

NEIGHBOURHOOD AREA 17 JUBILEE 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 Jubilee Park Neighbourhood Area is in the south-western corner of the municipality, and is bounded by Maroondah Highway, New Street, Maidstone Street, Heatherdale Road, Marlborough Road, Dandenong Creek, Canterbury Road and Bedford Road. It adjoins the Ringwood Activity Centre to the north. This area is part of the older established 'core' residential part of Ringwood and Heathmont and is dominated by Post War era weatherboard houses surrounding Jubilee Park, Wantirna Road and Heathmont Rail Station. Established gardens and streetscapes are largely exotic and existing canopy trees contribute to the overall vegetative character of the City.

Community values

The community of Jubilee Park Neighbourhood Area values:

- the presence of trees and the green canopy they provide for the area;
- local parks, sporting facilities, and proximity to transport and commercial areas;
- a mix of housing types that are well landscaped and maintained;
- older style homes and their established gardens;
- views to canopies and ridgelines; and
- soft treatments and open frontages.

The community of Jubilee Park Neighbourhood Area aspires to:

- encourage housing that is consistent with the character of the area;
- encourage cars to be parked off-street in residential areas;
- improve traffic flows, speeds and safety; and
- preserve older existing houses.

Existing character elements

- Topography is flat to gently undulating offering occasional outviews.
- Architectural styles are predominantly Post War era 1950s – 1960s with some infill from 1960s - 1980s.
- Dwellings are predominantly single storey.
- Materials include a mix of weatherboard and brick veneer, with tile roofing.
- Lot sizes vary from 500m² – 900m².
- Front setbacks are average, at around 6m – 7m. Side setbacks are mostly small to average from both side

boundaries and average from both side boundaries west of Wantirna Road.

- Gardens are established, with predominantly exotic trees and shrubs and native species in some cases.
- Front boundaries are commonly open, or met by fences of mixed heights and materials.
- Road layout is a modified grid with some cul de sacs in the south of the area. Street surfaces are sealed with upstanding kerbs and footpaths on both sides, except south of Jubilee Park where footpaths are generally absent.
- Street trees are generally mixed in species and of varying sizes. A few large exotic avenue plantings occur, as do indigenous trees to the bush fringes.

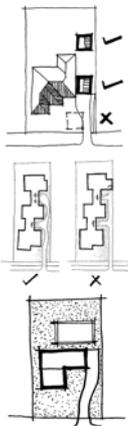
Preferred future character

The Jubilee Park Neighbourhood Area will retain its substantial tree canopy and established garden character, with many large canopy trees and vegetation in the spaces between buildings. Away from the Activity Centre, in the older areas of the neighbourhood, buildings will remain low scale, contributing to a sense of openness in streets. Streetscapes throughout the area will retain a green and leafy character, with low front fences affording views into well-landscaped front gardens. Recognition of the neighbourhood's benefits as a highly accessible location will increase, resulting in opportunities for renewal and a greater variety of housing in areas close to the Ringwood Activity Centre.

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 away from the activity centre;
- 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; and
- encouraging low front fence treatments.

Design guidelines

Objective	Design Response	Avoid
To ensure well articulated building forms that relate to the streetscape.	<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>The front setback should be no less than the average setback of the adjoining two dwellings.</p>	<p>Large bulky buildings with unarticulated wall surfaces.</p> <p>New development that does not address the street.</p> <p>Dwellings set too far forward.</p> 
To ensure complementary, low scale building forms in older areas.	<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.	Consider the incorporation of timber and other non-masonry materials that complement the predominant use of timber in the area.	Exclusive use of 'heavy' materials and design detailing in older, exclusively weatherboard pockets.
To ensure that building setbacks allow space between dwellings for vegetation.	Dwellings should be set back from both side boundaries.	Dwellings sited too close to the boundaries to sustain vegetation.
To ensure the retention of existing vegetation, particularly canopy trees.	Retain established vegetation and provide for the planting of new canopy trees wherever possible.	Loss of vegetation, particularly canopy trees.
To ensure that front setbacks are not dominated by car parking structures or driveways.	<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 low front fence treatments.	Provide open style front fences in accordance with the Residential 1 Zone Schedule.	High, solid front fences.