

NEIGHBOURHOOD AREA 12 RUSKIN PARK

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 Ruskin Park Neighbourhood Area is located at the eastern edge of Maroondah, north of Mount Dandenong Road. The Ruskin Park Neighbourhood Area is set in established gardens and rolling topography. Well maintained gardens of exotic and native species are a feature of the area and established canopy trees contribute to the vegetated character of the municipality. This area is one of few neighbourhoods that contains large pockets of exclusively weatherboard dwellings, and many streets of a consistent low scale, horizontal built form character.

Community values

The community of Ruskin Park Neighbourhood Area values:

- the convenience to facilities (public transport, shops, schools, parks, sporting facilities);
- leafy character; and
- a mix of native and exotic trees.

The community of Ruskin Park Neighbourhood Area aspires to:

- ensure lots are not dominated by housing; and
- encourage residential developments, which are sensitive to character.

Existing character elements

- Undulating landscape with infrequent views to ridgelines within and outside the municipality.
- Architectural styles include a mix of 1950s and 1960s with a small cluster of 1970s – 1980s and some examples of modern dwellings.
- Dwellings are predominantly single storey.
- Materials are mixed with tiled roofing. Pockets of consistently weatherboard dwellings occur in older parts of the neighbourhood.
- Front setbacks are average, at around 6m - 7m with small to average side setbacks from both boundaries.
- Lot sizes range from 700m² - 1200 m² with some examples of smaller unit subdivisions.
- Gardens styles are mixed and established with many examples of exotic and native large canopy trees.

- Frontage treatments vary, with examples of low fences, high fences, open frontages and vegetation planted at the front boundary.
- Road patterns are generally angled and regular grids with cul de sacs. All streets are sealed with upstanding kerbs.
- Street trees are generally mixed in species but regularly spaced with some native species in the north of the area.

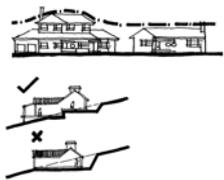
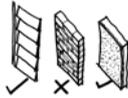
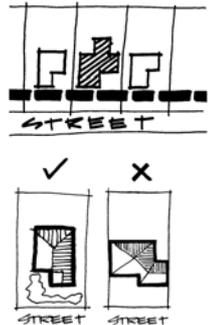
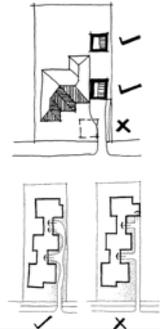
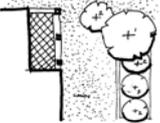
Preferred future character

The Ruskin Park Neighbourhood Area will be characterised by low scale dwellings, set in established gardens. The sense of formality in the streets throughout the neighbourhood will be strengthened by the existence of many avenues of street trees and canopy trees in private gardens. The vegetation of Ruskin Park will visually link with canopy trees throughout public and private domains. Frontage treatments will become more consistent with low fences and vegetation predominating.

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; and
- encouraging low and open front fences where this predominates.

Design guidelines

Objective	Design Response	Avoid
To ensure the development of complementary dwelling styles, derived from the horizontal form of existing housing stock in the older areas of the neighbourhood.	<p>Respect the predominant building height in the street and nearby properties.</p> <p>Use low scale building forms, tucked into the landscape.</p>	<p>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</p> <p>Vertically dominant, highly visible buildings.</p> 
To encourage the use of compatible materials, particularly in exclusively weatherboard areas.	<p>Consider the incorporation of timber and other non-masonry materials that complement the predominant use of timber in the area.</p>	<p>Exclusive use of 'heavy' materials and design detailing in older, exclusively weatherboard pockets.</p> 
To maintain the current setback patterns, allowing space between buildings for gardens.	<p>The front setback should be no less than the average setback of the adjoining two dwellings.</p> <p>Dwellings should be set back from both side boundaries.</p>	<p>Dwellings sited too close to the boundaries to sustain vegetation.</p> <p>Dwellings set too far forward.</p> 
To ensure that front setbacks are not dominated by car parking structures.	<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 ensure the retention of existing vegetation, particularly canopy trees.	<p>Retain established vegetation and provide for the planting of new canopy trees wherever possible.</p>	<p>Loss of vegetation, particularly canopy trees.</p> 
To encourage low and open front fences where this predominates.	<p>Provide no front fence where this predominates in the street, or an open style fence in accordance with the Residential 1 Zone Schedule.</p>	<p>High, solid front fencing.</p> <p>Loss of open frontages where this is the prevailing pattern.</p> 