NEIGHBOURHOOD AREA 14 CANTERBURY 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 Canterbury Gardens Neighbourhood Area is located in one of the more recently developed fringe areas of the City. Some tall native trees have been retained in parks and private gardens that contribute to the leafy canopy of Maroondah, although parts of the neighbourhood lack established tree cover. Streetscapes are open with less dominant garden and understorey vegetation in front yards, offering views towards the Wicklow ridgeline that crosses the City from elevated areas. The elevated topography of part of the neighbourhood also makes it visible from other areas of the municipality.

Community values

The community of Canterbury Gardens Neighbourhood Area values:

- The leafy character of the area;
- large blocks with space for gardens;
- proximity to facilities;
- remnant native vegetation; and
- views to Dandenong Ranges and ridgelines.

The community of Canterbury Gardens Neighbourhood Area aspires to:

- Encourage consistency of housing densities; and
- encourage pride in houses and gardens.

Existing character elements

- Topography is flat to rolling/hilly, with a distinct hill located in the north-eastern section of the area.
- Architectural styles are 1970s and 1980s with a pocket of 1980s to 1990s ranch style dwellings.
- Dwellings are predominantly single storey.
- Materials are brick with tile roofs.
- Front setbacks are around 6m - 7m, with small to average side setbacks from both boundaries.
- Lot sizes are around 700m^2 - 900 m^2.
- Gardens are low scale, simple and predominantly mixed species with native canopy trees.
- Front fences are low and open.
- The street layout is modern and curvilinear, (numerous cul de sacs) with upstanding gutters. There are wide grassy nature strips in most streets, with concrete footpaths (often one side only).
- Street trees are mixed species and mostly regularly spaced.

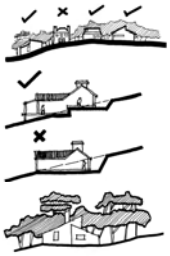
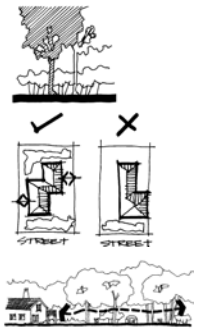
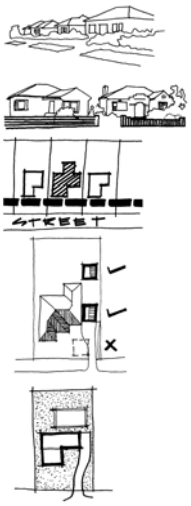
Preferred future character

The Canterbury Gardens Neighbourhood Area will develop as an attractive residential area unified by native canopy trees throughout. Views of the upper reaches of the neighbourhood will gradually become less dominated by buildings. The spacious quality of the streets will remain, as will long range glimpses of the surrounding ridgelines. Development at the edges of the neighbourhood will be sufficiently 'buffered' from nearby industrial development.

The preferred future character will be achieved by:

- ensuring dwellings on hill faces and upper slopes are designed with the topography and are sited to minimise earthworks and vegetation clearing;
- ensuring that materials used in highly visible areas are compatible with the establishing vegetation cover;
- strengthening the presence of vegetation, particularly canopy trees in streets and gardens;
- encouraging open frontage treatments and strengthening the front garden settings of dwellings; and
- ensuring development is well buffered from adjacent non-residential uses.

Design guidelines

Objective	Design Response	Avoid
To ensure that dwellings on hill faces and upper slopes are designed with the topography and are sited to minimise earthworks and vegetation clearing.	Keep development below the future mature tree canopy height. Minimise the visual impact and reduce the need for cut and fill by designing buildings to follow the contours and step down the site. Minimise building footprint and articulate buildings into separate elements.	Buildings that exceed the future mature tree canopy height. Excessive cut and fill. Visually dominant, sheer and unarticulated elevations. 
To ensure that materials used in highly visible areas are compatible with the establishing vegetation cover.	Use darker building materials that are less prominent visually, particularly for upper levels and roofs of buildings located on prominent ridges or hill faces.	Light coloured surfaces and highly reflective materials, particularly on roofs.
To strengthen the presence of vegetation, particularly canopy trees in streets and gardens.	Provide for the planting of new canopy trees, including natives, wherever possible. Dwellings should be set back from both side boundaries in order to sustain vegetation. Continue to strengthen the presence of vegetation in the public domain through the planting of additional native canopy trees. Minimise loss of street trees.	Loss and/or lack of canopy trees in private gardens and streets. Insufficient side boundary setback distances to sustain vegetation. 
To encourage open frontage treatments, and strengthen the front garden settings of dwellings.	Provide no front fence or vegetation at the front boundary where this predominates in the street. Alternatively, provide an open style fence in accordance with Schedule 1 of the Residential 1 Zone. The front setback of dwellings should be no less than the average setback of adjoining dwellings. Locate garages, carports and car parking areas behind the front façade of the dwelling. With the exception of driveways, minimise impervious surfacing in front garden areas.	Loss of open frontages. High, solid front fencing. Dwellings set too far forward. Car parking structures and driveways dominating the front setback. Lack of permeable space able to support vegetation. 
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.