

21.06 BUILT FORM AND URBAN DESIGN

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21.06-1 Overview

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A high quality urban environment has enormous intrinsic value and attracts residents, business, industry and investment to the municipality. Maroondah is a municipality characterised by well presented and attractive streetscapes, dense canopy vegetation and a high quality natural environment. There are two defining and distinct built form areas within Maroondah that have shaped the way the municipality has developed, they are:

- The main commercial areas being the Ringwood Metropolitan Activity Centre, Croydon Major Activity Centre and Bayswater North Industrial precinct.
- The rideline areas defined by the Wicklow Hills Ridge and the Loughnan Warranwood Ridge.

While the urban character of Maroondah has historically been influenced by individual dwelling design, varied building setbacks and the extensive use of vegetation, there is a trend within the current urban environment for standardised design and the removal of individual urban character. This situation is consistent with image and urban design issues facing all suburbs in metropolitan Melbourne.

The existing varied form of urban design treatment in Maroondah however, including the relationship of urban development with both the streetscape and the natural environment, creates a character which is predominant through the municipality.

21.06-2 Objectives, strategies and implementation

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Objective 1

- To ensure the ongoing development of a quality and attractive built environment based on sound planning and consistent urban design principles.

Strategy

- Ensure that Maroondah's public facilities, buildings, roads and paths are designed to reflect the environmental standards of the municipality and to minimise ongoing maintenance.

Objective 2

- To protect and enhance the visual amenity of residential, commercial and industrial precincts and streetscape.

Strategies

- Prevent the proliferation of large advertising panel and "supersite" signs, particularly in proximity to residential or environmental precincts and along major transport routes through the municipality.
- Promote the development of sustainable and functional urban places that foster a sense of community.

Objective 3

- To encourage development that provides and creates high quality urban places.

Strategies

- Ensure that advertising signage located in and visible from public areas presents a coordinated and high quality image.
- Ensure new residential development contributes to achieving the preferred neighbourhood character of the neighbourhood area.
- Require all new development to incorporate the highest standards of urban image, landscape design and building design innovation.

Objective

- To encourage environmentally sustainable forms of development.

Strategy

- Ensure that the planning, design, siting and construction of development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

Implementation

These strategies will be implemented by:

Local policy and exercise of discretion

- Ensuring all application are consistent with Waterways Protection Clause 22.01.
- Ensuring all retail and commercial development is in accordance with the Retail and Commercial Development Clause 22.05.
- Ensuring all industrial development is in accordance with the Industrial Urban Design and Development Clause 22.07.
- Ensuring all residential development is in accordance with the Residential Neighbourhood Character Clause 22.02 and contributes to the preferred neighbourhood character.
- Ensuring all use and development within the Ringwood Metropolitan Activity Centre is in accordance with the Ringwood Activity Centre Clause 22.06.
- Encouraging commercial development that facilitates the interaction between the public and private domain.
- Ensuring all residential accommodation for a retirement village, hostel, residential village, nursing home, boarding house or other communal style living is in accordance with the Residential Accommodation Clause 22.10.
- Ensuring signage on council reserves is in accordance with the Signage on Council Reserve Clause 22.11.

Zones and overlays

- Adopting the recommendations of the Ringwood Transit City Urban Design Masterplan 2004 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the Ringwood Metropolitan Activity Centre and the Ringwood Western Gateway Area.
- Applying a Development Plan Overlay to the Ringwood Metropolitan Activity Centre.
- Applying a Development Contributions Plan to the Ringwood Metropolitan Activity Centre.
- Adopting the recommendations of the Ringwood North West Residential Precinct Plan 2009 and applying the policies and objectives of this document.
- Applying a Design and Development Overlay to the commercial area of the Ringwood East and Heathmont Neighbourhood Activity Centres.

Future strategic work

- Developing an Advertising Signage Policy.
- Developing uniform urban design guidelines to influence the built form of residential, commercial and industrial areas.

- Develop an Ecological Sustainability Strategy, including a Water Sensitive Urban Design Policy.

Other actions

Reference documents

Ringwood Transit City Urban Design Masterplan, Hansen Partnership, 2004

Ringwood Transit City Public Domain and Landscape Guidelines, Hansen Partnership, 2006

Maroondah Neighbourhood Character Study, Planisphere, 2004

Ringwood Western Gateway Urban Design Review, Hansen, 2007

Ringwood Transit City North West Residential Precinct Plan, Planisphere, June 2009

Maroondah Sustainability Strategy, Maroondah City Council, 2009