

NEIGHBOURHOOD AREA 7 MAROONDAH FRINGES

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 Maroondah Fringes Neighbourhood Areas are low-density residential neighbourhoods located on the western edges of the municipality.

The Maroondah Fringes have a distinctly spacious, semi-rural feel and much of the area remains undeveloped. The parts that are developed are unlike the remainder of the residential areas in the City, with dwellings located in open parkland or bushland settings. Blocks are generally cleared, although the extensive space around dwellings has the potential to support substantial vegetation and contribute much to the tree canopy cover in these areas.

Community values

The community of Maroondah Fringes Neighbourhood Area values:

- large blocks and rural character;
- space and privacy;
- the presence of indigenous flora;
- views to natural skyline of tree canopies; and
- proximity to paths, walking tracks and recreational facilities.

The community of Maroondah Fringes Neighbourhood Area aspires to:

- maintain rural character and outlook;
- protect character from high density developments; and
- protect the existing flora.

Existing character elements

- The landscape varies, but is generally undulating and bushy with few outviews.
- Architecture styles include large ranch buildings from the 1980s – 1990s period and some reproduction styles.
- Dwellings are generally single storey with some examples of double storey buildings.
- Lot sizes are large generally over 4000m².
- Front setbacks are large, generally in excess of 12m. Side setbacks are large from both side boundaries.
- Frontages are generally open.
- Grounds and gardens are rural/bushy in nature and spacious with low front fences.

- There are relatively few sealed roads with a regular layout and no curbs or footpaths.
- Street trees are generally remnant natives.

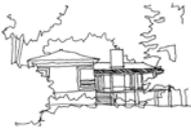
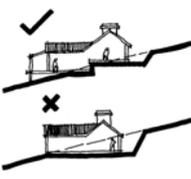
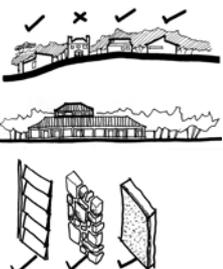
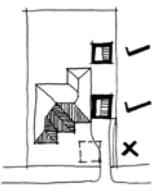
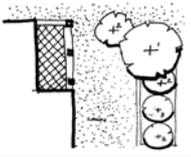
Preferred future character

The Maroondah Fringes Neighbourhood Areas will continue to be characterised by their informal, open qualities, with homes set on large, spacious grounds. The semi-bushland feel will be enhanced through the retention of vegetation, including understorey (where bushfire regimes permit), and the planting of additional indigenous canopy trees. Dwellings will not extend beyond the tree canopy and will utilise materials that complement colours found naturally in the surrounding environment.

The preferred future character will be achieved by:

- ensuring buildings are located within spacious, bush garden settings;
- ensuring buildings are designed with the topography and minimise earthworks in hilly areas;
- ensuring development does not protrude above the established tree canopy height and is not visually dominant;
- ensuring development is sited to minimise impact on the landscape, particularly vegetation;
- ensuring driveways, car parking structures and outbuildings do not dominate the streetscape;
- encouraging the planting of additional indigenous canopy trees; and
- encouraging frontage treatments suited to the spacious, semi-rural character of the area.

Design guidelines

Objective	Design Response	Avoid
To ensure that buildings are located within spacious, bush garden settings.	<p>Site dwellings generous distances from all boundaries.</p> <p>The front setback of dwellings should be no less than the average setback of the adjoining two dwellings.</p>	<p>Loss of spacious bush garden settings.</p> <p>Dwellings set too far forward.</p> 
To ensure that buildings are designed with the topography and minimise earthworks in hilly areas.	<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> 
To ensure that development does not protrude above the established tree canopy height and is not visually dominant.	<p>Keep development below the established or future mature tree canopy height.</p> <p>Design low scale building forms, tucked into the landscape.</p> <p>Utilise colours, materials and textures that complement those found naturally in the area, with consideration as to how the finishes will weather over time.</p>	<p>Development that is visually dominant.</p> <p>Development that protrudes above the tree canopy.</p> <p>Large areas of 'artificial' colour or highly reflective surfaces.</p> 
To ensure that development is sited to minimise impact on the landscape, particularly vegetation.	<p>Site buildings to minimise the loss of existing vegetation, including understorey, and to provide for the planting of new substantial vegetation.</p>	<p>Loss of vegetation, including understorey.</p> <p>Site clearing.</p>
To ensure that driveways, car parking structures and outbuildings do not dominate the streetscape.	<p>Locate garages, carports and car parking areas behind the front façade of the dwelling.</p> <p>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> 
To encourage the planting of additional indigenous canopy trees.	<p>Retain established trees and provide for the planting of new indigenous canopy trees wherever possible.</p>	<p>Loss of established vegetation, particularly indigenous trees.</p> 
To encourage frontage treatments suited to the spacious, semi-rural character of the area.	<p>Provide no front fence or vegetation instead of fencing if this predominates in the street. Alternatively, provide open 'post and wire' or 'farm' style fencing.</p>	<p>Solid, high front fencing.</p> <p>Decorative, visually heavy, pillared fencing.</p> 