

NEIGHBOURHOOD AREA 18 BURLEY GRIFFIN

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 Burley Griffin Neighbourhood Area has a distinctive character within the City of Maroondah as a neighbourhood that is set among the hills and vales of the Wicklow ridgeline that traverses the municipality. It is based on a Walter Burley Griffin subdivision and lot layout that has remained substantially unchanged since its development. Houses are nestled into established native and exotic vegetation and the hill faces and higher slopes of the neighbourhood present a green backdrop when viewed from elsewhere in the municipality, a characteristic that is highly valued by the whole Maroondah community.

Community values

The community of Burley Griffin Neighbourhood Area values:

- large blocks with well-maintained gardens and houses that blend in with the neighbourhood;
- remnant native vegetation and mature exotic trees;
- unmade roads and footpaths providing a park-like rural atmosphere; and
- views and glimpses of the Dandenong Ranges and surrounding ridgelines.

The community of Burley Griffin Neighbourhood Area aspires to:

- the protection of tree canopy, both exotic and indigenous.
- maintain large lot sizes and ensure lots are not dominated by housing or impervious hard-standing surfaces; and
- discourage multi-storey developments and dual occupancies that are not consistent with local character.

Existing character elements

- Topography is very hilly to steep in parts with a number of outcrops to surrounding hillsides.
- Architectural styles are a mix of Post War era 1950s and 1970s – 1980s with some examples of modern styled dwellings.
- Dwellings are predominantly single storey, with double storey dwellings located closer to the hilltop.
- Materials are a mix of brick veneer and weatherboard with tiled roofs.
- Lot sizes are generally large, and vary from 700m² - 4000m².
- Front setbacks are large, at around 8m - 12m and side setbacks are generous from both boundaries.

- Garden styles are a combination of established mixed species gardens containing many large canopy trees and bushy remnant gardens with a dense cover of large canopy trees.
- Frontage treatments are mixed, with vegetated screenings and low to medium height open style front fences.
- Road patterns tend to curve and follow the topography of the hill. Street surfacing is mixed with sealed roads and upstanding kerbs and some gravel sections with informal swale drains.
- Street trees are generally mixed in species and sizing with some streets of remnant trees and shrubs on the verges.

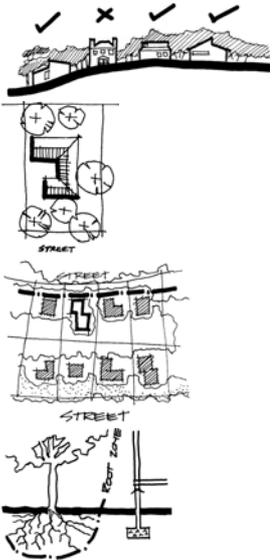
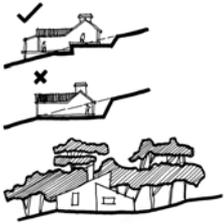
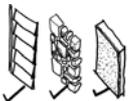
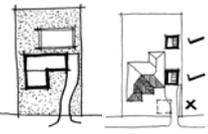
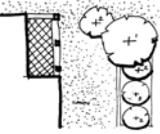
Preferred future character

The Burley Griffin Neighbourhood Area will continue to be characterised by its bushy, non-suburban character. Buildings will relate well to the site and surrounding landscape. They will be tucked into the landscape and largely screened by substantial indigenous vegetation, and established exotic trees. Informal road treatments will remain. The sense of enclosure in many streets will be retained through the protection of canopy trees. New development will relate to the topography and the site and will utilise materials and colours that complement those found in the surrounding area.

The preferred future character will be achieved by:

- ensuring site responsive and low scale building forms tucked into the landscape and surrounded by vegetation;
- ensuring development in elevated areas or on hill faces is designed with the topography, avoiding excessive excavation and removal of vegetation;
- encouraging the use of materials and colours found naturally in the local area;
- encouraging the use of permeable materials within front setbacks;
- encouraging the planting of indigenous and exotic vegetation, including substantial trees; and
- encouraging open frontage treatments, including the use of vegetation instead of front fencing.

Design guidelines

Objective	Design Response	Avoid
<p>To ensure site responsive and low scale building form tucked into the landscape and surrounded by vegetation.</p>	<p>New buildings should be innovative and contemporary and designed to respond to the characteristics of the site and locality.</p> <p>Keep development below the established or future mature tree canopy height.</p> <p>Respect the predominant building height in the street and nearby properties.</p> <p>Set dwellings well back from both side boundaries to maximise permeable space, in order to sustain substantial vegetation.</p> <p>Provide substantial front setbacks, typical of those in the street.</p> <p>Set dwelling at sufficient distance from established canopy trees to avoid root interference / subsequent removal.</p>	<p>Dwellings with no relationship to the site or surrounding landscape.</p> <p>Buildings that protrude above the tree canopy.</p> <p>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</p> <p>Vertically dominant, highly visible buildings.</p> <p>Loss of vegetated backdrop to dwellings.</p> <p>Dwellings sited too close to the side boundaries to sustain vegetation.</p> <p>Dwelling setbacks that differ from the typical street setbacks.</p> 
<p>To ensure that development in elevated areas or on hill faces is designed with the topography, avoiding excessive excavation and removal of vegetation.</p>	<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. Minimise building footprint and articulate buildings into separate elements.</p> <p>Use darker building materials that are less prominent visually, particularly for upper levels and roofs of buildings located on prominent ridges or hill faces.</p>	<p>Excessive cut and fill.</p> <p>Visually dominant, sheer and unarticulated elevations.</p> <p>Light coloured surfaces and highly reflective materials, particularly on roofs.</p> 
<p>To encourage the use of materials and colours found naturally in the local area.</p>	<p>Utilise colours, materials and textures that complement those found in the local environment, with consideration as to how the materials will weather over time.</p>	<p>Large areas of 'artificial' colour or highly reflective surfaces.</p> 
<p>To encourage the use of permeable materials within front setbacks.</p>	<p>Minimise impervious surfacing in front garden areas.</p> <p>Provide only one vehicular crossover per frontage.</p> <p>Site car parking areas and structures behind the front façade of the dwelling.</p>	<p>Large areas of impervious materials.</p> <p>Front boundary setbacks dominated by crossovers, hard surfaced driveways and car parking areas.</p> 
<p>To encourage the planting of indigenous and exotic vegetation, including substantial trees.</p>	<p>Retain established trees and provide for the planting of new indigenous and exotic canopy trees wherever possible.</p> <p>Prepare a landscape plan to accompany all applications for new dwellings that includes the use of appropriate indigenous and species.</p>	<p>Loss of canopy trees, particularly indigenous species.</p> 
<p>To encourage open frontage treatments, including the use of vegetation instead of front fencing.</p>	<p>Provide no front fence where this predominates in the street, or vegetation at frontages.</p>	<p>Loss of open or vegetated frontages.</p> 