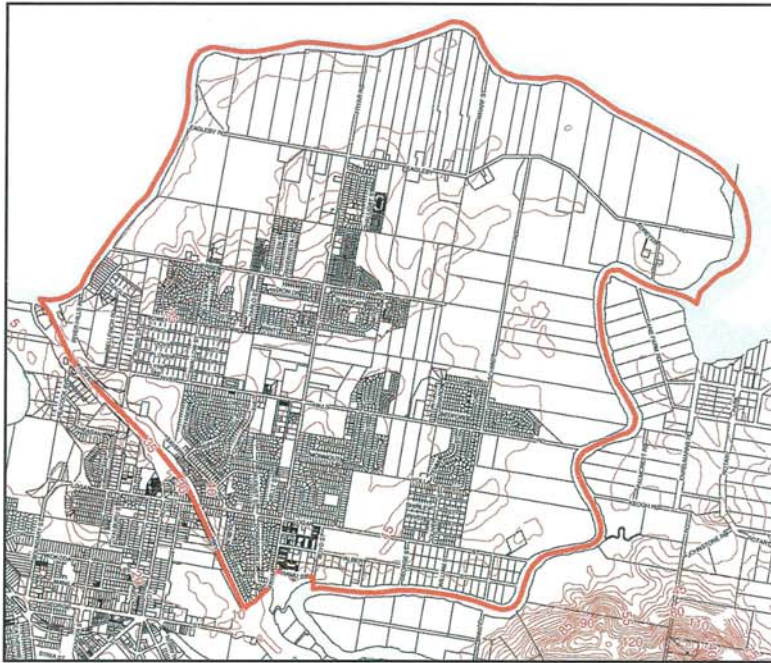


3.14.1 Character Area 8.1: Eagleby



Note: Eagleby is a local character area within the Beeleigh and Sugar Cane Character Area. this visual diary focuses on the particular landscape character elements that contribute to the overall character of Eagleby.



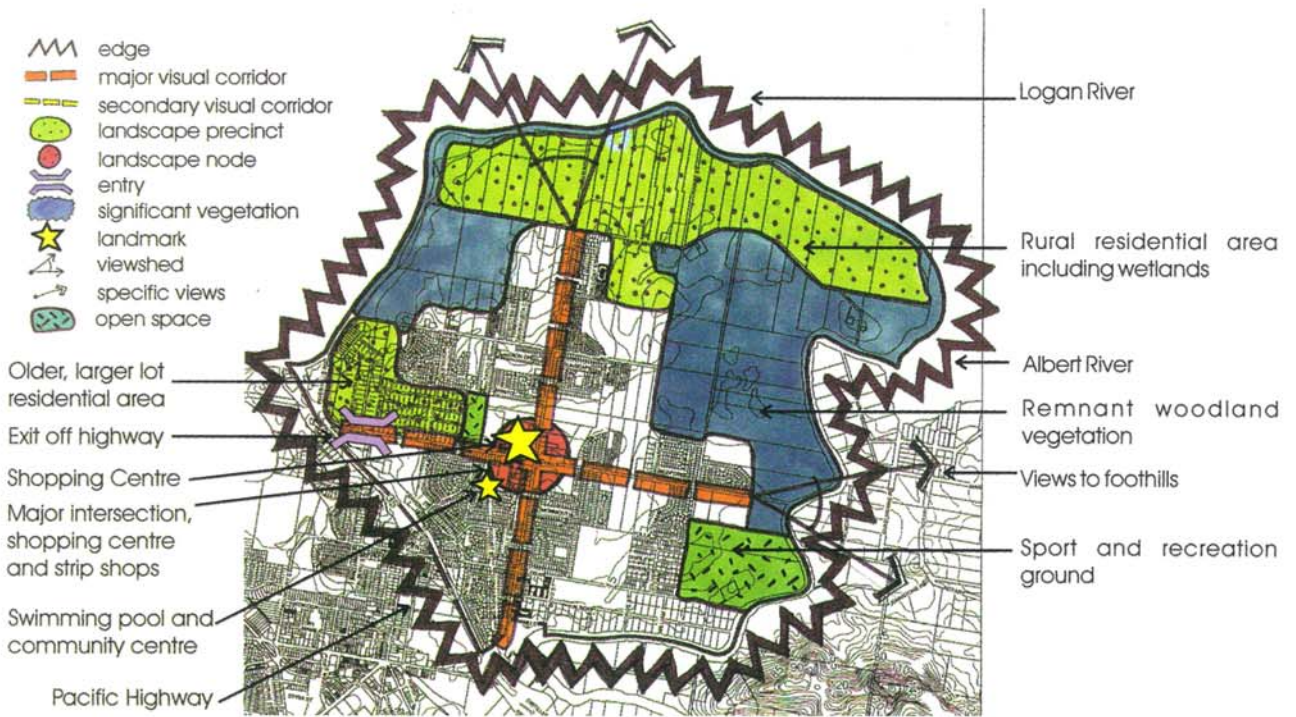
A Vision for the Future of Eagleby

Eagleby will become a place with a strong sense of entry and a consolidated and lively heart. It will link residents to its surrounding wetlands and riverine landscapes through shady avenue and streets. Parks and river edges will be accessible and well established and maintained. Eagleby's residents will have a strong sense of pride and ownership in their neighbourhood and its public spaces. Its youth will be well catered for and a high level of appropriate services and shops will supply the community.

The suburb will be beautified through the joint efforts of residents and Council working together to strengthen the environmental and historical links within the place. Through this process, Eagleby will become a desirable place to live. The community's sense of being surrounded by a rural and river backdrop will be maintained and strengthened, and a focus put into ensuring that signage and infrastructure for roads and services do not detract from the natural character of Eagleby.



Character Map



Existing Landscape Description

Eagleby is a small residential and rural community set in undulating topography and floodplains, enclosed by two rivers, and isolated from the town of Beenleigh by the highway. Its character is taken largely from its remnant vegetation and its historical roots as a rural area. The area has a suburban core of simple functional domestic buildings within a primarily grid street layout with the shopping area forming the central focus of the suburban core. Green pockets of garden planting in the older residential areas supports the leafy character of the native Eucalypts and open woodland forests. The flood plains surrounding the undulating urban areas support significant diversity in birdlife and other wildlife.

Important Landscape Elements

- ▶ Albert River and Logan River
- ▶ Wetland areas supporting a variety of birdlife
- ▶ Stands of remnant Blue Gum, Grey Ironbark, Pink Bloodwood Woodland and Open Forest
- ▶ Mangroves areas along riverbanks
- ▶ Commercial core, enclosed by residential areas filtering into a floodplain/rural landscape
- ▶ Turf on road reserves
- ▶ Some larger areas of open space incorporating remnant vegetation

Social & Recreational Issues

- ▶ Limited access to river, e.g. pathways, boating
- ▶ Minimal shade and trees in park areas
- ▶ Little promotion of natural environment
- ▶ Shopping area is visually and functionally inadequate
- ▶ Some of the public spaces feel “unsafe”
- ▶ Lack of facilities in some open space, e.g. toilets, lighting
- ▶ Community feels isolated & neglected
- ▶ Linkages across Eagleby need improvement
- ▶ Pedestrian linkages via open space needs improvement
- ▶ Neighbourhood pride needs to be encouraged

Important Views & Vistas

- ▶ Extensive views to surrounding foothills
- ▶ Views into Eagleby from Highway
- ▶ Glimpses of river from floodplain areas



- ▶ Private front gardens provide shade and general amenity
- ▶ Built form and vegetation are of an appropriate scale and design relative to the scale and character of the local neighbourhood
- ▶ Location of built form and vegetation provide variety in the streetscape experience
- ▶ Predominant views are “natural” or “green”

Streetscape

- ▶ Minimal vegetation in private landscape areas provides little positive contribution to the character of the local neighbourhood
- ▶ Fencing and built form dominate the streetscape
- ▶ Location of built form and vegetation provide little variety in the streetscape experience
- ▶ Predominant views are “hot” and barren due to the dominance of the built form and bitumen



- ▶ Consistent forms, growth habits and location of the trees unifies the street edge
- ▶ Leafy green character of the street trees supports the character of the local remnant vegetation areas
- ▶ Street trees species provide shade to footpath and general amenity to the local neighbourhood
- ▶ Single trunk species provide clear view lines

Street Trees

- ▶ Inconsistent tree forms and locations create disunity at the street edge
- ▶ Resort-style landscape treatment is inconsistent with the character of the local remnant vegetation
- ▶ Street tree species provide little opportunity for shade to footpath
- ▶ Tree species and locations have the potential to disrupt clear view lines

Trees



- ▶ Fencing low and transparent
- ▶ Leafy green landscape character contributes positively to the character of the local neighbourhood
- ▶ Private garden planting gives the perception of a cool and shaded streetscape environment
- ▶ Well maintained private gardens can provide a clear line between private and public land and can contribute positively to the pride and character of local neighbourhood

Private Gardens

- ▶ Little visual perception of where private land ends and public land begins
- ▶ Minimal vegetation in private landscape reduces the opportunity for private gardens to contribute positively to the character and amenity of the local neighbourhood streetscape
- ▶ Lack of vegetation creates the perception of a hot and barren environment
- ▶ Lack of maintenance in private gardens negatively impacts on the character and pride in the local neighbourhood



- ▶ Visual access to private landscape/gardens contributes positively to the local character residential streetscape
- ▶ Fencing colour and materials, integrated with vegetation, softens the impact of the fenceline on the streetscape
- ▶ Vegetation reduces visual mass and dominance of the fence
- ▶ Design, scale and materials avoids the perception of bulk massing that does not create a visual barrier to street
- ▶ Low, transparent fences create opportunities for surveillance by neighbours against intruders

Fences

- ▶ Minimal integration of planting with the fence design reduces the “greenness” of the local neighbourhood
- ▶ Solid fence reduces opportunities to appreciate private landscaped gardens as part of the streetscape experience
- ▶ Fencing form and materials creates a solid visual barrier to the street between private and public space
- ▶ Colour, materials and design of the fence dominates the streetscape and detracts from the local character of the neighbourhood



- ▶ A tall solid fence, while it may be appropriate to side and back boundaries, is not recommended for the street frontage. The front fence should have visual access to the street and to be as transparent as possible.

Fence

Character desired

Character not desired



- ▶ Remnant vegetation is retained and contributes positively to the rural character of the landscape
- ▶ Rural wetland provides a habitat for a variety of birdlife and other wildlife
- ▶ Fencing is well maintained and predominantly transparent
- ▶ Feature cultural plantings within private property

Rural Areas

- ▶ Remnant vegetation removed, reducing rural character
- ▶ New plantings of inappropriate species, densities and locations
- ▶ Lack of diversity in wetland areas does not encourage birdlife or other wildlife



Example only. Not from Eagleby



- ▶ Park is physically and visually well located
- ▶ Shade structure design is simple and contributes positively to the amenity of the park and character of local neighbourhood
- ▶ Remnant vegetation is incorporated into the design of the park
- ▶ Local native species are used as additional vegetation which supports the character of the surrounding remnant vegetation
- ▶ Park facilities and equipment are versatile and support a variety of uses

Parks and Open Space

- ▶ Park is created from left over space, not designed as part of an overall estate layout
- ▶ No shade provision
- ▶ Equipment is poorly sited at the back of the site near housing and backyard fencing
- ▶ Remnant vegetation has not been incorporated into park design
- ▶ Park facilities and equipment are very specific and do not support a variety of uses



Parks and Open Space



- ▶ Pathway shaded using predominantly local native vegetation
- ▶ Pathway is visually and physically appropriate due to siting and use of vegetative elements and hard surfacing
- ▶ Clear lines of vision and inclusion of lighting provides relatively safe routes
- ▶ Vegetation form and location creates clear lines of sight under the tree canopy
- ▶ Design of pathway and inclusion of vegetation creates an interesting directional link with obvious destination point

Pedestrian Links

- ▶ Unusable left-over space not designed as part of the overall estate and open space network
- ▶ Environment feels hot & barren – treatment does not contribute positively to the local neighbourhood character & amenity
- ▶ No vegetation
- ▶ Layout and design creates very little visual interest
- ▶ Fencing and lack of surrounding space reduces line of vision and creates concealment spots
- ▶ Lack of lighting and design of fencing creates a potentially unsafe environment at night



Example only. Not from Eagleby

- ▶ Form, colour and location of signage is integrated with the built form
- ▶ Signage is well maintained and contributes positively to the streetscape amenity
- ▶ Signage in combination with vegetation and appropriate street furniture contributes positively to the streetscape intruders

Signage

- ▶ Form, colour and location of signage dominates built form
- ▶ Poorly maintained and designed signage reduces streetscape amenity and creates visual clutter
- ▶ Poor signage in combination with large amounts of hard surfacing and lack of vegetation, impacts negatively on the streetscape of the local shopping area



Example only. Not from Eagleby

- ▶ Shade integrated with carparking
- ▶ Wide pedestrian footpath complemented by street furniture and shade planting
- ▶ Shops face outward and foster activity on the street
- ▶ Shopping centre creates an appropriate village centre activity space

Commercial

- ▶ Shopping centre is isolated from the street by large expanses of carpark – creates a perceptual visual barrier
- ▶ Design and massing of building creates a blank wall to the street and directs all activity inward
- ▶ Large expanse of carpark with no vegetation, creates a hot and dry environment



- ▶ Public utilities dominate the open areas of the carpark