

# NEIGHBOURHOOD AREA 13 BUNGALOOK

## 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 Bungalook Neighbourhood Area is located around Bayswater Road and Bungalook Creek in the south of the municipality. The Bungalook Neighbourhood Area has evolved to accommodate a mix of housing forms set in established gardens, on gently rolling topography. Open, simple front gardens contribute to an openness of streetscapes, while substantial canopy trees of mixed species (private gardens) and native species (public parks and reserves) provide a sense of continuity to the character in most areas. The established vegetation cover contributes to the green 'leafiness' that characterises the City and the area includes two significant creeks with native vegetation. More recent residential pockets and medium density developments currently lack established trees. Parts of the neighbourhood are relatively isolated from other residential estates and are adjacent to industrial land.

### Community values

The community of Bungalook Neighbourhood Area values:

- open spaces and medium-sized blocks;
- the continuous tree canopy and the flora and fauna;
- lack of formal fences; and
- views to Dandenong Ranges and ridgelines.

The community of Bungalook aspires to:

- encourage pride in houses and gardens;
- discourage developments inconsistent with character;
- avoid overuse of concrete; and
- improve maintenance of streetscapes (including graffiti and street signs).

### Existing character elements

- The topography is undulating with a minor ridge which provides some views (although these are interrupted by adjacent industrial development).
- Architectural styles are mixed from post war 1950s and 1960s to 1970s and 1980s and some newer estates with reproduction styles.
- Dwellings are predominantly single storey with some small clusters of double storey dwellings in newer areas.
- Materials are a mixture of brick veneer and weatherboard, with tile roofing.
- Lot sizes vary from 500m<sup>2</sup> - 1200m<sup>2</sup>, with some larger lots in the south.
- Front setbacks are generally average, at around 6m - 7m, with some smaller of 4m - 5m setbacks in the newer areas. Side setbacks are small and average to both side boundaries and built to one side boundary in the newer areas.

- Garden styles are mostly established with large canopy trees of exotic species east of Bayswater Road and bushier to the west, with large native canopy trees. The gardens in the more recently developed areas are low level with exotic species.
- Frontage treatments are mostly open with examples of low solid fences and some low open styles west of Bayswater Road.
- Road patterns are generally grided with some cul-de-sacs particularly in the newer areas. Most streets are sealed with upstanding kerbs and roll over kerbs in the newer areas.
- Street trees throughout the area are generally mixed in species and spacing.

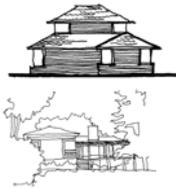
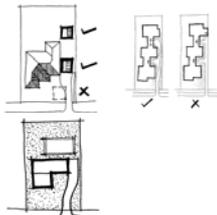
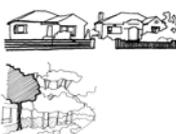
### Preferred future character

The Bungalook Neighbourhood Area will continue to evolve and accommodate a range of housing forms, while maintaining its leafy garden character. Continuous canopies will strengthen the sense of greenery in streets and backyards and native street tree planting will visually link residential streets with public open spaces, including those around Bungalook Creek. Dwellings within the vicinity of the creek will be responsive to the landscape character of the area and buildings elsewhere will be well articulated and responsive to site conditions. Low frontage treatments will maintain a sense of openness in the streets and development on the edges of the neighbourhood will be buffered from adjacent non-residential uses.

### The preferred future character will be achieved by:

- ensuring a range of well articulated and site responsive dwellings;
- ensuring buildings are set back 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; and
- ensuring development is well buffered from adjacent non-residential uses.

## Design guidelines

Objective	Design Response	Avoid
To ensure a range of well articulated and site responsive dwellings.	<p>Articulate and recess upper storey building elements from the front façade.</p> <p>New development should be sited and designed to address the street.</p> <p>New buildings should be innovative and contemporary and designed to respond to the characteristics of the site locality.</p>	<p>Large bulky buildings with unarticulated wall surfaces.</p> <p>New development with no street address.</p> <p>Development with no relationship to the site or surrounding area.</p> 
To ensure that buildings are set back from all boundaries a sufficient distance to allow substantial vegetation, particularly canopy trees.	Buildings should be set back from both side boundaries and sited and designed to minimise loss of existing vegetation.	Boundary to boundary development with no space for planting.
To ensure that front setbacks are not dominated by impervious surfaces or 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 encourage the use of additional indigenous and exotic canopy trees in private gardens.	<p>Provide for the planting of additional canopy trees wherever possible.</p> <p>Replace any trees lost with indigenous or native trees, that will grow to a similar size.</p>	Lack and/or loss of canopy trees in private gardens.
To encourage native street planting to unify the neighbourhood and visually link public and private gardens.	<p>Use materials and colours that complement those occurring naturally in the area.</p> <p>Low or transparent back boundary fencing is encouraged for sites directly abutting the Bungalook Creek parkland.</p> <p>Design new development to increase natural surveillance of the creek corridor by incorporating elements such as windows and decks overlooking the parkland.</p>	<p>Large areas of 'artificial' colour or highly reflective surfaces.</p> <p>High, solid fencing preventing natural surveillance of the creek parkland.</p> 
To ensure that development adjacent to Bungalook Creek is responsive to the landscape character of the area.	<p>Continue the consistent use of native planting throughout the public domain.</p> <p>Minimise the loss of street trees that contribute to a consistent street tree theme.</p>	<p>Loss of street trees, particularly native species.</p> <p>Lack of a consistent native theme in street tree planting.</p> 
To ensure low or no front fences.	Provide no front fence where this predominates in the street, or an open style fence in accordance with the Residential 1 Zone Schedule.	<p>High, solid front fencing.</p> <p>Loss of open frontages where this is the prevailing pattern.</p> 
To ensure that development is well buffered from adjacent non-residential uses.	Provide an effective buffer through the use of distance and vegetation on those sites that are adjacent to industrially zoned land.	Insufficient distance or screening from adjacent industrial uses.