

NEIGHBOURHOOD AREA 1 MULLUM MULLUM CREEK

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'.

The Mullum Mullum Creek Neighbourhood Area is located around the Maroondah Highway commercial precinct and the Ringwood Activity Centre, and features the Mullum Mullum Creek in the south of the municipality. It is the inner part of the earlier established residential 'core' of Ringwood, characterised by low-scale housing stock in established garden settings and an abundance of canopy trees. A particular feature of this neighbourhood is that it is centred on a 'green corridor' in the form of the Mullum Mullum Creek, providing a continuity of flora and fauna throughout the neighbourhood and contributing further to the City's 'leafy' character.

Community values

The community of Mullum Mullum Creek Neighbourhood Area values:

- older homes and gardens that are well maintained;
- proximity to services and shopping centres;
- bushland on the Creek; and
- views to bushy/forested hillsides.

The community of Mullum Mullum Creek Neighbourhood Area aspires to:

- encourage developments that are sensitive to neighbourhood character; and
- protect the treed canopy of the area.

Existing character elements

- The topography is gently undulating to hilly, with views to the vegetated creekline found in parts.
- There are substantial areas of native vegetation in the open space areas around the creek.
- Architectural styles include simple Post War era 1950s and 1960s weatherboard and brick, 1960s and 1970s L-shaped and 1980s adaptations of the L-shape form.
- Dwellings are single storey with either gabled or hipped roofs.
- Materials are a mixture of brick and weatherboard with tiled roofs.
- Setbacks are consistently 6m-7m at the front with 1m/3-4m at either side, except in a few newer developments.
- Lot sizes vary but are generally 500m²-900m², with occasional smaller and larger blocks.

- Simple established exotic gardens are common throughout, frequently with canopy trees.
- Front fences vary from medium to low or absent.
- The street layout is regular and structured with some curvilinear/cul-de-sacs infill. Roads are sealed, commonly with upstanding curbs and wide grassy nature strips. Footpaths are found on the major roads only.
- Street trees are mixed species and irregularly located.

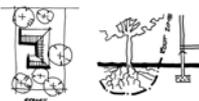
Preferred future character

The Mullum Mullum Creek Neighbourhood Area will continue to derive its character from the Creek and parkland, which forms a strong 'green corridor' throughout the neighbourhood. Dwellings will be site responsive in design and set beneath an established canopy of trees. Consistent street tree planting will continue an indigenous and/or native theme from the parkland, encouraging fauna into the streets and gardens.

The preferred future character will be achieved by:

- ensuring well articulated and site responsive buildings that relate to the streetscape;
- ensuring building setbacks allow space between dwellings for vegetation;
- ensuring that driveways or car parking structures do not dominate the front setbacks;
- encouraging low front fence treatments;
- encouraging the retention of the tree canopy by actively retaining or replacing established trees;
- ensuring development adjacent to the creek parkland responds to and complements the landscape character of the area; and
- developing consistent street tree planting with an indigenous and/or native theme including areas adjacent to the creek.

Design guidelines

Objective	Design Response	Avoid
To ensure well articulated and site responsive buildings that relate to the streetscape.	<p>Articulate and recess upper storey building elements from the front façade.</p> <p>New development should be sited and designed to address the street.</p> <p>The front setback should be no less than the average setback of the adjoining two dwellings.</p>	<p>Large bulky buildings with unarticulated wall surfaces.</p> <p>New development with no street address.</p> <p>Dwellings set too far forward or back.</p> 
To ensure that building setbacks allow space between dwellings for vegetation.	Dwellings should be set back from both side boundaries.	Boundary to boundary development with no space for planting.
To ensure that driveways or car parking structures do not dominate the front setbacks.	<p>Locate garages, carports and car parking areas behind the front façade of the dwelling.</p> <p>With the exception of driveways, minimise impervious surfacing in front garden areas.</p> <p>Provide only one vehicular crossover per frontage.</p>	<p>Front setbacks dominated by car parking structures and hard surfacing.</p> <p>Gun barrel driveways.</p> <p>Loss of street trees due to cross over construction.</p> 
To encourage low front fence treatments.	On sites not adjacent to main roads provide open style front fences up to 0.9m in height.	High, solid front fences.
To encourage the retention of the tree canopy by actively retaining or replacing established trees.	<p>Buildings should be sited and designed to minimise loss of existing vegetation.</p> <p>Replace any trees lost with trees, including natives that will grow to a similar size.</p>	<p>Site clearance.</p> <p>Loss of vegetation, particularly native canopy trees.</p> 
To ensure that development adjacent to the creek parkland responds to and complements the landscape character of the area.	<p>Use materials and colours that complement those occurring naturally in the area.</p> <p>Low or transparent back boundary fencing is encouraged on boundaries directly abutting the Mullum Mullum Creek parkland.</p> <p>Design new development to increase natural surveillance of the creek corridor by incorporating elements such as windows and decks overlooking the parkland.</p>	<p>Large areas of 'artificial' colour or highly reflective surfaces.</p> <p>High, solid fencing preventing natural surveillance of the creek parkland.</p> 
To develop consistent street tree planting with an indigenous and/or native theme including areas adjacent to the creek.	<p>Continue the use of indigenous and/or native riverine planting from the Mullum Mullum Creek corridor throughout the public domain.</p> <p>Minimise the loss of street trees that contribute to a consistent street tree theme.</p>	<p>Loss of street trees, particularly indigenous or native trees.</p> <p>Lack of a consistent indigenous and/or native theme in street tree planting.</p> 