# NEIGHBOURHOOD AREA 15 COLCHESTER PARK

## 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 Colchester Park Neighbourhood Area is located at the south-eastern extremity of the municipality between Colchester Road and Eastwood Golf Course. This Neighbourhood Area is a newly established residential area bordering the non-urban areas within Maroondah and a hilltop golf course. The neighbourhood lacks the dense tree cover that characterises most of the City, although the open streetscapes and fewer canopy trees means that good views are available of treed ridges and hilltops to the north, east and west.

### Community values

The community of Colchester Park 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 Colchester Park Neighbourhood Area aspires to:

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

### Existing character elements

- Topography is gently sloping, between two minor hills with extensive views to surrounding treed hillsides.
- Architectural styles are 1980s and 1990s contemporary with some reproduction styles.
- Dwellings are predominantly single storey, with some examples of two storey dwellings.
- Materials are consistently brick with tiled roofs.
- Front setbacks are around 6m - 7m, with small to average side setbacks. There are examples of garages built to one side boundary.
- Average lot sizes are 900m$^2$ - 1,200m$^2$, with some examples of smaller lots of 700m$^2$ - 900 m$^2$.
- Gardens are still establishing, simple and predominantly exotic.
- Frontages are open with very few front fences.

- The street layout is modern and curvilinear, (numerous cul de sacs) with upstanding gutters. Roll over curbs are confined to the most recently developed, eastern-most part of the precinct.
- There are wide grassy nature strips in most streets, with concrete footpaths (often one side only).
- Street trees are mixed species, regularly and irregularly spaced and newly establishing.
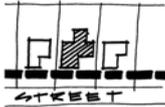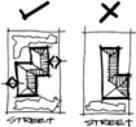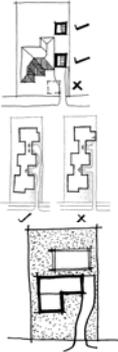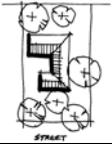
### Preferred future character

The Colchester Park Neighbourhood Area will become increasingly green as vegetation establishes in streets and gardens. The area will be characterised by spacious streetscapes, with open frontages and established gardens of mixed species. Views to the surrounding landscape will be retained, with additional visual links provided by an increase in the presence of canopy trees, particularly native trees. Dwellings will continue to comprise a mix of site responsive and contemporary styles and development at the edges of the neighbourhood will be buffered from adjacent industrial uses.

**The preferred future character will be achieved by:**

- ensuring a mix of well designed and site responsive dwellings;
- ensuring new development continues the spacious front setback pattern;
- ensuring development is sited to allow space for sustaining vegetation, especially canopy trees;
- ensuring car parking structures do not dominate the streetscape;
- encouraging no front fences;
- ensuring development is well buffered from adjacent non-residential uses; and
- strengthening the presence of vegetation with large native street trees.

# Design guidelines

| Objective | Design Response | Avoid | |
|-----------|-----------------|-------|---|
| To ensure a mix of well designed and site responsive dwellings. | Articulate and recess upper storey building elements from the front façade.<br><br>New buildings should be innovative and contemporary and designed to respond to the characteristics of the site locality. | Large bulky buildings with unarticulated wall surfaces.<br><br>Development with no relationship to the site or surrounding area. |  |
| To ensure that new development continues the spacious front setback pattern. | Dwellings should be set back from the front boundary no less than the average setback of adjoining dwellings. | Lack of front garden space.<br><br>Dwellings set too far forward. |  |
| To ensure that development is sited to allow space for sustaining vegetation, especially canopy trees. | Buildings should be sited and designed to maximise space for the planting of vegetation, including canopy trees.<br><br>Dwellings should be set back from both side boundaries. | Lack of vegetation.<br><br>Insufficient side setbacks to sustain vegetation. |  |
| To ensure that car parking structures do not dominate the streetscape. | Locate garages, carports and car parking areas behind the front façade of the dwelling.<br><br>With the exception of driveways, minimise impervious surfacing in front garden areas.<br><br>Provide only one vehicular crossover per frontage. | Front setbacks dominated by car parking structures and hard surfacing.<br><br>Gun barrel driveways.<br><br>Loss of street trees due to cross over construction. |  |
| To encourage no front fences. | Provide no front fence or vegetation at the front boundary where this predominates in the street.<br><br>Alternatively, provide an open style front fence in accordance with the Residential 1 Zone Schedule. | Loss of open frontages.<br><br>High, solid front fences. |  |
| 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. |  |
| To strengthen the presence of vegetation with large native street trees. | Continue the use of native canopy tree planting throughout the public domain.<br><br>Minimise the loss of street trees that contribute to a consistent street tree theme. | Loss and/or lack of street trees, particularly native trees. |  |