

NEIGHBOURHOOD AREA 9 CROYDON PARKS

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 Croydon Parks Neighbourhood Area is in the north eastern corner of Maroondah. This is an area of established gardens and spacious, leafy streets, with an increasing tree canopy cover in the eastern section. It is transitional in built form character, representing the older, established pockets of Maroondah close to the Croydon Town Centre, as well as the newer estates on the fringes of the City. Several public parks and gardens contribute substantially to the neighbourhood character.

Community values

The community of Croydon Parks Neighbourhood Area values:

- mixed character of dwellings: old weatherboard and new brick;
- proximity to open space and parkland; and
- views to mountains and foothills.

The community of Croydon Parks Neighbourhood Area aspires to:

- improve street vegetation throughout;
- improve bicycle path networks;
- encourage protection of vegetation;
- encourage developments, which are sensitive to retaining the character of the area; and
- encourage the contribution of Croydon Golf Course to the character of the area.

Existing character elements

- The area lies in a gently undulating landscape with occasional views of local ridgelines.
- Architectural styles vary and include Post War era 1950s and 1960s with a small area of more recent development on Maroondah Highway and a handful of interwar dwellings.
- Dwellings are generally single storey.
- Materials include a weatherboard and brick veneer mix throughout most of the area, with an isolated area of exclusively brick in the north east. All roofing is tiled.
- Lot sizes are mixed but range from around 900m² in the northern sections to 300m² - 500m² in the south, with some examples of larger lots.
- Front setbacks are average, at around 6m - 7m. Side setbacks are generally average to small from both side boundaries.

- Gardens are mostly well established and generally consist of shrubs, lawn and canopy trees (both native and exotic). Some simpler and newer gardens also occur.
- Frontages in the northern parts of the area consist of low, wire-style fences or are open, while medium picket fences and vegetative screening are common in the remainder. Open frontages are occasionally found in the newly developed areas.
- Street layout is linear and structured, with numerous cul de sacs.
- Street trees are well established but vary in type. Substantial native remnants occur in parts, while exotic/mixed species dominate elsewhere. There is one notable avenue of established exotic trees.

Preferred future character

The Croydon Parks Neighbourhood Area will continue to be characterised by its established gardens and parks and tree canopy cover, providing a softening and unifying effect to the mix of housing types. Streets will maintain a spacious and leafy quality with views into front gardens across open frontages or low front fences. Building forms will be well articulated and responsive to site conditions and large canopy trees will be enhanced, visually linking residential areas to established public parks and gardens. 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 well articulated building forms that relate to the streetscape;
- 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
- establishing corridors of canopy trees along streetscapes.

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 or back.</p>
To ensure that building setbacks allow space to sustain vegetation.	Dwellings should be set back from both side boundaries.	Boundary to boundary development with no space for planting.
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 and/or lack of canopy trees.
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 the Residential 1 Zone Schedule.</p>	<p>Loss of open or vegetated frontages.</p> <p>High, solid front fencing.</p>
To establish corridors of canopy trees along streetscapes.	<p>Strengthen the consistency of street tree planting, both in terms of species and spacing, throughout the public domain.</p> <p>Minimise the loss of street trees that contribute to a consistent street tree theme.</p>	<p>Loss of street trees.</p> <p>Lack of consistency in street tree planting.</p>