

NEIGHBOURHOOD AREA 3 NYORA

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 Nyora Neighbourhood Area is a smaller residential area centrally located in the municipality between Maroondah Highway and Mullum Mullum Creek. This Neighbourhood Area supports a variety of housing types including older residential areas, newer estates and a retirement village, within a largely vegetated setting. It has a high profile frontage to Maroondah Highway and forms part of the visual transition between Maroondah Highway and Mullum Mullum Creek.

Community Values

The community of Nyora Neighbourhood Area values:

- the mix of native and exotic garden plants;
- access to sports facilities and shopping; and
- single dwellings, and space for gardens.

The community of Nyora Neighbourhood Area aspires to:

- avoid inappropriate residential developments with a lack of space for planting; and
- encourage the retention of established trees.

Existing character elements

- The area slopes gently away from Maroondah Highway to Mullum Mullum Creek with the vegetation of the creekline and parklands forming an important backdrop.
- Architectural styles are predominantly 1960s-1970s L-shaped dwellings with 1980s and reproduction styles in isolated areas.
- Dwellings are generally single storey, except in the more recently developed areas where dwellings are mostly double storey.
- Materials are brick and weatherboard with tile roofing.
- Setbacks vary from 4m - 5m at the front in the new estates and 6m - 7m in the older areas. Side setbacks vary with small to average setbacks from both boundaries in some areas and garages built to the boundary in others.
- Lot sizes are 500m²-700m² in the new estates and 500m²-1000m² in older parts. Cherry Tree Retirement Village is comprised of numerous blocks less than 500m².
- Gardens are usually simple with exotic or mixed species in the Post War era developments. The newer areas have simple exotic establishing species.

- Medium to low front fences occur in the older developed areas, with front fences largely absent from lots in the new estates and retirement village.
- Street layout is regular and structured in the older areas with stand up gutters, nature-strips, and (often) concrete footpaths. The newer estates have a number of cul de sacs with large nature strips and roll over gutters.
- Street trees correspond with the age of the development, with established regular mixed species in older sections and recent exotics establishing in the newer estates.

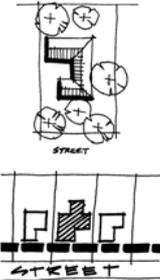
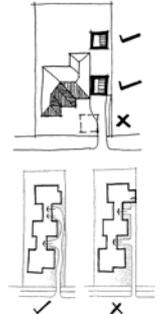
Preferred future character

The Nyora Neighbourhood Area will continue to accommodate a range of housing styles and forms, set within established gardens. Tree planting in the public domain will reflect the street type, with formal avenues predominating in straight streets and informal planting in curvilinear and cul-de-sac areas. The presence of vegetation in front gardens will be more visible within the spacious streetscapes. Indigenous and/or native canopy vegetation will be encouraged in public and private domains to provide visual linkages between the residential areas and Mullum Mullum Creek parklands.

The preferred future character will be achieved by:

- ensuring a mix of dwelling styles and non-dominant building forms;
- ensuring dwellings are sited to accommodate vegetation, including indigenous and native canopy trees;
- ensuring car parking structures and manoeuvring areas do not dominate the streetscape;
- encouraging low front fences; and
- ensuring development adjacent to the creek parkland responds to and complements the landscape character of the area.

Design guidelines

Objective	Design Response	Avoid
To ensure a mix of dwelling styles and non-dominant building forms.	<p>New buildings should be individually designed to respond to the characteristics of the streetscape.</p> <p>Recess and articulate upper level building elements from the front façade.</p> <p>New development should be sited and designed to address the street.</p>	<p>New dwellings with no relationship to their streetscape.</p> <p>Large bulky buildings with unarticulated wall surfaces.</p> <p>New development that does not address the street.</p> 
To ensure that dwellings are sited to accommodate vegetation, including indigenous and native canopy trees.	<p>Dwellings should be set back from both side boundaries to incorporate space for the planting of additional vegetation.</p> <p>The front setback should be no less than the average setback of the adjoining two dwellings.</p> <p>Retain established trees and provide for the planting of new indigenous and/or native canopy trees wherever possible.</p>	<p>Dwellings adjacent to boundaries with no space for vegetation.</p> <p>Loss of existing vegetation.</p> <p>Dwellings set too far forward.</p> 
To ensure that car parking structures and manoeuvring areas do not dominate the streetscape.	<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 fences.	<p>On sites not abutting Road Zone Category 1, provide low and open style front fences up to 0.9m in height.</p>	<p>High, solid front fencing.</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 along 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>Continue the use of indigenous and/or native riverine planting from the Mullum Mullum Creek corridor into private gardens and throughout the public domain.</p>	<p>Large areas of 'artificial' colour or highly reflective surfaces.</p> <p>High, solid fencing preventing natural surveillance of the creek parkland.</p> <p>Lack of visual and landscape links to the Mullum Mullum Creek corridor.</p> 