

NEIGHBOURHOOD AREA 20 WOMBOLANO

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 appear to cover the City in 'green blanket'.

The Wombolano Neighbourhood Area is in the central south of the municipality north of Canterbury Road. This established residential area is located around the major ridgeline that runs through the centre of Maroondah. Many views are available from and to the neighbourhood. The vegetated hill faces and ridges that typify this area are valued by the local community and contribute to the overall character of the City, as does the west flood plains of the Tarralla Waterway.

Community values

The community of the Wombolano Neighbourhood Area values:

- tree-lined streets and parks;
- existing vegetation, including remnant native vegetation;
- well-maintained gardens and houses;
- views to surrounding ridgelines from the rise to Wombolano Park;
- the bike track, open space provided by the Taralla Waterway; and
- the open space and rural aspects of Tintern Farm.

The Community of Wombolano Neighbourhood Area aspires to:

- greater consistency of housing density; and
- encourage fewer 'cluster' developments.

Existing character elements

- Steep hilly topography on a major ridgeline with good views across the municipality to surrounding hills.
- Architectural styles include a mix of 1970s – 1980s with Post War era 1950s, 1960s, and some examples of 1950s modern.
- Materials include a mix of brick veneer and weatherboard with tile roofing in the older established areas and brick with tile roofing in the 1970s-1980s areas.
- Dwellings are predominantly single storey with some double storey dwellings interspersed and some split-level dwellings in the hilly areas.
- Lot sizes vary from 500m²-1200m² with some examples of larger lots.

- Front setbacks are average, at around 6m - 7m with small and average side setbacks from both side boundaries.
- Garden styles are established, mostly bushy with mixed species and many large native canopy trees.
- Frontage treatments vary, with examples of low fencing, open frontages and vegetation screening.
- Road patterns incorporate a modified grid that curves in some areas with the topography. All streets are sealed with upstanding kerbs, many without footpaths.
- Street trees are mixed in species but regular in spacing with some streets of mostly native trees.

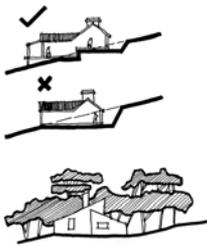
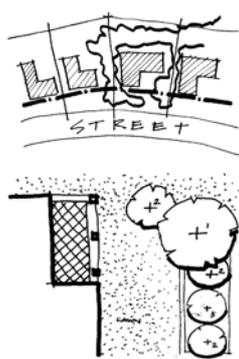
Preferred future character

The Wombolano Neighbourhood Area will continue to be characterised by the hills and ridges that define it, with development on slopes being largely screened by vegetation. Dwellings will be tucked into the landscape, and set in established gardens with tall canopy trees. The sense of enclosure in many streets will be strengthened by the retention of street trees and the use of planting at the front boundaries, often in place of front fences.

The preferred future character will be achieved by:

- ensuring development on steep slopes is designed with the topography, avoiding excessive excavation and removal of vegetation;
- ensuring new development, particularly on hill faces and other highly visible areas, is not visually dominant;
- encouraging the use of materials and colours that complement those found naturally in the local area;
- ensuring new development is tucked into the landscape and does not protrude above the established tree canopy height;
- ensuring the siting of buildings provides for the retention and addition of vegetation; and
- encouraging low or open frontage treatments, with vegetation as an alternative to fencing.

Design guidelines

Objective	Design Response	Avoid
To ensure that development on steep slopes is designed with the topography, avoiding 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 that new development, particularly on hill faces and other highly visible areas, is not visually dominant.	Use darker building materials that are less prominent visually, particularly for upper levels and roofs of buildings located on prominent ridges or hill faces.	Light coloured surfaces and highly reflective materials, particularly on roofs.
To encourage the use of materials and colours that complement those found naturally in the local area.	Utilise colours; materials and textures that complement those found in the local environment, with consideration as to how the materials will weather over time.	Large areas of 'artificial' colour or highly reflective surfaces.
To ensure that new development is tucked into the landscape and does not protrude above the established tree canopy height.	<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>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> 
To ensure that the siting of buildings provides for the retention and addition of vegetation.	<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>Site buildings to minimise the loss of existing vegetation, particularly canopy trees.</p> <p>Provide for the planting of new canopy trees wherever possible, both in private gardens and the public domain.</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> <p>Site clearing.</p> <p>Loss and/or lack of canopy trees, including street trees.</p> 
To encourage low or open frontage treatments, with vegetation as an alternative to fencing.	<p>Provide no front fence or vegetation at the front boundary where this predominates in the street.</p> <p>Alternatively, provide an open style in accordance with the Residential 1 Zone Schedule.</p>	<p>Loss of open frontages where this currently predominates.</p> <p>High, solid front fencing.</p> 