

NEIGHBOURHOOD AREA 11 EASTFIELD

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, and private gardens and trees, which envelop the City in a 'green blanket'.

The Eastfield Neighbourhood Area is located in the east of the municipality around the Croydon commercial / recreational heart and parklands. The residential pockets within this area all surround large areas of open space including Eastfield Park and the Eastfield Golf Course. These parkland areas contribute a sense of spaciousness to the neighbourhood and strengthen the presence of 'green corridors' throughout the City.

Community values

The community of Eastfield Neighbourhood Area values:

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

The community of Eastfield Neighbourhood Area aspires to:

- ensure lots are not dominated by housing;
- encourage appropriate residential developments which are sensitive to character;
- avoid visual pollution by powerlines and signage; and
- improve cleanliness and maintenance of the streetscapes.

Existing character elements

- Sloping/undulating topography around central flat commercial/recreational core.
- Architectural styles include a mix of Post War era 1950s, 1960s and 1970s – 1980s dwellings.
- Dwellings are generally single storey.
- Materials are mixed, with weatherboard and brick veneer with tile roofing in the western part of the area, and mostly brick with tile roofing in the eastern part.
- Lot sizes range from 700m² - 900m² with some lots up to 1200 m².
- Front setbacks are generally average, at around 6m - 7m. Side setbacks are average and small from both side boundaries.

- Garden styles are mostly simple and established with shrubs and lawn. There are some mixed species bushy gardens with canopy trees in the southern parts of the area.
- Frontages are either open or met by a low solid fence.
- Road patterns incorporate grid forms with cul de sacs. All streets are sealed with upstanding kerbs.
- Street trees are generally mixed in species but varied in spacing and sizes.

Preferred future character

The Eastfield Neighbourhood Area will continue to evolve in a way that preserves its character of distinct residential pockets grouped around large areas of open space. The green 'leafiness' of the parklands and golf course will continue into the streets in the form of substantial street trees and well vegetated gardens and the spaciousness of the streets will be maintained through low front fences. Dwellings will be well articulated and relate to the street and areas close to the Croydon Activity Centre will provide opportunities for renewal and a greater variety of housing.

The preferred future character will be achieved by:

- ensuring building forms are well articulated and relate to the street;
- ensuring buildings are setback from all boundaries a sufficient distance to sustain substantial vegetation;
- ensuring the front setbacks are not dominated by impervious surfacing or car parking structures;
- strengthening the treed canopy of the neighbourhood in private gardens, streets and areas of parkland;
- ensuring low front fences; and
- ensuring that development is well buffered from adjacent non-residential uses.

Design guidelines

Objective	Design Response	Avoid
To ensure that building forms are well articulated and relate to the street.	<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>Large bulky buildings with unarticulated wall surfaces.</p> <p>New development which does not address the street</p>
To ensure that buildings are setback from all boundaries a sufficient distance to sustain substantial vegetation.	<p>Dwellings should be set back from both side boundaries.</p> <p>The front setback should be no less than the average setback of the adjoining two dwellings.</p>	<p>Boundary to boundary development with no space for planting.</p> <p>Dwellings set too far forward or back.</p>
To ensure that the front setbacks are not dominated by impervious surfacing 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 strengthen the treed canopy of the neighbourhood in private gardens, streets and areas of parkland.	<p>Buildings should be sited and designed to minimise loss of existing vegetation.</p> <p>Replace any trees lost with trees that will grow to a similar size.</p>	<p>Site clearance.</p> <p>Loss of vegetation, particularly native canopy trees.</p>
To encourage low front fences.	<p>Provide no front fence where this predominates in the street.</p> <p>On sites not adjacent to main roads provide open style front fences in accordance with Schedule 1 to Residential 1 Zone, other than in exceptional circumstances.</p>	<p>Loss of open frontages where this predominates.</p> <p>High, solid front fencing.</p>
To ensure that development is well buffered from adjacent non-residential uses.	<p>Provide an effective buffer through the use of distance and vegetation on those sites that are adjacent to industrially zoned land.</p>	<p>Insufficient distance or screening from adjacent industrial uses.</p>