

## 22.02 RESIDENTIAL NEIGHBOURHOOD CHARACTER

14/01/2016  
C95

This policy applies to all development in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone and Low Density Residential Zone, except land that is within the Ringwood Metropolitan Activity Centre or the Croydon Major Activities Area or the Maroondah Hospital Medical Precinct.

### 22.02-1 Policy basis

11/07/2014  
C91

This policy builds on the MSS objective in clause 21.06 to ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

This policy builds on the MSS objective in clause 21.07 to ensure that residential development contributes to and enhances the preferred neighbourhood character of Maroondah.

This policy builds on the MSS objective in clause 21.10 to ensure the quality and attractiveness of Maroondah's urban areas.

### 22.02-2 Objectives

11/07/2014  
C91

- To ensure that Maroondah is provided with diverse and sustainable high quality residential environments.
- To identify neighbourhood character and design elements that are special to maintaining and enhancing the character of the residential areas of Maroondah.
- To identify and enhance areas of special neighbourhood character in Maroondah.
- To ensure that all new residential development contributes to the maintenance and enhancement of the canopy vegetation of Maroondah.
- To provide policy guidance to ensure that new development occurs in a manner that contributes to the preferred neighbourhood character of Maroondah.
- To ensure that new dwellings are sited and constructed in a manner that contributes to and enhances the preferred neighbourhood character of Maroondah.

### 22.02-3 Policy

11/07/2014  
C91

It is policy that:

#### *General*

- Development makes a positive contribution to the preferred neighbourhood character as identified in the relevant preferred neighbourhood character statement for the site.
- Residential development is responsive to site constraints and the existing character of the area.
- Residential development protects and enhances areas of special environmental quality.
- The rate of discharge should not exceed the rate that currently leaves the site based on 35% site coverage or otherwise to the satisfaction of Council.
- Stormwater collection systems are designed to ensure that litter and sediment is detained on site and does not enter the stormwater system.

#### *Residential objectives*

- The number of dwellings constructed on a lot not exceeds the number of lots the land could be subdivided into under this planning scheme.

*Integration with the street*

- Gun barrel driveways hard against boundaries should not be developed.
- The amount of street frontage of a site taken up by crossovers should be limited to one per site.
- Additional crossovers should only be used if it can be demonstrated that there is an exceptional need, an improved design outcome, or where the total lot frontage is in excess of 20 metres.
- Crossover widths should be as follows:
  - Single crossover - 3 metres.
  - Double crossover - 5.5 metres.

*Landscaping*

- Developments make provision for the planting of at least one canopy tree in the private open space to each dwelling. The canopy tree should grow to a height that exceeds the roof height of the dwelling.
- Front yards make provision for the planting or retention of canopy/specimen trees that grow to a height that exceeds the height of the roof of the dwelling and provide for a framing of the buildings on the site.
- If driveways are located adjacent to public open space, provision should be made for the planting of vegetation that complements the public open space, including the development of canopy trees.

*Front fences*

- Front fences should not be used if the existing streetscape is defined by open front gardens and the absence of front fences.
- Front fences should provide for surveillance of the street and the frontage of the site.
- Materials, design and colour should complement the character of the street.
- Developments should not provide gates to accessways and driveways.

*Site services*

- Bin and recycling storage provision should be provided separately for each dwelling.
- Bin receptacles and large block-like letterbox structures should not be placed at the street frontage.
- Communal bin storage areas are not provided in developments.

*Preferred neighbourhood character areas*

In addition to the general development objectives contained in this policy, the following detailed preferred neighbourhood character objectives apply to the identified individual neighbourhood character areas.

*Neighbourhood area 1 Mullum Mullum Creek*

The preferred future character will be achieved by:

- Ensuring well articulated and site responsive buildings that relate to the streetscape.
- Ensuring building setbacks allow space between dwellings for vegetation.
- Ensuring that driveways or car parking structures do not dominate the front setbacks.
- Encouraging low front fence treatments.
- Encouraging the retention of the tree canopy by actively retaining or replacing established trees.
- Ensuring development adjacent to the creek parkland responds to and complements the

landscape character of the area.

- Developing consistent street tree planting with an indigenous and/or native theme including areas adjacent to the creek.

*Neighbourhood area 2 Loughnan's Hill*

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 and avoids excessive excavation and removal of vegetation.
- Ensuring the siting of buildings provides for the retention and addition of understorey vegetation wherever possible and contributes to spacious, bushy streetscapes.
- Ensuring the retention of the tree canopy cover and encouraging the planting of additional indigenous and/or native trees, including street trees, which link isolated pockets of indigenous and native vegetation.
- Encouraging low or open front fences.

*Neighbourhood area 3 Nyora*

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 canopy trees.
- Ensuring car parking structures and manoeuvring areas do not dominate the streetscape.
- Encouraging low front fences.
- Ensuring development adjacent to the creek parkland responds to and complements the landscape character of the area.

*Neighbourhood area 4 Quambee Gardens*

The preferred future character will be achieved by:

- Ensuring buildings are sited in order to accommodate substantial plantings, including canopy trees.
- 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 front setbacks are not dominated by car parking structures.
- Encouraging open frontages, or vegetation at the front boundary.
- Increasing street tree planting in an informal manner across all streets.

*Neighbourhood area 5 Croydon Hills*

The preferred future character will be achieved by:

- Ensuring development is designed and sited with the topography to avoid excessive cut and fill and unnecessary vegetation removal.
- 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 buildings are setback from all boundaries a sufficient distance to sustain substantial vegetation including canopy trees.
- Encouraging the use of indigenous and/or native plants in private gardens.

- Ensuring car parking areas and impervious surfaces do not dominate the streetscape.
- Encouraging low and open front fences.

*Neighbourhood area 6 Birts Hill/Jumping Creek Valley*

The preferred future character will be achieved by:

- Ensuring low scale building forms, tucked into the landscape.
- Ensuring all developments are designed with the topography and avoid excessive excavation and removal of vegetation.
- Ensuring new developments 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.
- Encouraging the use of materials and colours found naturally in the local area.
- Encouraging the use of permeable materials within front setbacks.
- Encouraging the planting of indigenous vegetation, including substantial trees.
- Encouraging open frontage treatments, including the use of vegetation instead of front fencing.

*Neighbourhood area 7 Maroondah Fringes*

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.
- Encouraging frontage treatments suited to the spacious, semi-rural character of the area.

*Neighbourhood area 8 Warriën*

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 set back from all boundaries a sufficient distance to allow substantial vegetation, particularly canopy trees.
- Encouraging continuity of bushland across property boundaries (subject to wildfire management requirements).
- 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.
- Ensuring low or no front fences, or vegetation at the front boundary.

*Neighbourhood area 9 Croydon Parks*

The preferred future character will be achieved by:

- Ensuring well articulated building forms that relate to the streetscape.
- Ensuring building setbacks allow space to sustain vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures.
- Encouraging low front fences, open frontages or vegetation at the front boundary.
- Establishing corridors of canopy trees along streetscapes.

*Neighbourhood area 10 Wicklow Ridgeline*

The preferred future character will be achieved by:

- Encouraging complementary building forms in the older pockets of the neighbourhood, which are derived from the existing housing stock.
- Maintaining the current setback patterns, allowing space to sustain vegetation.
- 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 the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures.
- Encouraging low front fences, open frontages or vegetation at the front boundary.

*Neighbourhood area 11 Eastfield*

The preferred future character will be achieved by:

- Ensuring building forms are well articulated and relate to the street.
- Ensuring buildings are setback from all boundaries a sufficient distance to sustain substantial vegetation.
- Ensuring the front setbacks are not dominated by impervious surfacing or car parking structures.
- Strengthening the treed canopy of the neighbourhood in private gardens, streets and areas of parkland.
- Ensuring low front fences.
- Ensuring that development is well buffered from adjacent non-residential uses.

*Neighbourhood area 12 Ruskin Park*

The preferred future character will be achieved by:

- Ensuring the development of complementary dwelling styles, derived from the horizontal form of existing housing stock in the older areas of the neighbourhood.
- Encouraging the use of compatible materials, particularly in exclusively weatherboard areas.
- Maintaining the current setback patterns, allowing space between buildings for gardens.
- Ensuring the front setbacks are not dominated by car parking structures.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Encouraging low and open front fences where this predominates.

*Neighbourhood area 13 Bungalook*

The preferred future character will be achieved by:

- Ensuring a range of well articulated and site responsive dwellings.
- Ensuring buildings are setback from all boundaries a sufficient distance to allow substantial vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by impervious surfacing or car parking structures.
- Encouraging the use of additional indigenous and exotic canopy trees in private gardens.
- Encouraging native street planting to unify the neighbourhood and visually link public and private gardens.
- Ensuring development adjacent to the Bungalook Creek is responsive to the landscape character of the area.
- Ensuring low or no front fences.
- Ensuring development is well buffered from adjacent non-residential uses.

*Neighbourhood area 14 Canterbury Gardens*

The preferred future character will be achieved by:

- Ensuring dwellings on hill faces and upper slopes are designed with the topography and are sited to minimise earthworks and vegetation clearing.
- Ensuring that materials used in highly visible areas are compatible with the establishing vegetation cover.
- Strengthening the presence of vegetation, particularly canopy trees in streets and gardens.
- Encouraging open frontage treatments and strengthening the front garden settings of dwellings.
- Ensuring development is well buffered from adjacent non-residential uses.

*Neighbourhood area 15 ColchesterPark*

The preferred future character will be achieved by:

- Ensuring a mix of well designed and site responsive dwellings.
- Ensuring new development continues the spacious front setback pattern.
- Ensuring development is sited to allow space for sustaining vegetation, especially canopy trees.
- Ensuring car parking structures do not dominate the streetscape.
- Encouraging no front fences.
- Ensuring development is well buffered from adjacent non-residential uses.
- Strengthening the presence of vegetation with large native street trees.

*Neighbourhood area 16 Heathmont Gardens*

The preferred future character will be achieved by:

- Encouraging a low scale building form nestled into the landscape.
- Ensuring development on sloping land is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Strengthening corridors of native trees in streets and gardens.
- Ensuring setbacks reflect the established pattern and provide space for the retention and

planting of substantial vegetation.

- Ensuring development in the vicinity of Heathmont Gardens responds to and complements the landscape character of the area.
- Encouraging the use of planting at frontages, as an alternative to front fencing.

*Neighbourhood area 17 Jubilee Park*

The preferred future character will be achieved by:

- Ensuring well articulated building forms that relate to the streetscape.
- Ensuring complementary, low scale building forms in older areas.
- Encouraging the use of compatible materials, particularly in exclusively weatherboard areas.
- Ensuring building setbacks allow space between dwellings for vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures or driveways.
- Encouraging low front fence treatments.

*Neighbourhood area 18 Burley Griffin*

The preferred future character will be achieved by:

- Ensuring site responsive and low scale building forms tucked into the landscape and surrounded by vegetation.
- Ensuring development in elevated areas or on hill faces is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Encouraging the use of materials and colours found naturally in the local area.
- Encouraging the use of permeable materials within front setbacks.
- Encouraging the planting of indigenous and exotic vegetation, including substantial trees.
- Encouraging open frontage treatments, including the use of vegetation instead of front fencing.

*Neighbourhood area 19 Ringwood Lake*

The preferred future character will be achieved by:

- Ensuring site responsive building forms, tucked into the landscape.
- Maintaining the current setback patterns, allowing space to sustain vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring car parking areas do not dominate the streetscape.
- Encouraging low front fencing or vegetation at the front boundary.

*Neighbourhood area 20 Wombolano*

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.
- Encouraging low or open frontage treatments, with vegetation as an alternative to fencing.

*Neighbourhood area 21 Golf links Estate*

The preferred future character will be achieved by:

- Ensuring complementary, low scale building forms and compatible materials.
- Ensuring new development, particularly on hill faces and upper slopes, is not highly visible from a distance and is designed with the topography, avoiding excessive excavation and removal of vegetation.
- Ensuring building setbacks allow space to sustain vegetation.
- Ensuring the retention of existing vegetation, particularly canopy trees.
- Ensuring the front setbacks are not dominated by car parking structures.
- Encouraging low front fences, open frontages or vegetation at the front boundary.
- Retaining native and indigenous roadside planting, and the 'un-made' qualities of the streets.

*Neighbourhood area 22 – Croydon Major Activities Area*

Refer to Clause 22.09.

*Neighbourhood area 23 – Ringwood Central Activities Area*

Refer to Clause 22.06.

*Neighbourhood area 24 'Croydon and District Golf Course'*

The preferred future character will be achieved by:

- Ensuring dwellings or groups of dwellings are spaced and located to allow views or glimpses of views within and external to the site.
- Ensuring the form of dwellings add diversity to the dwelling types that predominate in surrounding areas and provide a range of dwelling types.
- Promoting built form that comprises a mix of single and double storey dwellings in gardens settings with sufficient area free of buildings and impervious surfaces to accommodate canopy vegetation at the front and rear of allotments capable of rising above the roof of buildings.
- Promoting a mix of dwelling materials that blend with the environment and which represent a range of styles and materials typical for the locality ensuring built form avoids the repetition of dwelling design and substantially rendered buildings.
- In front setbacks and within road reserves, ensuring the retention or planting of canopy trees to enhance the retention of patches of indigenous trees and free of buildings and impervious surfaces.
- Retaining elements of the golf course, in particular the feeling of openness of the landscape and a significant number of large canopy trees.
- Ensuring streets maintain a spacious and leafy feeling to the locality with views into front gardens across open frontages without front fences.

**22.02-4**

14/01/2016  
C95

**Decision guidelines**

Before deciding on an application, the responsible authority will consider:

- Whether the proposed development makes a positive contribution to the preferred neighbourhood character of the area.



- The ability of the proposed development to contribute to the retention and enhancement of canopy vegetation of the area.
- The ability of areas of open space to provide for the retention and ongoing viability of canopy vegetation on the site.
- The size of the allotment and the need for building exclusion zones to address landscape and neighbourhood character issues.
- Whether a non-residential use represents an intrusion in a residential area.

**Policy references**

Sites of Biological Significance in Maroondah Vols 1 & 2, G. S. Lorimer, J. C. Reid, L. P. Smith and H. Moss, 1997

Sustainability Strategy, Maroondah City Council, 2009

Open Space Requirements for Provision and Retention of Canopy Trees in Maroondah, C Sorrell & D Gawley, 2002

Maroondah Neighbourhood Character Study, Planisphere, 2004

Neighbourhood Character Map

