

NEIGHBOURHOOD AREA 2 LOUGHNAN'S HILL

Vision for the character of Maroondah

Maroondah provides a living environment enjoyed for its variety of housing types and its strong landscape setting of heavily vegetated hills, vales and ridgelines. The residential areas contribute to this setting through public reserves, private gardens and trees, which envelop the City in a 'green blanket'.

Loughnan's Hill Neighbourhood Area is located in the western extremity of the Municipality, north of Loughnan Road. It is a spacious residential neighbourhood set in a hilly landscape, with many with canopy trees. Loughnan's Hill is visible from many parts of Ringwood and adjoining municipalities. Its bushland reserves and vegetated hillsides contribute greatly to the character of Maroondah.

Community values

The community of Loughnan's Hill Neighbourhood Area values:

- tree canopies, bird life, native flora and fauna, particularly around Mullum Mullum Creek;
- quiet character of the suburbs;
- the lack of fences and footpaths in streets; and
- views, topography and the steepness of blocks.

The community of Loughnan's Hill Neighbourhood Area aspires to:

- the protection of tree canopies and bushland;
- avoid higher density housing with no room for trees;
- improve traffic flows and off-street parking; and
- tighter controls on the removal of trees.

Existing character elements

- Topography changes from gently undulating throughout the eastern half of the area, to very hilly in the western sections. Elevated areas have good views to ridgelines both within and outside the municipality. Two bushy reserves are located centrally within the area.
- Architectural styles are very mixed, but clustered in pockets from Post War era 1950s and 1960s through to contemporary estates, including some reproduction styles.
- Dwellings tend to be single storey in the older established areas, and double storey in the newer estates.
- Materials are a mixture of brick veneer or weatherboard, with tile or iron roofing.
- Lot sizes vary from 700m² - 900 m², with some examples of larger lots.
- Front setbacks are average, at around 6m - 7m, with setbacks from both side boundaries. There are some examples of garages built to one side boundary.

- Garden styles are mixed and established in most areas, with large canopy trees of both exotic and native species.
- Frontage treatments vary, with examples of low front fences of mixed materials, or open frontages with vegetation at the front boundary.
- Road patterns vary from pocket to pocket, reflecting the 'piece by piece' development of the neighbourhood. The roads are predominantly cul de sac forms, with some examples of very steep streets. All streets are sealed with upstanding kerbs; there are many streets without footpaths.
- Street trees throughout the Neighbourhood Area are mixed in species and spacing, but predominantly native.

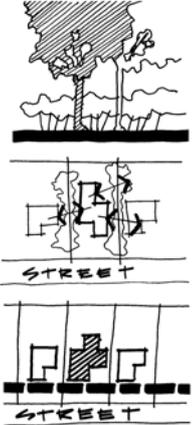
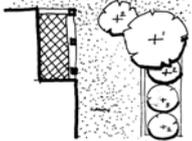
Preferred future character

The Loughnan's Hill Neighbourhood Area will continue to provide a vegetation-dominated backdrop to the City. Buildings on the upper slopes will be designed and sited with the topography and will ensure the tree canopy cover is retained. The mix of building types and styles throughout the area will be unified with the continued use of vegetation, particularly locally indigenous species and front fences will remain low and open.

The preferred future character will be achieved by:

- ensuring new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop, when viewed from within and outside the neighbourhood;
- ensuring development on steep slopes is designed with the topography and avoids excessive excavation and removal of vegetation;
- ensuring the siting of buildings provides for the retention and addition of understorey vegetation wherever possible and contributes to spacious, bushy streetscapes;
- ensuring the retention of the tree canopy cover and encouraging the planting of additional indigenous and/or native trees, including street trees, which link isolated pockets of indigenous and native vegetation; and
- encouraging low or open front fences.

Design guidelines

Objective	Design Response	Avoid
To ensure that new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop, when viewed from within and outside the neighbourhood.	<p>Keep development below the established or future mature tree canopy height.</p> <p>Use darker building materials and colours that are less prominent visually, particularly for upper levels and roofs of buildings located on prominent ridges or hill faces.</p>	<p>Buildings that protrude above the tree canopy.</p> <p>Light coloured surfaces and highly reflective materials, particularly on roofs.</p> 
To ensure that development on steep slopes is designed with the topography and avoids excessive excavation and removal of vegetation.	<p>Minimise the visual impact and reduce the need for cut and fill by designing buildings to follow the contours and step down the site.</p> <p>Minimise building footprint and articulate buildings into separate elements.</p>	<p>Excessive cut and fill.</p> <p>Visually dominant, sheer and unarticulated elevations.</p> <p>Loss of vegetated backdrop.</p> 
To ensure the siting of buildings provides for the retention and addition of understory vegetation wherever possible and contributes to spacious, bushy streetscapes.	<p>Site buildings to minimise the loss of existing vegetation, including understory and to provide for the planting of new substantial vegetation.</p> <p>Dwellings should be set back from both side boundaries.</p> <p>The front setback of dwellings should be no less than the average setback of the adjoining two dwellings.</p>	<p>Loss of vegetation, including understory.</p> <p>Site clearing.</p> <p>Dwellings sited too close to the boundaries to allow for the planting of substantial vegetation.</p> <p>Dwellings set too far forward.</p> 
To ensure the retention of the tree canopy cover and encourage the planting of additional indigenous and/or native trees, including street trees, which link isolated pockets of indigenous and native vegetation.	<p>Retain established trees and provide for the planting of new indigenous and/or native canopy trees wherever possible.</p> <p>Prepare a landscape plan to accompany all applications for new dwellings that includes utilisation of appropriate indigenous and /or native species.</p>	<p>Loss of canopy trees, particularly indigenous and/or native species.</p> 
To encourage low or open front fences.	<p>Provide no front fence where this predominates in the street in accordance with Schedule 1 of the Residential 1 Zone.</p>	<p>Loss of open frontages.</p> <p>High, solid front fencing.</p> 