

21.07 HOUSING AND RESIDENTIAL LAND USE

11/10/2018
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21.07-1 Overview

11/10/2018
C97

The development and maintenance of diverse and sustainable housing opportunities in the City of Maroondah is critical to the achievement of housing strategies in the municipality. There is a clear commitment to the protection of existing urban and environmental quality, while also providing an effective framework for the encouragement of increased residential opportunities in selected locations. Maroondah is predominantly a residential municipality, therefore the provision of a structured, high quality residential environment is paramount to our community.

The topography and landscape combine to provide Maroondah with a unique blend of residential precincts, the high density housing in the Ringwood Metropolitan Activity Centre, the Croydon Major Activity Centre, and the Ringwood East and Heathmont Neighbourhood Activity Centres, as well as the conventional residential precincts, to areas of high environmental quality that are enhanced by dwelling density and subdivision limitations.

Maroondah is dominated by two ridgelines and complemented with rolling topography. The Loughnan Warranwood Ridge and Wicklow Hills Ridge are heavily vegetated, even though mostly developed as residential suburbs. Near-continuous canopy tree cover, interspersed by rooftops, dominates views to the ridgelines. The ridgelines and topography are unique within Melbourne. The hills help define the sense of place and provide views from dwellings and streets that are evident both within and outside the municipality. These views provide topographic interest to many of the suburbs.

Architectural styles and street layout, also reflects the dominant trends of the eras in which they were developed. Closer to the railway line and Maroondah Highway – the older ‘core’ of Maroondah – housing characterised by post-war architectural styles set on rectilinear street layouts (with some notable exceptions such as the Walter Burley Griffin subdivision in Croydon) and including a mix of brick and weatherboard homes. Suburbs on the periphery of the municipality in hilly topography were the latest to be developed and exhibit curvilinear streets and contemporary, reproduction-style homes, almost exclusively in brick. The mix of development is again given a modicum of consistency through the existence of established gardens.

21.07-2 Objectives, strategies and implementation

11/10/2018
C97

Objective 1

- To maintain and enhance the mix of housing types and residential densities to cater for the changing profile of the population.

Strategies

- Coordinate housing opportunities to ensure that they contribute to the development of a balanced, vibrant and interesting community.
- Encourage a mix of residential densities and dwelling types in the subdivision of vacant residential land and the re-development of any land with residential potential ie. golf courses or school sites.

Objective 2

- To provide housing opportunities which complement the environmental character of Maroondah.

Strategies

- Minimise the impact of urban development on water quality in local waterways.
- Adopt best practice stormwater management in urban areas through active involvement with Melbourne Water and the Environment Protection Authority.

- Provide for the development and enhancement of all headwaters within the municipality.
- Protect and enhance areas of special environmental quality by limiting the physical and visual intrusion of high density dwelling development.

Objective 3

- To ensure the provision of responsible and sustainable housing stock in terms of design, construction, building materials and siting criteria.

Strategy

- Facilitate a balanced mix of housing stock, which utilises design diversity, innovative materials and affordable construction techniques.

Objective 4

- To limit the intrusion of non residential uses into residential precincts.

Strategies

- Prevent the loss of residential land and housing stock for essential non-residential uses without suitable residential replacement in some alternative location within the municipality.

Objective 5

- To ensure that residential development contributes to and enhances the preferred neighbourhood character of Maroondah.

Strategies

- Improve the quality of dwelling design, urban design and site layout.
- Encourage variations in development that respects the sensitive visual and physical characteristics of different residential locations within Maroondah.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.

Objective 6

- To encourage the development of additional dwellings within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.

Strategies

- Encourage a mixture of residential development in identified areas within the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre at medium or higher densities to make optimum use of the facilities and services available.

Objective 7

- To encourage more environmentally sustainable forms of residential development.

Strategy

- Ensure that planning, design, siting and construction of new residential development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all residential development is in accordance with the Residential Neighbourhood Character, Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all development is in accordance with the Waterways Protection Clause 22.01.
- Ensuring all development in residential areas is in accordance with the Residential Neighbourhood Character Clause 22.02.
- Encouraging the provision of a wide range of dwelling densities and styles to meet a diverse range of community needs.
- Discouraging the development of residential land for non-residential uses and ensuring residential uses are located appropriately in accordance with the Non Residential Uses in Residential Areas Clause 22.13.
- Encouraging the provision of apartment style residential development within the Ringwood Metropolitan Activity Centre and Croydon Major Activity Centre in accordance with the Ringwood Activity Centre Clause 22.06 and the Croydon Major Activities Area Clause 22.09.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10

Zones and overlays

- Applying a Design and Development Overlay which limits subdivision and dwelling density in environmentally sensitive residential areas of Maroondah, including the Loughnan Warranwood Ridge and Wicklow Hills Ridge.
- Applying a Significant Landscape Overlay to the sensitive ridgeline features of the municipality and extending this Overlay across additional sensitive residential sections of the municipality, including drainage catchment areas.
- Applying the Special Building Overlay to land affected by overland flows in storm events that exceed the capacity of underground drainage systems.
- Rezoning land in accordance with the recommendations included in the Croydon Town Centre Structure Plan, 2006.
- Applying a Design and Development Overlay over the Croydon Major Activity Centre to promote appropriate scale and built form.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.

Future strategic work

- Undertaking regular reviews of the Maroondah Municipal Housing Strategy to ensure that a relevant and consistent approach to residential development is maintained.
- Monitoring the trends associated with the development of medium density housing and implementing relevant local design standards.
- Identifying specific locations suitable for comprehensive medium and high density housing development in close proximity to the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre, major transport nodes and other commercial centres.
- Introducing specific land use policies to provide appropriate guidance for the assessment of commercial and non-residential uses in residential zones.

- Undertaking a strategic assessment of land capability factors to facilitate a range of residential densities.
- Preparing urban design and streetscape guidelines to achieve innovative dwelling design in the conventional, environmental and preferred medium density housing precincts of Maroondah.
- Introduce policy to encourage buildings which use energy and water efficiently and minimise waste and ensure that new buildings incorporate design measures that assist in reducing energy, water and waste resource use in their construction and operation.
- Develop a marketing and investment strategy to promote opportunities for shop-top housing and mixed use development with housing at upper levels in the Ringwood Metropolitan Activity Centre and the Croydon Major Activity Centre.
- Explore opportunities for the provision of affordable housing and student housing in the Croydon Major Activity Centre through: identifying appropriate sites; advocating to the State Government for improved supply; developing partnerships with Housing Associations and private sector providers; and working in collaboration with Swinburne TAFE to identify student needs.
- Investigate the potential for future high quality intensive residential development on the industrial land on Lusher Road, Croydon.

Other actions

Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Maroondah Neighbourhood Character Study, Planisphere, 2004

Croydon Town Centre Structure Plan, Planisphere, 2006

Ringwood Western Gateway Urban Design Review, Hansen Partnership, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009

Residential Land Use Framework Plan

