

11/07/2014
C91**SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO2**.

CROYDON HILLS NEIGHBOURHOOD CHARACTER AREA**1.0 Statement of neighbourhood character**11/07/2014
C91

The Croydon Hills Estate is bounded by Eastfield Road, Bayswater Road and the Lilydale railway line in Croydon. The subdivision forms part of one of Walter Burley Griffin's neighbourhood area estate designs and the lot layout has remained substantially unchanged since its development.

Griffin's garden suburb designs included 'Croydon Hills (Garden Suburb) Estate' in 1921. Only the orchard section of the Croydon Hills Estate was completed partly different from Griffin's original design.

The Croydon Hills Estate is also significant because it is one of four commissions in Melbourne by the Rev. Cheok Hong Cheong. Born in Canton, China, Rev. Cheok Hong Cheong purchased part of the land the Croydon Hills Estate occupies. He played an active role in the welfare of Chinese in Australia. Cheong Park was formed in 1948 when 50% of the triangular land in the Croydon Hills Estate was donated by the Cheong family to the Shire.

Key neighbourhood character features include the subdivision pattern. This is unique due to its high degree of planning around the O'Shannassy pipeline easement, where a park boulevard was intended to be built.

The development of this estate was highly regarded as it was an example of garden city planning and embraced the idea of a neighbourhood as a physical and social planning unit. Griffin took account of the topography of the site and its native vegetation, to provide safe internal public spaces within the estate to cater for community needs.

2.0 Neighbourhood character objective10/11/2011
C42

To ensure site responsive building forms that reflect the subdivisional pattern, including Yarraduct Place, of the Croydon Hills Estate and Walter Burley Griffin's original design for the estate.

3.0 Decision guidelines11/07/2014
C91

Before deciding on an application, the responsible authority must consider, as appropriate:

- The extent to which layout and siting of new dwellings and structures reflect the preferred neighbourhood character of the Croydon Hills Estate.
- The extent to which building forms reflect the subdivisional pattern, including Yarraduct Place, of the Croydon Hills Estate and Walter Burley Griffin's original design for the estate.

Policy References

Maroondah Heritage Study Stage Two, Richard Peterson Architect & Conservation Consultant with Peter Barrett, Volume 1 & 2 November 2003.