

NEIGHBOURHOOD AREA 4 QUAMBEE GARDENS

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 Quambee Gardens Neighbourhood Area is located between Mullum Mullum Creek and the western boundary of Maroondah, surrounding Wonga and Warranwood Roads. The area is an example of more recent, suburban development in a spacious garden setting. Wider streets; establishing gardens and significant bushland reserves; parks; and grounds contribute to the character, while its topography ensures that it is viewed from many of the central and western parts of Maroondah.

Community values

The community of Quambee Gardens Neighbourhood Area values:

- tree canopies, bushland and bird life (eg. Mullum Mullum Creek);
- contoured, curved streets on hills;
- open character and lack of fences; and
- wide nature strips with few or no footpaths.

The community of Quambee Gardens Neighbourhood Area aspires to:

- encourage protection of tree canopy; and
- avoid higher density development, which includes gardens.

Existing character elements

- The area lies in gently undulating to hilly terrain around a minor ridgeline with good views to surrounding hillsides.
- Architectural styles include post 1980s dwellings and reproduction styles in more recently developed areas.
- Dwellings are generally single storey with some occurrences of double storey.
- Materials are predominantly brick with tile roofing although a number of examples of weatherboard buildings also occur.
- Front setbacks are 6-7m across the older parts of the area and vary from small to large in newer estates. Side setbacks vary, with small to average setbacks from both side boundaries and small setbacks from one boundary and garages built to the other.
- Lot sizes are generally 500m - 900m throughout.
- Gardens are consistently simple exotic and native established, with a few bushier areas to the western fringe.

- Front fences are most often absent, but are low to medium picket where they occur.
- Street layout is modern curvilinear with numerous cul de sacs and upstanding curbs (except in two new estates which have roll over curbs). Footpaths are found on major roads throughout the area and on most cul de sacs in the western parts.
- Street trees are mixed and of irregular age and spacing.

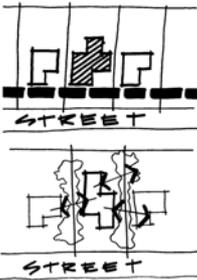
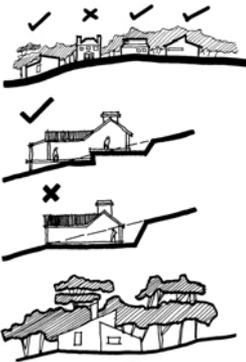
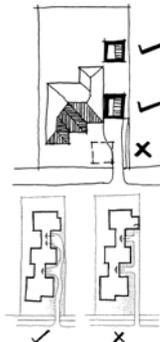
Preferred future character

The Quambee Gardens Neighbourhood Area will be valued for its spaciousness and balance between vegetation and housing. The neighbourhood will retain its spacious streets. Accommodating a variety of styles of housing set in established gardens. Increased street tree planting will reinforce the informality of the road pattern, soften views to the neighbourhood from outside the area and provide visual links to the wider landscape. Open frontages, using vegetation instead of fencing, combined with the wide nature strips, will further strengthen the spacious qualities of the streets.

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; and
- increasing street tree planting in an informal manner across all streets.

Design guidelines

Objective	Design Response	Avoid
<p>To ensure that buildings are sited in order to accommodate substantial plantings, including canopy trees.</p>	<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 to incorporate space for the planting of additional vegetation.</p>	<p>Dwellings set too far forward.</p> <p>Dwellings adjacent to boundaries with no space for vegetation.</p> 
<p>To ensure that 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.</p>	<p>Keep development below the established or future mature tree canopy height.</p> <p>Use darker building materials that are less prominent visually, particularly for upper levels and roofs of buildings located on prominent ridges or hill faces.</p> <p>Minimise the visual impact and reduce the need for cut and fill by designing buildings to follow the contours and step down the site.</p> <p>Minimise building footprint and articulate buildings into separate elements.</p>	<p>Buildings that protrude above the tree canopy.</p> <p>Excessive cut and fill.</p> <p>Visually dominant, sheer and unarticulated elevations.</p> <p>Loss of vegetated backdrop.</p> <p>Light coloured surfaces and highly reflective materials, particularly on roofs.</p> 
<p>To ensure that front setbacks are not dominated by car parking structures.</p>	<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> 
<p>To encourage open frontages, or vegetation at the front boundary.</p>	<p>Other than in exceptional circumstances provide no front fencing and/or utilise planting at the front boundary.</p>	<p>Front fences, particularly high and/or solid fencing.</p> 
<p>To increase street tree planting in an informal manner across all streets.</p>	<p>Reinforce the informality of the street pattern with additional vegetation in the public domain.</p> <p>Minimise loss of street trees.</p>	<p>Lack of street trees.</p> <p>Loss of street trees.</p> 