

NEIGHBOURHOOD AREA 21 GOLF LINKS ESTATE

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 Golf Links Estate Neighbourhood Area is a small homogenous pocket of housing located close to the north eastern edge of the municipality. It is characterised by exclusively weatherboard housing set in spacious but established gardens. The streets have an informal quality due to the existence of unsealed verges and swale drains and native and indigenous roadside planting. The Croydon Golf Course currently abuts the Neighbourhood Area to the north.

Community values

The community of Golf Links Estate Neighbourhood Area values:

- mixed character of dwellings – old weatherboard and new brick;
- proximity to golf course; and
- views to mountains and foothills.

The community of Golf Links Estate Neighbourhood Area aspires to:

- improve street vegetation throughout;
- improve bicycle path networks;
- encourage protection of vegetation; and
- encourage less tri / quadruple occupancy blocks.

Existing character elements

- The area lies in an undulating landscape that falls to the east.
- Architectural styles are predominantly Post War era 1950s and 1960s.
- Dwellings are generally single storey.
- Materials are weatherboard with tiled roofing.
- Lot sizes are generally around 700m² - 900m² with some larger lots up to 1,200m².
- Front setbacks are average, at around 6m - 7m. Side setbacks are generally average to both side boundaries.
- Gardens are mostly well established and bushy, and generally consist of shrubs, lawn and canopy trees, both native and indigenous.
- Frontages consist of mixed styles including open, average height and vegetated screening.

- Street layout is linear and structured with many streets aligned to the topography. Road surfaces are sealed with informal swale drains.
- Street trees are well established with a mix of native and remnant exotic roadside plantings.

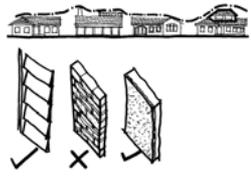
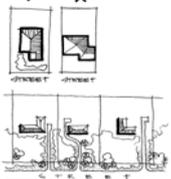
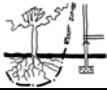
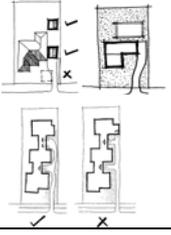
Preferred future character

The Golf Links Estate Neighbourhood Area will retain its established homogenous qualities, characterised by low scale dwellings set in leafy gardens. Streets throughout the estate will maintain an informal and spacious feel with retention of the 'un-made' qualities, and native and indigenous trees. The canopy tree cover will continue to grow, linking the neighbourhood to established public parks and gardens nearby, and development on higher, more visually prominent land will be unobtrusive and site responsive.

The preferred future character will be achieved by:

- ensuring complementary, low scale building forms and compatible materials;
- ensuring new development, particularly on hill faces and upper slopes, is not highly visible from a distance and is designed with the topography, avoiding excessive excavation and removal of vegetation;
- ensuring building setbacks allow space to sustain vegetation;
- ensuring the retention of existing vegetation, particularly canopy trees;
- ensuring the front setbacks are not dominated by car parking structures;
- encouraging low front fences, open frontages or vegetation at the front boundary; and
- retaining native and indigenous roadside planting, and the 'un-made' qualities of the streets.

Design guidelines

Objective	Design Response	Avoid
To ensure complementary, low scale building forms and compatible materials.	<p>Respect the predominant building height in the street and nearby properties.</p> <p>Consider the incorporation of timber and other non-masonry materials that complement the use of timber in the area.</p>	<p>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</p> <p>Exclusive use of 'heavy' materials and design detailing in the exclusively weatherboard area.</p> 
To ensure new development, particularly on hill faces and upper slopes, is not highly visible from a distance and is designed with the topography, avoiding excessive excavation and removal of vegetation.	<p>Keep development below the established or future mature tree canopy height.</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> 
To ensure that building setbacks allow space to sustain vegetation.	<p>The front setback should be no less than the average setback of the adjoining two dwellings.</p> <p>Set back buildings from both side boundaries.</p>	<p>Dwellings set too far forward or back.</p> <p>Boundary to boundary development with no space for planting.</p> 
To ensure the retention of existing vegetation, particularly canopy trees.	<p>Retain established vegetation and provide for the planting of new canopy trees wherever possible.</p>	<p>Loss and/or lack of canopy trees.</p> 
To ensure that front setbacks are not dominated by 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 low front fences, open frontages or vegetation at the front boundary.	<p>Provide no front fence where this predominates in the street, or vegetation instead of fencing.</p> <p>Provide a low and open style front fence in accordance with Schedule 1 to the Residential 1 Zone.</p>	<p>Loss of open or vegetated frontages.</p> <p>High, solid front fencing.</p> 
To retain native and indigenous roadside planting, and the 'un-made' qualities of the streets.	<p>Minimise the loss of native and indigenous street trees that contribute to the consistent street tree theme.</p> <p>Avoid the loss of informal street verge treatments, including swale drains and the lack of kerb and channelling.</p>	<p>Loss of street trees.</p> <p>Loss of informal, un-made road qualities.</p> 