhances the desirable attributes of Maroondah to protect and value ridgelines, vegetation, neighbourhood character, local history and cultural heritage.
- Ensure the management of infrastructure and prioritisation of capital works considers demographic change, the impacts of climate change, and accessibility for all ages and abilities.
- Work in partnership to establish and implement regional sustainable funding models for local infrastructure.
- Coordinate and advocate for the increased utilisation, longevity and availability of fit for purpose public, private and not for profit buildings and spaces that can act as key places for neighbourhood connection.

Maroondah Council Plan and housing

The *Council Plan 2013-2017* is Maroondah City Council’s key medium-term strategic document that sets key directions and priority actions to work towards the long-term community vision outlined in the draft *Maroondah 2040 Community Vision: Our Future Together*.

It stipulates key directions and priority actions to work towards the long-term community vision outlined in the draft Maroondah 2040 Community Vision, ‘Our Future Together’ and thereby reinforces key directions towards housing. One of its priority actions is to prepare a Housing Strategy to understand and plan for the housing needs of the Maroondah community.

Maroondah Community Wellbeing Plan 2013 - 2017 and housing

The Maroondah Community Wellbeing Plan 2013-2017 has been developed with the purpose of providing the direction, framework and priorities that will maximize health and wellbeing in the community over the next four years. The consultation element found that the community wants sustainable ‘built and natural environments that enhance liveability, that make healthy lifestyle choices easier, and are responsive to the needs of the community while protecting the natural assets that we value’. A variety of direct implications were put forward with respect to housing and the new Maroondah Housing Strategy including a wish for affordability, sustainability, diversity and choice and higher density in specific locations.

Maroondah's Local Planning Policy Framework, Municipal Strategic Statement and housing

The Local Planning Policy Framework contains a Municipal Strategic Statement and local planning policies. The framework identifies long term directions about land use and development in the municipality; presents a vision for its community and other stakeholders; and provides the rationale for the zone and overlay requirements and particular provisions in the scheme.

Settlement patterns and Maroondah's built form have traditionally translated to single story, detached dwellings in garden settings, some on larger allotments with substantial front setbacks and backyards. This has been reflected often in neighbourhood character preferred design outcomes and by stipulating height controls in the form of overlay controls on ridgeline areas and a preference for height controls in Activity centres, the emphasis being on the spaciousness afforded by Maroondah's unique natural environment, building around mature vegetation and views from and to the ridgelines and further to the Dandenongs. This in essence is traditional Maroondah. Municipal Strategic Statements generally specify housing aspirations for the community in this part of the scheme. Clause 21.07 of Maroondah's Planning Scheme refers to Housing and Residential Land Use within the following objectives:

- To maintain and enhance the mix of housing types and residential densities to cater for the changing profile of the population.
- To provide housing opportunities which complement the environmental character of Maroondah.
- To ensure the provision of responsible and sustainable housing stock in terms of design, construction, building materials and siting criteria.
- To limit the intrusion of non residential uses into residential precincts.
- To ensure that residential development contributes to and enhances the preferred neighbourhood character of Maroondah.
- To encourage the development of additional dwellings within the Ringwood Central Activities Area and the Croydon Major Activities Area.
- To encourage more environmentally sustainable forms of residential development.

Maroondah Planning Scheme Review, 2013-2014

The Maroondah Planning Scheme review in 2013 made a substantial series of changes to the existing Maroondah Planning Scheme including clauses that directly or indirectly affect housing issues in Maroondah, the state of the municipality, future growth and wellbeing. Section 12B of the Planning and Environment Act 1987 includes a requirement for a planning authority to regularly review its planning scheme. The review must evaluate the planning scheme to ensure that it: (a) is consistent in form and content with the directions or guidelines issued by the Minister under section 7; and (b) sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and (c) makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives. Importantly, the State and local provisions which encapsulate State and local policy frameworks, zones and overlays in the Maroondah Planning Scheme, provide the impetus for an updated Housing Strategy.

Maroondah's reviewed Municipal Strategic Statement makes reference to future population growth stimulated by housing consolidation and medium density development, given the lack of Greenfield land remaining.

The Maroondah Municipal Housing Strategy 1997 was removed from Maroondah's list of Reference Documents in the Planning Scheme review in anticipation of an updated document in 2015.

Maroondah Sustainability Strategy 2009 Review, 2014

A Housing Strategy must consider the future impacts of climate change, impacts on biodiversity, health and well being of residents, costs to Council in risk mitigation measures, employment and business costs, impact on infrastructure and asset life cycles. The Maroondah Sustainability Strategy is a key document for the City of Maroondah. It provides a way forward for Council to implement sustainable processes and projects throughout its own operations, and also to educate and support the community on their journey towards sustainability. It is currently under review.

The report states that climate change will affect all natural and man-made systems to some extent. In Maroondah, the likely impacts include increased energy demand, more damage to infrastructure (drainage, roads, works) and housing, increased insurance risk, threats to health from disease and heat, and increased stress on stormwater management systems. These impacts are likely to have serious financial implications for Council. Sectors of the community such as the elderly, low income earners and those with medical conditions will be impacted upon due to rising costs and health issues.

Maroondah Planning Scheme local policy strength regarding housing – the experience at Panel Hearings

Maroondah's experience in VCAT and in Panel Hearings in housing related issues tends to focus far more consistently on the Neighbourhood Character Study, 2004 and its implementation into the Maroondah Planning Scheme in the form of local policy, over and above the Municipal Housing Strategy, 1997. The changes made to the Victorian planning system through ResCode and now forming part of the Maroondah Planning Scheme, identify neighbourhood character as the starting point for design and consideration of all residential development. The principal objective of this study was to identify and evaluate the significant or dominant urban and environmental elements that contribute to Maroondah's character, and develop preferred future character for the residential areas of the City.

Rolling topography and a mixture of architectural styles set in established landscapes characterise the residential areas of Maroondah. The presence of established trees, gardens and extensive views to surrounding ridgelines were identified as features of Maroondah particularly important to the community.

Hence, the current planning framework of the Maroondah Planning Scheme sets out the broad strategic directions for residential development and identification of specific neighbourhood character design issues for distinct neighbourhoods of Maroondah.

The Neighbourhood Character Study identified these important design issues and allows the neighbourhood character objectives to be met by setting out clear guidelines for residential development in each of the 24 Neighbourhood Character areas. Hence, different built and natural landscapes in the Neighbourhood Character Areas and illustrating the close nexus between them and the Housing Strategy.

As has been previously discussed in a variety of Planning Panels, the ongoing provision of diverse and sustainable quality housing choices in the high quality environment of Maroondah depends upon sound planning of the areas. The diversity of housing types and lifestyles available within Maroondah is a key strength and highly valued by the community. The defining neighbourhood characteristic of the suburban areas of Maroondah is the special garden and canopy tree character that exists throughout the suburbs. It is important that new development respects the existing character and contributes to the preferred character of the residential areas. The existing and preferred neighbourhood character for the residential areas of Maroondah has been identified and described through the Maroondah Neighbourhood Character Study, 2004. Its reference at VCAT

remains strong in decision making and setting precedent in preference of the Maroondah Housing Strategy, 1997 (Maroondah Amendment C64 Panel Submission, 2008). Therefore, neighbourhood character and Council's Neighbourhood Study, 2004 remain valid for the Housing Strategy review in terms of basic solid policy.

Planning for increased capacity in Activity centres - Structure and Precinct Planning in Ringwood East and Heathmont, 2012-2013

A case in point and demonstrative of housing provision and population change, in 2011 Ringwood East had an estimated population of 9,887 people. Within the next 20 years the area is expected to absorb an additional 923 people, equating to an estimated population of 10,810 people by 2031. Interestingly, 19.8% of the population was aged between 0 and 17 and 24.1% were aged 60 years and over also showing a trend toward older residents. The largest increase in housing types is forecast to be in couples without dependents and lone person households will also increase to 26.9% of all households, again in conjunction with forecasts Maroondah-wide.

This equates to a prediction of 500 new dwellings for the wider Ringwood East area, most of which would be expected to be provided in the form of medium density development.

In Heathmont in the next 20 years, the area is expected to absorb an additional 1,433 people, resulting in estimated population of 10,747 people by 2031. In 2011, 24.5% of the population was aged between 0 and 19, and 23.2% were aged 60 years and over. The dominant household type was families which accounted for 34.1% of all households. By 2031 it is expected that there will be a total of 4,155 households in Heathmont. The largest increase is forecast to be in couple families with dependants, which will comprise 33.9% of all households.

Important historical Planning Scheme Amendments and Initiatives to the Maroondah Planning Scheme:

Housing - Maroondah Amendment C16, November 2003

Maroondah City Council adopted a balanced approach to the issue of housing variety, choice and affordability across the whole municipality with Amendment C16. The provision of housing choice and variety is a fundamental concept of the Maroondah Municipal Housing Strategy and was used in determining the specific residential zones, overlays and policy statements that were applied across the municipality as part of the new format Maroondah Planning Scheme. This amendment was a direct result of that initiative and offered many benefits.

The major character elements of Maroondah were identified through the preparation of the new Maroondah Planning Scheme. The Local Policy statements and variations to ResCode standards that are in this amendment are designed to recognise and reflect these special residential character elements of Maroondah and ensure that development accords with these neighbourhood characteristics. Hence, the amendment modified Clause 21.03 of the Municipal Strategic Statement by reducing the preferred medium density housing areas around the Ringwood Activity centre and the Croydon Town Centre, identifying two residential areas south of the Ringwood Railway line as future potential preferred apartment areas, replacing existing Local Policy Clause 22.03 with a revised Clause 22.03 and replacing existing Local Policy Clause 22.12 with a revised Clause 22.12. It also introduced a new Local Policy Clause 22.13 and modified the Schedule to Clause 32.01 to increase the amount of private open space to 80m² per dwelling, increase side and rear setbacks, decrease the maximum height of front fences.

The revised and new policies would encourage new and different forms of multi dwelling developments around the Ringwood Activity centre and Croydon Town Centre that will contribute positively to the environment, ensure that multi dwelling developments in the different residential

precincts are consistent with and respectful of existing neighbourhood and streetscape character and facilitate canopy tree retention. The policy encouragement for apartment style buildings around the Ringwood Activity centre and Croydon Town Centre would assist in creating vibrant communities with excellent access to urban facilities and public transport. The economic impact of the amendment would be positive. The amendment would encourage greater efficiency in development and construction in preferred medium density housing areas, promote an increased use of existing private and public infrastructure and higher densities around the Ringwood Activity centre resulting in improved urban form.

Neighbourhood Character - Maroondah Amendment C40, March 2005

The amendment changed the Municipal Strategic Statement to include the Maroondah Neighbourhood Character Study, 2004 as a reference document and to make reference to the preferred neighbourhood character of Maroondah in Clause 21.03, 'Maroondah Vision – the strategic framework', Clause 21.07, Image and urban design, Clause 21.08, Residential land use, and Clause 21.12, Protection of ridgelines. The amendment also amended Clause 22.03 - Maroondah Residential Neighbourhood Character Policy - to include the Maroondah Neighbourhood Character Study, 2004 as a Reference Document.

Statutory Planning development approvals, 2013 – 2014

As mentioned earlier with respect to the Urban Development Program managed by the former Department of Transport, Planning and Local Infrastructure in 2013-2014, official statutory planning development approvals statistics for Maroondah has 1,714 total identified future dwellings in terms of forthcoming development and 51 other projects, equating to 16% in dwelling supply and 25% for projects in the eastern sub region, respectively. This equates to 1% in dwellings and 2% in projects for metropolitan Melbourne as a whole.

New Residential Zones, March 2014

The implementation of the reformed residential zones in Maroondah in 2014 and the use of overlay controls to achieve desired built form outcomes with respect to residential development illustrates the importance of a reviewed Housing Strategy needing to adopt these changes. For instance, Council's March 2014 Report stated 'the Wicklow Hills Ridge and the Loughnan-Warranwood Ridge areas are covered by extensive planning controls' - there is a Design and Development Overlay Schedule 1 (DDO1) and Design and Development Overlay Schedule 2 (DDO2) that states a minimum lot size of 2000m² and 864m², respectively. These overlay controls are located near the top of the ridges and are complemented by local planning policy in Clause 21.12 Protection of Ridgelines, that states, to 'Limit the site density of new medium density housing development to a level which is reflective of the surrounding housing pattern and respectful of environmental constraints'. The DDO1 and DDO2 overlay controls were translated into the Neighbourhood Residential Zone specifying the minimum subdivision areas of 2000m² and 864m² respectively and as policy neutral.

The Significant Landscape Overlay Schedule 3 (SLO3) also applies to the ridgelines and to the broader boundary of the ridge i.e.; the land at the top of the ridge and land sloping away from the ridge. The SLO3 contains design requirements for buildings and works (in relation to site coverage, slope of the land, cut and fill and building height) and controls for the removal of canopy vegetation. It was translated into the Neighbourhood Residential Zone as the objectives align.

The Council Report also stated that 'between 2010 and 2013, Council received a total of 1489 planning applications. Of those, 14 were to vary the 8 metre height restriction within the SLO3 provisions. This equates to 0.9% of overall planning applications. Of the 14 applications received, two would not have complied with the proposed Neighbourhood Residential Zone'.

The Vegetation Protection Overlay Schedule 1 applies to sites of biological significance and is also closely aligned with the objectives of the Neighbourhood Residential Zone.

Age Friendly Cities, Maroondah Council

By 2030, over 25% of Australia's population will be aged over 60 years and by 2020, over 40% of Maroondah's population will be aged over 45 years, necessitating a review by Council of aged friendly initiatives for Maroondah into the future. In response, Maroondah 2040 produced 26 key directions in 2040 which link directly to the 'WHO Age-Friendly Frameworks' and principles and the need for future housing to address functionality issues for older residents such as size, access and ageing in place.

Conclusions and Recommendations

Maroondah's population have aspirations with respect to housing captured in Council's long term vision 2040. Key directions with respect to housing include:

- High quality urban design that provides for a healthy, attractive and desirable built form.
- Connection between the built environment and the natural environment.
- High quality architecture through the use of urban design guidelines and principles.
- Environmentally sustainable design.
- Water sensitive approach in the development and renewal of the built and natural environment.
- Vibrant day and night-time economy.
- Encourage and support the provision of a diverse range of housing across Maroondah that meets the needs of current and future residents.
- Encourage high density development in Activity centres where there is access to high quality facilities, services and amenities.
- Urban form that enhances the desirable attributes of Maroondah to protect and value ridgelines, vegetation, neighbourhood character, local history and cultural heritage.
- Ensure the management of infrastructure and prioritisation of capital works considers demographic change, the impacts of climate change, and accessibility for all ages and abilities.
- Work in partnership to establish and implement regional sustainable funding models for local infrastructure.
- Coordinate and advocate for the increased utilisation, longevity and availability of fit for purpose public, private and not for profit buildings and spaces that can act as key places for neighbourhood connection.
- Neighbourhood character continues to take precedence in housing design and provision within Maroondah.
- Maroondah's Municipal Strategic Statement and Local Policy Framework support an updated and reviewed Municipal Housing Strategy.

STRATEGIC ISSUES ARISING FROM PANEL HEARINGS – STRATEGIC BASIS

Yarra Ranges C97 (2011) - The aim was to implement the Yarra Ranges Housing Strategy with the Neighbourhood Character Study, the Panel noting that the 2007 Housing Strategy had been substantially modified and then adopted by Council, effectively 'dismantling' much of the strategic justification; the Panel adding amongst other things that 'Amendment C97 fails the elementary test of any planning scheme amendment which is a strong strategic justification', the 2009 strategy being an 'eroded' version of the 2007 version. The lesson for Maroondah is that we do not just wish to

present an updated 1997 report but rather a fully updated and strategically justified Housing Strategy.

Knox City Council C131 (2014) - proposed to implement the draft Knox Housing Strategy 2013, draft Residential Design Guidelines and the Rowville Plan 2013 by introducing new residential zone schedules, new and revised overlays and by making a number of other supporting changes to the local planning policy. Amendment C133 also proposed to change the planning provisions relating to the Boronia Structure Plan in the local planning policy and related Design and Development Overlay Schedule 7. The key issue for the Panel in relation to Amendment C131 was the proposed application of the zones and zone schedules to the residential areas across Knox. The Panel was generally supportive of the approach taken by Council in developing the strategic foundation for the Knox Planning Scheme.

The Whitehorse Council (2012) embarked on a process to review the Whitehorse Housing Study 2003 and the Whitehorse Neighbourhood Character Study 2003. It was also decided that land within smaller shopping centres throughout the municipality be included in the *Review* to be comprehensive about the residential potential within all of Whitehorse.

The review consisted of three documents:

- The Whitehorse Housing Strategy 2014
- The Whitehorse Neighbourhood Character Study 2014
- The Whitehorse Neighbourhood Activity Centre Urban Design Guidelines 2014.

The Whitehorse Housing Strategy and Whitehorse Neighbourhood Character Study 2014 were then used as the basis of Council's distribution of the State Government's new residential zones. These were approved (with changes) by the Minister for Planning in October 2014.

UPDATED DEMOGRAPHIC CONTEXT - MAROONDAH

Introduction

This demographic component has been created for the purpose of presenting Maroondah specific population and demographic data which has also been synthesised with the following components to form an overall Maroondah Housing Strategy Background Paper:

- Review of Maroondah Municipal Housing Strategy 1997
- Maroondah Housing Strategy Policy Context
- Maroondah Housing Strategy Cafe Consult Resident and stakeholder Views

Information contained within this population and demographic profile and analysis are based on results from the 2011, 2006, 2001, 1996 and 1991 Censuses of Population and Housing and predominantly provided by .id the Population Experts.

In brief

Our Community

The area is a substantially developed municipality, with an estimated population of 109,575 residents and a similar age structure to the State's average. There is a diverse mix of living styles from large acreage to apartment style residential development.

Cultural diversity is increasing with the highest numbers of recent overseas immigrants arriving from Burma, China, Malaysia, India, Thailand and Iran.

There is a strong sense of community participation within Maroondah embodied by a large number of committed volunteers.

Our Economy

Over 9,000 businesses operate within the City providing employment for almost 37,000 people. The largest industry employers are the manufacturing, retail trade and health care sectors.

The Bayswater North Employment Precinct is a regional economic hub where many national and international firms have established their headquarters. Maroondah also has major retail centres in Croydon and Ringwood, and a further 21 neighbourhood shopping centres throughout the municipality.

Our Environment

Maroondah is well known for its leafy streets, broad areas of open space, bushland reserves, parks and playgrounds. Sustainable transport links include on-road cycling paths and shared path links to the Mullum Mullum Creek Trail, the EastLink Trail, Taralla Creek Trail and the Dandenong Creek Trail.

Our Facilities and Services

The City hosts a regional health precinct including a major public hospital and a large private hospital, educational facilities that cater from early childhood learning to tertiary level, two libraries, arts and cultural centres, an art gallery and a range of community centres. Maroondah is also home to a range of world-class sporting facilities including Aquanation, a regional recreation and leisure facility incorporating the State Diving Centre.

Population

It is expected to increase by over 13,400 people to 120,592 by 2026, at an average annual growth rate of 0.79%. This is based on an increase of over 6,600 households during the period, with the average number of persons per household falling from 2.55 to 2.48 by 2026. The five suburbs with the highest population densities were:

- Croydon Hills (21.71 persons per hectare)
- Ringwood East (20.46 persons per hectare)
- Heathmont (19.72 persons per hectare)
- Ringwood North (19.12 persons per hectare)
- Croydon North (18.83 persons per hectare)

Demographic Profile

Age

The age structure of Maroondah provides key insights into the level of demand for age based services, facilities and housing need now and into the future.

Analysis of Maroondah's age structure (based on Census 2011) demonstrates the following:

- In 2011, the dominant age structure was 40-44 years, which accounted for 7.4% of total persons.
- Overall 22.7% of the population was aged between 0 and 17 years, and 20.3% were aged 60 years and over, compared with 22.2% and 18.2% respectively for Greater Melbourne.

- The largest increase in persons between 2011 and 2026 is forecast to be in ages 70 to 74, which is expected to increase by 2,168 and account for 4.6% of the total persons.
- Between 2011 and 2026 a 43.8% increase in population of retirement aged persons is forecast with only a 6.8% increase in population of working aged persons.

Migration

An analysis of the ancestry responses of the population of Maroondah in 2011, shows that the top five ancestries nominated were:

- English (38,928 people or 37.5%)
- Australian (38,557 people or 37.1%)
- Irish (11,033 people or 10.6%)
- Scottish (10,252 people or 9.9%)
- German (4,474 people or 4.3%)

Migration by residents moving within Maroondah (i.e. from and to suburbs within municipal boundaries), between 2006 and 2011 were 9,018 (8.7%) and migration by residents moving from another part of Victoria between 2006 and 2011 were 17,207 (16.6%).

Education

In 2011, 24,964 people in Maroondah, aged 15 and over had a tertiary qualification (48.8%), which is a higher proportion in comparison to Greater Melbourne at 47.3%, whilst the comparison between those with no qualification is very similar at 42.5% and 42.4% respectively.

Employment

In 2011 Maroondah had 52,977 individuals living within the municipality who were employed, of which 62% worked full time and 36% part time.

Analysis of the employment status (as a percentage of the labour force) in Maroondah, in 2011 in comparison with Greater Melbourne, shows that there were a higher proportion in employment and a lower proportion unemployed. Overall, 95.7% of the labour force was employed (62.8% of the population aged 15+), and 4.3% unemployed (2.8% of the population aged 15+), compared with 94.5% and 5.5% respectively for Greater Melbourne. It also revealed that 50.2% of the workforce is male and 49.8% are female.

An analysis of the jobs held by the workforce in Maroondah in 2011 shows that the three most popular industry sectors were:

- Manufacturing (7,475 people or 20.6%)
- Retail Trade (5,289 people or 14.6%)
- Health Care and Social Assistance (5,269 people or 14.5%)

In comparison, Victoria employed 10.8% in Manufacturing; 11.1% Retail Trade; and 11.7% in Health Care and Social Assistance.

Income

Analysis of individual income levels in Maroondah in 2011 compared to Greater Melbourne shows that there was a lower proportion of people earning a high income (those earning \$1,500 per week

or more) as well as a lower proportion of low income people (Those earning less than \$400 per week).

Overall, 11.9% of the population earned a high individual income, and 34.1% earned a low income, compared with 12.9% and 35.8% respectively for Greater Melbourne.

Consistent with individual incomes an analysis of household income levels for Maroondah in 2011 compared to Greater Melbourne shows that there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a lower proportion of low income households (those earning less than \$600 per week).

Overall, 16.9% of the households earned a high income and 18.6% were low income households, compared with 19.4% and 19.2% respectively for Greater Melbourne.

In 2011, Maroondah scored 1,043.9 on the SEIFA index of disadvantage therefore reflecting a relatively low level of social-economic disadvantage. However, it must be noted (as demonstrated above on the Low Income Household distribution map) that there are significant pockets of disadvantage within Maroondah and the needs of the residents within these areas need to be accounted for in planning and development schemes.

Household Type

'Household and family structure are some of the most important demographic indicators. They reveal an areas residential role and function, era of settlement and provide key insights into the level of demand for services and facilities as most are related to age and household types'. (*id. The Population Experts 2011*)

As with Greater Melbourne, 34% of Maroondah's households, in 2011, were made up of couples with children. However, compared to greater Melbourne, Maroondah has a higher proportion of lone person households (24.2% compared to 22.3% Greater Melbourne) and also a higher proportion of couples without children (24.2% compared to 23.5% Greater Melbourne).

Between 2006 and 2011 the number of households in Maroondah increased by 1,674 and the dominant household type was 'Couple families with dependants'. By 2026 the largest forecast increase is expected in 'Couples without dependents'. An increase of 2,944 households is forecast which will account for 31.2% of all households.

Between 2011 and 2026, Ringwood is forecast to experience the greatest change, with a gain of 205 persons in non-private dwellings. This is due to an increase of persons aged 75 years and over, in non-private dwellings, which will predominantly be aged care.

Housing profile

Introduction

'The City of Maroondah is an established municipality that has seen a variety of settlement periods meaning that various suburbs are in quiet different periods in lifecycle.

In the older areas of the City such as Ringwood, Croydon and Heathmont, the original settlers have passed on, resulting in a diversity of age groups. Areas such as Ringwood North and Croydon North by contrast are expected to experience some renewal over the next 15-20 years. There is pressure for further residential development catering for existing residents of Maroondah, residents of areas to the west (Cities of Whitehorse and Manningham) and overseas. Some loss of population to developing areas further south east can be expected to continue over the forecast period.

Different areas within the City of Maroondah have different functions based on both era of development and amount of new housing opportunities. Bayswater North, Croydon, Croydon South - Kilsyth, Ringwood and Ringwood East are expected to attract young adults and older adults and retirees attracted to rental stock and proximity to transport. In contrast, Croydon Hills, Croydon North, Heathmont, Kilsyth South, Ringwood North and Warranwood are expected to attract family households, as these areas regenerate. The variety of function and role of the small areas in the City of Maroondah means that population outcomes differ significantly across the LGA.

There are also significant differences in the supply of residential property within the LGA that will also have a major influence in structuring different population and household futures within the City over the forecast period. Croydon and Ringwood are expected to experience the largest amount of new residential development over the forecast period, followed by Heathmont and Ringwood East. This development will generally take the form of medium density development and development of former non-residential uses, however in the case of Croydon, some Greenfield development will occur in the early forecast period. By contrast, Croydon Hills, Kilsyth South and Warranwood are not expected to add significant numbers of new dwellings over the forecast period.' (*id. The Population Experts 2011*)

Existing Housing Stock

In 2011, there were 32,047 separate houses in Maroondah, 9,363 medium density dwellings and 350 high density dwellings.

Analysis of the types of dwellings in the City of Maroondah in 2011 shows that 76.6% of all dwellings were separate houses, 22.4% were medium density dwellings, and 0.8% were high density dwellings compared with 71.1%, 21.1%, and 7.2% in the Greater Melbourne area respectively.

In considering municipal planning it is important to look at the relationship between population and average household size. As Maroondah has a forecast falling household size (from 2.5% in 2011 to 2.48 by 2026) there will be a need for growth in the number of households (and dwellings for them to live in) to maintain or grow the population. Therefore the number of dwellings in Maroondah is forecast to grow from 43,350 in 2011 to 49,092 in 2026.

Housing Tenure

Analysis of the housing tenure of the population in Maroondah in 2011 compared to Greater Melbourne shows that there was a larger proportion of households who owned their dwelling (33.2%); a larger proportions purchasing their dwelling (40.5%; and a smaller proportion who were renters (225), Greater Melbourne's figures being 31.5%, 35.3% and 26.5% respectively.

Cost of Housing

The median sale price recorded for Melbourne houses in 2013 was \$520,000 which is lower than Maroondah's 2013 median house sale price of \$530,944.

However, the median sale price for units across Melbourne was higher at \$456,000 than Maroondah's 2013 median unit sale price of \$392,065.

Melbourne's median sale price for vacant residential land was at \$205,000 in 2013 whereas Maroondah's was significantly higher at \$250, 000.

Housing Development

Maroondah's building approvals are used as a leading indicator of the general level of residential development, economic activity, employment and investment within the area. The table below highlights the fluctuating nature of residential building approvals.

Residential development forecasts assume the number of dwellings in Maroondah will increase by an average of 444 dwellings per annum to 51,258 in 2031.

Housing Stress

Housing stress is defined as per the NATSEM (National Centre for Social and economic Modeling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

In 2011, 9.5% of Maroondah households, were experiencing housing stress compared to 10.7% in greater Melbourne. While Maroondah had a lower proportion of households experiencing stress, it is important to note that this varied across the municipality. Proportions ranged from a low 5.3% in Warranwood to a high of 22.1% in Ringwood metropolitan Activity centre. The five areas with the highest percentages were:

- Ringwood Metropolitan Activity centre (22.1%)
- Croydon town centre (16.2%)
- Ringwood (12.2%)
- Kilysyth (11.2%)
- Bayswater North (10.7%)

An analysis of the monthly housing loan repayments of households in Maroondah compared to greater Melbourne shows that there was a smaller proportion of households paying high mortgage repayments (\$2,600 per month or more), and a larger proportion of households with low mortgage repayments (less than \$1000 per month).

Overall, 35.6% of households were paying high mortgage repayments, and 36.6% were paying low repayments, compared with 45.2% and 32.9% respectively in Greater Melbourne.

Homelessness

The ABS definition of homelessness is that:

When a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement:

- *Is in a dwelling that is inadequate; or*
- *Has no tenure, or if their initial tenure is short and not extendable; or*
- *Does not allow them to have control of, and access to space for social relations.*

The ABS definition of homelessness is informed by an understanding of homelessness as 'homelessness, not 'roof'lessness.

Information on homelessness in Maroondah is provided by the ABS 2012 census of Population and Housing: Estimating Homelessness 2011 Information Paper. Information is provided at the statistical subdivision level of Eastern Outer Melbourne, which covers the Local government Areas of Know and Maroondah together.

Social Housing

"Secure and affordable housing is fundamental to the wellbeing of Australians. It provides a platform for a range of benefits, including stable employment, connection to the community and a sense of home. Unfortunately, a large number of Australians are not able to access affordable, suitable housing". (AIHW 2014)

Some key social housing facts for Australia and Maroondah include:

- At 30 June 2013, around 414,000 households across Australia were living in social housing.
- Waiting lists for social housing continue to grow and supply is not keeping up. As at 30 June 2013, there were over 217,000 households on public rental housing, state owned and managed Indigenous housing and mainstream community housing waiting lists across Australia.
- Social housing continues to be targeted to people in greatest need. In 2012-13, 77% of allocations to public rental housing and 65% to State owned and managed Indigenous housing were for greatest need applicants-particularly those who were homeless or at risk of homelessness.
- Non-government provision of social housing is increasing—the proportion of social housing dwellings that community housing providers managed rose from 10% in 2009 to 15% in 2013.

GAP ANALYSIS

An introduction to most recent community sentiment and feedback

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Maroondah Festival 2013-2014 and Café Consult

The Maroondah Festival is Council's largest annual community event. In 2013, it was held on 10 November at the Town Park in Croydon. Over 20,000 people attended the 2013 Maroondah Festival. A similar number attended in 2014. A total of 164 votes were registered by attendees as part of the Maroondah 2040 engagement activity within Council's 'Café Consult' engagement hub on issues they saw as being important with respect to Maroondah. It is clear the themes have implications for Maroondah's future housing provisions, 'clean and green' and environmentally focussed to work with the landscape. It is also about function and amenity as it is about good design and environment.

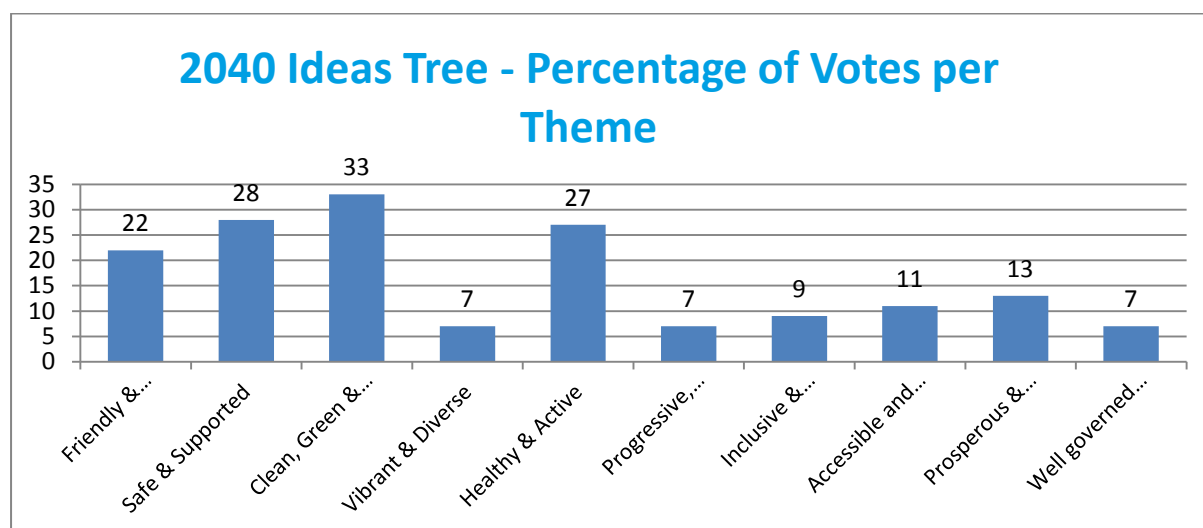


Table. 2 Source: Maroondah City Council, Maroondah 2040, 'Community Engagement Report: How do we get there?', April 2014

Part of the Maroondah Festival Café Consult initiative in 2014 was to undertake a program in which to effectively launch and invite feedback from the public on two questions:

- **Where are we living in 2040?**

- **How are we living in 2040?**

The questions received approximately 120 basic responses but provided very definite directions about what the community in Maroondah value most about their community and how they see settlement patterns, environment, population predictions and housing style impact on future generations. The response rates were as follows:

BUILT FORM	15
SOCIAL HOUSING & AFFORDABLE HOUSING	3
HOUSING DENSITY/SIZE/ FACILITIES/ DESIGN/LOCATION	21
HOUSING AFFORDABILITY	2
HERITAGE	1
ACCESS	1
PARKING	10
VEGETATION/TREE CANOPY COVER/ENVIRONMENT/OPEN SPACE	30
INTEGRATED PLANNING/TECHNOLOGY/QUALITY OF LIFE/LONG TERM VISIONS	12
PUBLIC TRANSPORT	14
ECONOMIC PROSPERITY	2
SUSTAINABILITY/TRANSPORT/CYCLING/SHARED PATHS	9
INDUSTRY/COMMERCE	1

Table. 3 Source: Maroondah City Council Festival responses, November 2014

The future of Activity centres in Maroondah - generic Structure Planning responses and themes - Ringwood East and Heathmont, 2012 – 2014

The Structure Plan responses and ensuing Discussion Papers in 2012 and final Structure Plans thereafter provided a snap shot for Ringwood East and Heathmont that could easily be applied Maroondah wide. The community was invited to provide feedback in community forums and workshops captured in the Discussion Papers. Issues to note in regard to the development of the Housing Strategy are:

- Strengthen the 'urban village' identity of the centre.
- Preserve important character elements of the residential neighbourhood.
- Promote greater activity including housing in, and immediately around, the shops.
- Maintain a low-to-medium rise scale and a mix of uses within the commercial strip.
- Support sustainability measures throughout the Activity centre.

The outcome - the existing Housing Strategy was good for its time

The 1997 strategy was relevant for its time, had applicability in Maroondah's policy making regime and provided policy longevity and breadth. The implication is that it has not failed; it simply requires updating to align with current policy environments, demographic changes, trends and implementation strategies, both internal to Council and external to Council. Maroondah's policy frameworks, updated demographic statistics, trends, neighbourhood character, strategic planning framework, statutory planning framework, local, State and national initiatives have all been discussed in detail.

This chapter brings together the predictions made by the 1997 Housing Strategy, casts them into Maroondah 2015 (and the accompanying policy frameworks and demographic contexts) and draws implications/findings. In 1997, the Municipal Housing Strategy aims were listed as:

- Ensure that the development of housing opportunities occurs in a coordinated manner that contributes to the development of a balanced vibrant and interesting community.
- Illustrate appropriate methods for achieving and maintaining a balanced mix of housing stock.
- Promote diversity, good design and affordability.
- Develop guidelines for ensuring the development of new housing opportunities occurs in a responsible and sustainable manner.
- Identify areas preferred for medium density development that capitalize on existing infrastructure.
- Identify areas suitable for medium density development subject to the upgrading of existing infrastructure.
- Identify areas not preferred for medium density development due to economic, environmental or infrastructure considerations.
- Quantify the existing and potential population of the City.

Population

Maroondah's population has not declined to 2011 as predicted, but rather various age groups (particularly elderly) have taken prominence in numbers and needs, the implications being more housing planning required for the aged in the future.

Household sizes have diminished as predicted, falling from 2.9 persons in 1997 to 2.55 persons currently (to 2.48 by 2026). The implications are that choice, size, adaptability, increasing affluence and sustainability in housing is catering to singles, couples and families and needs to be ratified in policy. Maroondah has a higher proportion of lone person households (24.2% compared to 22.3% Greater Melbourne) and also a higher proportion of couples without children (24.2% compared to 23.5% Greater Melbourne). By 2026 the largest forecast increase is expected in couples without dependents and single person households.

An increase of 2,944 households is forecast which will account for 31.2% of all households. In terms of overall population, a projected increase of 13,400 people to 120,592 by 2026 is projected, at an average annual growth rate of 0.79% equating to 6,600 households during the period.

With respect to ageing, the numbers of persons aged 60+ has increased as predicted from 1997. The implications of this is that between 2011 and 2026 forecasts for the 70 to 74+ ages is expected to increase by 2,168 and account for 4.6% of total persons, requiring particular emphasis on aged care and ageing in place policies.

Property market

An annual rate of approximately 444 dwellings per annum to 2031 is projected based on current figures. The prediction made in 1997 was approximately 500 dwellings per annum. The implications are therefore negligible, based on these overall figures which are very similar.

The 1997 strategy predicted an increase in medium density dwellings and a dominant single, detached dwelling type. An analysis of the types of dwellings in the City of Maroondah in 2011 shows that 76.6% of all dwellings were separate houses, 22.4% were medium density dwellings, and 0.8% were high density dwellings. The implication from these statistics is that Maroondah remains an ostensibly 'single dwelling' area and the housing strategy review should account for this in future planning.

Maroondah's 1997 Housing Strategy and the most recent raw data collected from the Maroondah Festival 2014 suggests housing is the second most important issue for Maroondah residents in the

sample size interviewed after environment/open space/green areas issues, the implications being that future housing plans for Maroondah have a high profile in the community.

Key strategies will have to address increased medium density housing around and in activity centres and overall diminishing land supply.

Urban Character

The 1997 strategy made reference to older building stock and 'good quality, single dwelling stock'. The implication is that continued strategic planning for Maroondah's housing stock (streetscape type, age, typology and design) will provide defining urban characteristics important to understanding and planning for future housing stock.

The 1997 Housing Strategy made specific reference to areas which are 'currently undergoing change' with infill development. The implication for the new Housing Strategy is that existing housing stock needs to be quantified and qualified - providing housing type and size and design to different areas within the City of Maroondah: new housing opportunities in Bayswater North, Croydon, Croydon South; younger families in Kilsyth, Ringwood and Ringwood East; older adults and retirees attracted to rental stock and proximity to transport; Croydon Hills, Croydon North, Heathmont, Kilsyth South, Ringwood North and Waranwood are expected to continue to attract family households, as these areas regenerate.

The 1997 strategy also made reference to areas of special environmental quality and diverse landscapes by virtue of topography, views, hill top vistas, dense vegetation, streetscape, road reserve vegetation and larger lots characteristic of Maroondah requiring attention in policy provision. The implications are that today the imperative for protection and careful treatment of special landscapes in Maroondah remains paramount, reflected in policy provision including within the Maroondah Planning Scheme.

It is a clear outcome that many predictions in the 1997 strategy hold true today, particularly with respect to maintaining the urban character and strategic frameworks aligned with the attributes held valuable by the Maroondah community. This is evidenced in the planning controls in place in the Maroondah Planning Scheme, council policies and feedback from the recent Housing Strategy launch at the 2014 Maroondah festival, where environment, landscape and open space issues were placed at the top of community concerns. The community also expressed the observation of a balanced approach to development, mix of housing types and densities, whilst protecting special environmental quality, ridgelines, terrain, landscaping and larger lots in appropriate areas.

Strategic Framework

The strategic framework in the 1997 Housing Strategy was based on providing a mix of housing types and densities for future generations in Maroondah, protecting and enhancing environmental areas and maximizing investment in infrastructure, public transport, roads, community facilities and activity centres. The implications for Maroondah in 2015 are that these imperatives remain largely intact and are reflected in council policy and the Maroondah Planning Scheme.

The strategic framework in the 1997 Housing Strategy claimed that strategic planning policy development should continue to maintain and protect special environmental qualities characteristic of Maroondah to ensure housing is appropriately designed and sited. In council's various policy frameworks and the Maroondah Planning Scheme, this remains a prime consideration. The 1997 Housing Strategy highlighted the need for landscape overlay controls to protect areas of high environmental quality. The existing suite of landscape overlay controls and landscape policies, suggests the importance placed on protecting these attributes remains high. Identification of areas appropriate for medium density development ('Medium Density Preferred') shown on the Housing Strategy Map in the 1997 Housing Strategy remain accurate and the subject of Council Structure

Plans and include Ringwood, Ringwood East, Heathmont and Croydon. To this end, providing a mix of housing types and densities remains true. The 1997 Strategy made references to preferred areas for medium density development being located close to existing urban infrastructure and outside areas of environmental and amenity significance and that commercial or non-residential redevelopment of these areas should not be supported. The implications are that in the most recent activity centre models in State metropolitan strategy for Maroondah (Plan Melbourne), a certain amount of specific, contributory business and commercial development may be allowed in a mixed use activity centre model. Closely connected, maximising investment in public transport and road infrastructure, community facilities and activity centres will continue to take precedence in future planning decisions as sustainable transport gains popularity.

Similarly, protecting special environmental quality, ridgelines, sloping terrain, landscaping, large lots remains accurate.

Statutory Framework

In 1997, the Housing Strategy made reference to the Maroondah Planning Scheme being used for the implementation of the Housing Strategy. This remains the case today.

The strategy also spoke of continuing to apply variations to the 'Good Design Guide' for areas of medium density housing. In 2015, the correct zoning and development of local schedules to ResCode encourage medium density housing in the same areas, supported by existing or proposed Structure Plans. Another implication is that Council's long term strategy, 'Maroondah 2040', continues to set future direction with regards to housing forms within Maroondah on the basis of strategic desirability.

The 1997 Housing Strategy also made reference to extending landscape protection to areas of Ringwood and Heathmont – this has been achieved partly in Council undertaking and adopting Structure Plans for these areas which will be incorporated into the Maroondah Planning Scheme. The results are that the Environmental Living Zones and Landscape Protection Controls in 1997 have evolved into Significant Landscape Overlays, Design and Development Overlays and the Vegetation Protection Overlays.

The 1997 Housing Strategy stated that Maroondah's sites of biological significance are important and development should have regard to these sites. The implications are that these issues remain important for Maroondah. Development on or close to sites of biological significance or cultural significance should be minimized as increasingly these areas provide a significant and highly utilized parts of Maroondah – emphasis must be placed on ensuring these areas are neither impacted detrimentally with housing or eroded by conflicting planning policy related to housing.

Activity Centres, medium density and infill development

The redevelopment of many of Maroondah's residential areas in the activity centres suggests that maximization of infill development and creation of medium density housing, investment in public transport and road infrastructure and community facilities has indeed occurred, while extending for instance the Significant Landscape Overlay controls has protected areas of special environmental quality by virtue of topography, views, hill top vistas, dense vegetation, narrow roads, road reserve vegetation, larger lots.

The explicit designation of Ringwood as a Metropolitan Activity Centre and further development of Croydon as an important second tier activity centre along with smaller, approved structure plans (Ringwood East and Heathmont) represents further intensification. When viewed with the opening of EastLink at the western end of the municipality in 2008, increased volumes of daily traffic through the municipality (bus, rail, train, private vehicle) and significant emphasis on Maroondah's designated activity centre status, no doubt the pressure at various levels of government and private investment to provide a functioning municipality will remain clear and present and represents a

sizeable growth since 1997. This is a very real implication. The challenge is made that much more complex by the need to respond, mitigate and adapt to climate change and a post-peak oil economy. Management of infrastructure and prioritisation of capital works since 1997 has had to consider not only demographic changes and accessibility for all ages and abilities but also now, more alarmingly, climate change.

Outside the Activity Centres

Outside the activity centres, the marked increase in the number of small-scale subdivisions and release of a number of new residential estates since 1997, along with the development of industrial estates in the southern part of Maroondah and closure of a number of State Government educational facilities has provided additional complexities in land use mix for Maroondah.

As places of mere employment become multi faceted employment/living nodes and Maroondah makes the shift from a predominantly manufacturing to retail, service and high tech industries/knowledge base industries, Ringwood and Bayswater North in particular are likely to play an increasingly important role as locations of employment and services in Melbourne's Eastern Region. This is reflected in the literature review to date. A greater emphasis on employment nodes and preparation to accommodate them (and therefore provide for housing in close proximity to employment nodes) draws on the activity centre model increasingly. The implications are that increasingly strategic frameworks will be required for long term housing planning, hence the review of this document.

Without investment in sustainable transport, such as rail upgrades, better bus service frequency and bicycle network improvements, it is likely that the majority of trips will continue to be made by car in Maroondah. Shifts towards sustainable transport modes are most likely to be buses, walking and cycling. This is a growth area overall for Maroondah since 1997, the implication being that Maroondah remains highly car dependant.

Housing numbers predictions, household size and population characteristics

Population predictions in 1997 were above expected and given unusually strong market forces since, would have been very hard to predict. The prediction in 1997 for approximately 500 additional dwellings per annum - having regard to building approval trends and changing population profile for the foreseeable 10 years to 2007 – is actually approximately 382 dwellings per annum at current rates. In this way, the implication is that the 1997 strategy has overestimated overall dwelling numbers somewhat. These numbers are expected to increase to 444 dwellings per annum in 2031. Notwithstanding, the basic patterns for Maroondah of smaller households, single person and couple households and an ageing community, most of it holds true today and is reflected in census and independent research in this report.

Overall, within today's policy context, (incorporating Plan Melbourne, State Planning Policy Frameworks and Local Planning Policy Frameworks) the implications are that the Housing Strategy has been delivered but requires updating to address Maroondah in 2015.

Long term community aspirations and housing

Maroondah's population has aspirations with respect to housing, captured in Council's long term vision, 'Maroondah 2040'. Key directions with respect to housing include high quality urban design that provides for a healthy, attractive and desirable built form; connection between the built environment and the natural environment; high quality architecture through the use of urban design guidelines and principles; environmentally sustainable design; water sensitive approach in the development and renewal of the built and natural environment. The implications are that in many ways the 1997 document reflected these basic aspirations with its emphasis on the natural

environment, protection of the urban character and providing a desire to draw these attributes together into long term strategy.

Metropolitan strategy

Largely driven by metropolitan planning strategy, the concept of a vibrant day and night-time economy and encouragement for high density development in activity centres where access to high quality facilities, services and amenities is premium, provides additional impetus for review of the 1997 strategy (even if the concepts of activity centres was already well established and discussed). This is bolstered by milestones in Plan Melbourne such as protection of suburbs by delivering density in defined locations and the adoption of a '20-minute neighbourhood' model. In recent research for Maroondah, in the context of general metropolitan growth, vehicle trips to and from the city at peak times are likely to become longer as congestion increases. With the exception of Ringwood and to a lesser extent Croydon, the concept of the '20 minute city' in Maroondah generally requires residents to drive to access services and facilities. The implication is that some of Plan Melbourne's aims with respect to the '20 minute neighbourhood' may not be realised fully in Maroondah in the foreseeable future.

Housing for disadvantaged groups

Support for provision of a diverse range of housing across Maroondah that meets the needs of current and future residents remains paramount, reflected in ownership rates, occupancy and SEIFA indications and this includes rental properties servicing ever growing numbers of newly arrived migrants. The implication is also that need for housing for disadvantaged groups, given current trends, will only grow and these requirements need to be factored into future housing planning.

CONCLUSIONS

Revisiting the 3 questions posed in the 1997 Housing Strategy Review:

Provide for a mix of housing types and residential densities to cater for the changing profile of the population

Yes, the Housing Strategy in 1997 aimed to do this and delivered it, except the population projections were underestimated and housing provision overestimated.

Protect and enhance areas of special environmental quality

Yes, the Housing Strategy in 1997 aimed to do this and delivered it with additional overlay controls and local policy enhancement in the Maroondah Planning Scheme.

Maximize the existing investment in public transport and road infrastructure, community facilities and Activity centres

Yes, the Housing Strategy in 1997 aimed to do this and delivered it and in successive metropolitan strategies; Maroondah has been able to build on it.

Key messages from the Gap Analysis and Community Feedback include:

- Maroondah is evolving, becoming increasingly diverse in population and housing needs.

- Environmental sensitivities will continue to focus heavily in Maroondah residents' housing choices, that is, a desire for canopy cover, parks, open spaces and green areas close to housing.
- The 1997 Housing Strategy remains relevant but requiring updating with current policy contexts and demographic information.
- Housing affordability will continue to provide challenges in housing planning and provision for the residents of Maroondah.
- Council's various corporate and strategic documents require an updated Maroondah Housing Strategy as part of the suite of important planning tools.

APPENDIX 1

THE MAROONDAH MUNICIPAL HOUSING STRATEGY 1997

The essential attributes and predictions of the 1997 Maroondah Municipal Housing Strategy were as follows:

Demographic context and future demand

- Plan for growing population overall.
- Plan for increase in single person and couple only households.
- Plan for 1000 – 2000 additional medium density dwellings, having regard to building approval trends and changing population profile – in 10 years. Approximately 5000-6000 dwellings were calculated to be built overall if required (ie maximum capacity for medium density areas).
- The population is ageing with an increase of 60+ forecast to continue to 2011.
- Household income is increasing.
- Household size is 2.9 persons
- Household growth expected to peak in 1996.
- Demand for new medium density dwellings expected to abate to 2007.
- Shift in preference to townhouses to 2007.

Diversity and choice and flexible planning regulation

- Local variations to Good Design Guide if required (eg. Increased rear setbacks and greater private open space areas in residential zones in Maroondah).
- Identify areas appropriate for medium density housing as shown on housing strategy map and having (1) close proximity to community facilities and Activity centres (2) good potential for infill development – medium density development.
- A high degree of accessibility to medium density areas and areas where potential for infill exists.

Statutory Framework

- Develop local variations to the 'Good Design Guide' to encourage medium density areas.
- Develop local variations to the 'Good Design Guide' for Landscape Protection and Environment Living Zones.
- Extend Landscape Protection Living Zones.
- Extend Environmental Living Zones.
- Incorporate the Municipal Housing Strategy into the Maroondah Planning Scheme.
- Identifying 'Medium Density Preferred' areas.

Strategic Framework

- Provide a mix of housing types and densities.
- Protect special environmental quality, ridgelines, sloping terrain, landscaping, large lots.
- Maximize investment in public transport and road infrastructure, community facilities and Activity centres.
- Medium Density housing near arterial roads, accessible to Activity centres, having high levels of infill development.

Environment and amenity and landscape protection overlay controls

- Emphasize and promote the 'Environmental Living Zone A' to protect areas of special significance (currently 'Design and Development Overlay 1' control).
- Emphasize and promote the 'Environmental Living Zone B' to protect areas of special significance (currently 'Design and Development Overlay 2' control).
- Emphasize and promote the 'Landscape Protection Overlay' to protect areas of special significance (currently 'Significant Landscape Overlay' control).

Neighbourhood character

- Define the character and then build on it as an asset
- Residential development characterized by areas that are up to 25 years old and having single dwelling stock.
- Older areas of 30-45 years old which are being replaced by infill medium density development.
- Areas of special environmental quality by virtue of topography, views, hill top vistas, dense vegetation, narrow roads, road reserve vegetation, large lots.

Non-urban areas

- Maintain green wedge land and special areas of environmental significance (eg. Kilsyth South). The green wedge and urban boundaries exist today.

Property Market

- Single family detached dwellings.
- Medium density increasing
- Housing approvals approximately 500 per annum in 1997.
- Broad acre land supply diminishing.
- Medium density development occurring around Activity centres and rate likely to slow to 2007.

Planning controls affecting Maroondah

- Emphasis on provision, identification of need, facilitation, regulation, zone and overlay controls.

State level

- The overarching State level policy was 'Living Suburbs' (currently Plan Melbourne) , providing strategic directions for business and economic growth; building on transport and communications; strengthening links between Melbourne and regional Victoria; enhancing environment, liveability; increasing functionality.
- Enhanced need for suburban, multi-functional Activity centres.
- Enhancing green areas.
- Vic Code ('Victorian Code for Residential Development') for all forms of housing (currently ResCode) through dedicated design schedules and aims – performance based.
- A wider choice in housing for changing housing needs.
- 'The Good Design Guide' (medium density housing, attached dwellings, small lots)

- Site responsive design based on context and features of land – moving away from prescription – performance based.
- Considered density, infrastructure, neighbourhood character, site layout, energy efficiency, building envelope, visual and acoustic privacy, car parking/access, open space, site facilities, dwelling entry/interior

Maroondah Planning Policies

- Urban Consolidation – Metropolitan Regional Section providing diverse housing and dwelling density flexibility.
- Retain housing stock.
- Transport - Metropolitan Regional Section

Maroondah's long term vision in 1997

- 'Maroondah 2020, A Shared Future', 1996 – 6 strategic goals.
- Sustainable environment.
- Enhancing built and natural environment.
- Diversity and needs basis.

Maroondah Corporate Plan 1996

- Attractive, functional housing.

Conclusions and Planning Analysis

- Controls protecting ridgelines and vegetation are important.
- Development on or close to sites of biological significance or cultural significance should be minimized.
- Preferred areas for medium density development should be located close to infrastructure and outside of areas of environmental and amenity significance.
- Identify, provide and facilitate housing styles and density in Maroondah.
- Provide to a multi-function Activity centre model.

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