

# NEIGHBOURHOOD AREA 23 RINGWOOD ACTIVITY CENTRE

## 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 Ringwood Activity Centre Neighbourhood Areas are located at 3 sites, all within proximity to the Ringwood Railway Station (refer to general brochure map for exact locations).

This area is characterised by a mix of timber dwellings and multi unit brick veneer development. Development is generally single storey, on a range of different lot sizes. Landscaping varies from established gardens with canopy trees in the front area for single dwellings to less intensive gardens with emphasis on feature canopy trees in multi unit developments.

### Community values

The community of Ringwood Activity Centre Neighbourhood Area values:

- facilities and transport;
- tree lined streets and canopies; and
- dramatic topography.

The community of Ringwood Activity Centre Neighbourhood Area aspires to:

- encourage new unit developments that are tasteful and have regard to the preferred neighbourhood character; and
- protect the treed canopy of the area.

### Existing character elements

- Architectural styles include simple Post War era 1950s and 1960s weatherboard and brick, 1960s and 1970s L-shaped and 1980s adaptations of the L-shaped form.
- Dwellings are generally single storey and offset to one side of the lot to provide a driveway down one side.
- Materials are mixed brick and weatherboard with tiled, pitched roofs.
- Lot sizes vary, but are generally 500-1200m<sup>2</sup>, with occasional smaller and larger blocks.
- Established gardens are common throughout, frequently with canopy trees as features.
- Multi unit sites have been developed with dwellings aligned along the side boundary and a driveway to one side.
- Generally single dwellings front the street, while multi unit development generally front side boundaries.
- Dwelling design is conventional, pitched roof, brick veneer, or in some instances timber, 2 to 3 bedrooms and garage.
- Street trees are well established.

### Preferred future character

Future development in Ringwood Activity Centre Neighbourhood Area will be guided by the Ringwood Activity Centre Residential Development Policy (Clause 22.12 of the Maroondah Planning Scheme). The intent of this policy is to 'foster increased residential densities in these preferred residential development precincts and to establish multi level, multi occupancy apartment style buildings as the preferred form of dwelling design and neighbourhood character.'

The preferred neighbourhood character will provide for multi level, apartment style residential buildings that retain elements of the existing garden setting. Buildings will be larger apartment style, single buildings constructed on consolidated sites.

New development will provide for a higher intensity of site development than occurs at present.

New development will recognise the existing street pattern and create buildings that form visual landmarks throughout the precincts.

### The preferred future character will be achieved by:

- constructing multi level, multi occupancy residential buildings;
- consolidating existing lots to create larger development sites containing multi level, multi occupancy buildings;
- providing strategic opportunities for the planting or retention of canopy trees to maintain the existing streetscape and frame larger buildings;
- ensuring that the building form retains a human scale and is designed to avoid large, block like structures dominating the streetscape;
- providing a mix of building forms and heights that generally accord with the Ringwood Activity Centre indicative building height map (refer to Clause 22.12 of the Maroondah Planning Scheme);
- consolidating sites in a logical and progressive manner that avoids the creation of isolated lots of limited redevelopment potential;
- providing the opportunity to enhance pedestrian activity and contribute the creation of a sense of place;
- relating building height to lot size; and
- limiting vehicle crossings to 1 per site and providing common access to sites.

## Design guidelines

Objective	Design Response
Constructing multi level, multi occupancy residential buildings.	Residential development consists of multi level, multi occupancy buildings on consolidated lots.
Consolidating existing lots to create larger development sites containing multi level, multi occupancy buildings.	Multi level, multi occupancy development is constructed on consolidated sites. A reduction in the front setback is possible on consolidated sites that are providing for the development of multi level, multi tenancy residential buildings.
Providing strategic opportunities for the planting or retention of canopy trees to maintain the existing streetscape and frame larger buildings.	Vehicle crossovers are located to prevent traffic disruption, maximise access and egress opportunities and ensure the preservation of streetscape features such as street trees.
Ensuring that the building form retains a human scale and is designed to avoid large, block like structures dominating the streetscape.	Buildings adjacent to public open space areas and pedestrian access ways between streets are designed to minimise the overpowering of the public areas and retain a human scale. Vehicle access driveways are provided with a form and material that assists in softening the visual and physical dominance of this element in the design of residential development.
Providing a mix of building forms and heights that generally accord with the Ringwood Activity Centre indicative building height map.	Building heights relate to the following principles: 2 to 3 storey development on lots generally greater than 1500m <sup>2</sup> . 3 to 4 storey development on lots generally greater than 2500m <sup>2</sup> . 4 storey and higher on lots generally greater than 3000m <sup>2</sup> .
Consolidating sites in a logical and progressive manner that avoids the creation of isolated lots of limited redevelopment potential.	The consolidation and development of sites occurs in a progressive manner and does not result in creation of small, isolated holdings of land of limited development potential. Developments that further fragment existing land holdings are discouraged. Non-residential use and development will not be supported in the Ringwood Activity Centre Residential Development Policy area, except where designed and proposed as part of an integrated residential development of the land.
Providing the opportunity to enhance pedestrian activity and contribute to the creation of a sense of place.	Residential buildings are designed and located to prevent the creation of a "tunnel" effect on any area of public open space or public access way. The front setback of a residential building provides for visual and physical transition between the streetscape and the development.
Relating building height to lot size.	Building heights minimise the impact of overshadowing and the impression of building mass and bulk on adjacent residential buildings. Building heights generally do not exceed the heights shown on the Ringwood Activity Centre indicative building height map that forms part of Clause 22.12 of the Maroondah Planning Scheme. Buildings that occupy the landmark sites are designed to highlight the importance of their setting. Development of landmark sites may be greater than the heights indicated on the Ringwood Activity Centre indicative building height map.
Limiting vehicle crossings to 1 per site and providing common access to sites.	Vehicle access driveways, which allow vehicle access to more than one (1) dwelling, are provided as common property on the plan of subdivision. The number of vehicle crossovers is limited to maintain the integrity and continuity of the streetscape. Residential buildings are designed and located to ensure that the shortest possible length of exposed vehicle access driveway is provided between the street frontage and undercover vehicle car parking area.

Please Note: For further information please refer to Clause 22.12 of the Maroondah Planning Scheme.