

NEIGHBOURHOOD AREA 8 WARRIEN

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 Warriren Neighbourhood Area is located between the northern boundary of the municipality and Maroondah Highway. Warriren has evolved into an area with a mix of housing styles and types, developed over an extended Post War period, situated in the pleasantly treed, rolling topography below the Wicklow Ridgeline. The southern and eastern parts form a section of the public frontage to Maroondah Highway while private and reserved bushland on the ridge forms a significant backdrop to the northern parts of Maroondah.

Community values

The community of Warriren Neighbourhood Area values:

- the treed environment and semi-rural aspect of the area;
- the lack of fences and concrete;
- views to ridgelines;
- indigenous flora and fauna; and
- the natural and cultural heritage of Maroondah.

The community of Warriren Neighbourhood Area aspires to:

- avoid high-density housing and large developments;
- greater protection for vegetation;
- encourage the balance of bike paths with footpaths; and
- sufficient and well located car parking for residents.

Existing character elements

- The area lies on undulating topography, rising to a significant local ridgeline. Views to outside the area are available from elevated sections of Warriren.
- Architectural styles include a mix of Post War era 1950s and 1960s, with examples of more recent 1970 - 1980s and reproduction styles from 1980s and 1990s.
- Dwellings are generally single storey with some double storey in the southern part of the area.
- Materials include a mix of weatherboard and brick veneer, with tile roofing.
- Front setbacks are average, at around 6m - 7m. Side setbacks vary between average from both side boundaries, to small and average from both side boundaries.
- Lot sizes vary 500m² to 900m² with some occasional smaller and larger lots throughout.
- Gardens are both established exotics and natives and range from simple with lawns to shrubby/bushy with lawns. Native remnants are found in many backyards.

- Frontages are mixed, with no fences in newer estates; vegetative or high fence screening in more established areas; and low fences scattered throughout.
- Street layout is based around and older, regular layout with occasional cul de sacs. Simple nature strips with upstanding gutters and concrete footpaths are common throughout.
- Street trees are mixed exotic, established exotic with some remnant natives.

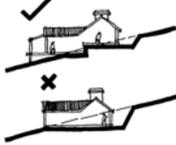
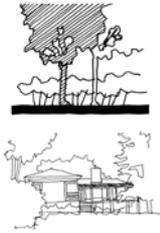
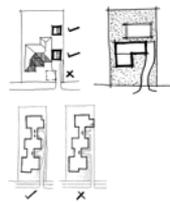
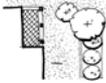
Preferred future character

The Warriren Neighbourhood Area will accommodate continuing change in ways that maintain and strengthen its strong garden character. Space will remain on each property for large tree planting, with the aim of creating continuous native tree canopies along streets or backyards. Bushy vegetation at the edges of the Neighbourhood Area will be continuous with bushland in adjacent reserves and properties. Frontage treatments will remain low and open, contributing to a sense of spaciousness in the street.

The preferred future character will be achieved by:

- ensuring new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop when viewed from within and outside the neighbourhood;
- ensuring development on steep slopes is designed with the topography, avoiding excessive excavation and removal of vegetation;
- ensuring buildings are setback from all boundaries a sufficient distance to allow substantial vegetation, particularly canopy trees;
- encouraging continuity of bushland across property boundaries;
- ensuring that impervious surfacing and car parking structures do not dominate the front setbacks;
- encouraging the use of additional native and exotic canopy trees, in private gardens and streets; and
- ensuring low or no front fences, or vegetation at the front boundary.

Design guidelines

Objective	Design Response	Avoid
To ensure that new developments, particularly on hill faces and upper slopes, are not highly visible from a distance and maintain a vegetation-dominated backdrop when viewed from within and outside the neighbourhood.	<p>Keep development below the established or future mature tree canopy height.</p> <p>Use darker building materials that are less prominent visually, particularly for roofs and upper levels of buildings, located on prominent ridges or hill faces.</p>	<p>Buildings that protrude above the tree canopy.</p> <p>Light coloured surfaces and highly reflective materials, particularly on roofs.</p> 
To ensure that development on steep slopes is designed with the topography, avoiding excessive excavation and removal of vegetation.	<p>Minimise 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 buildings are setback from all boundaries a sufficient distance to allow substantial vegetation, particularly canopy trees.	<p>Site buildings to minimise the loss of existing vegetation, including understorey and provide for the planting of new substantial vegetation.</p> <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>Loss of vegetation, including understorey.</p> <p>Site clearing and dwellings set too far forward.</p> <p>Dwellings sited too close to the boundaries, reducing ability to plant vegetation.</p> 
To encourage the continuity of bushland across property boundaries.	<p>Continue the use of indigenous and native bushland planting in private gardens and throughout the public domain, including at property boundaries.</p> <p>Encourage the continuity of bushland character between adjacent properties.</p>	<p>Loss of continuity of bushland.</p> 
To ensure that impervious surfaces and car parking structures do not dominate front setbacks.	<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> <p>Gun barrel driveways.</p> <p>Loss of street trees due to cross over construction.</p> 
To encourage the use of additional native and exotic canopy trees in private gardens and streets.	<p>Retain established trees and provide for the planting of new trees wherever possible.</p>	<p>Loss / lack of canopy trees.</p> 
To ensure low or no front fences, or vegetation at the front boundary.	<p>Provide no front fence where this predominates in the street.</p> <p>Provide a low and open style front or vegetation instead of fencing, in accordance with the Residential 1 Zone Schedule.</p>	<p>High, solid front fencing.</p> <p>Loss of openness at front boundaries.</p> 