

KEY EXISTING CHARACTERISTICS

- Architecture is mixed, generally comprising of Interwar to post-war styles, with 1960s to 1980s and contemporary infill.
- Building materials are predominantly brick or timber with tiled roofs, and some uses of render and concrete.
- Building heights are 1 to 2 storeys, detached with semi-detached (units and townhouses) infill.
- Front setbacks generally range from 5-6m with 1-3m side setbacks usually from both side boundaries.
- Garages or carports do not dominate the street frontage and are located behind dwellings with single crossovers.
- Front fences are generally open or low in height (up to 1.2m) with side fences forward of the dwelling. Fences are constructed of materials appropriate to the dwelling.
- Gardens are generally exotic including shrubs, garden beds and lawn areas with tall trees planted in the front and rear setbacks.
- Road treatments are sealed, generally with upstanding kerbs and footpaths on both sides. Some recently developed areas consist of roll-over kerbs with or without footpaths.
- Street trees are regularly planted, including avenues of established exotic and native trees ranging from medium to large in size.
- Topography is predominantly rolling with gentle slopes, and small areas of flat or hilly terrain.

PREFERRED CHARACTER STATEMENT

The simple, moderately scaled dwellings, including many from the Interwar era, will sit within low-set, spacious gardens and are clearly visible from the street through open frontages. The formal character of the area will be enhanced by garden settings with tall trees, lawns, garden beds and shrubs. A sense of spaciousness will be established and enhanced with consistent front and side setbacks, and low or open style front fences.

Buildings will be occasionally built to the side boundary, but appear to have side setbacks with space for planting. Buildings close to Gardiner’s Creek will be sited so that the overall visibility of the development is minimised when viewed from the creek corridor, which will enhance the natural, bushy settings. Vegetation from private gardens will enhance the existing landscape character of the creek corridor, incorporating large native / indigenous canopy trees.

Areas within the Structure Plan areas of Burwood Village and nearby (Substantial Change) will undergo change to accommodate new medium density dwellings with more compact siting, while retaining space for landscaping including trees.

Areas with good access to trams (Natural Change with Access) will accommodate more dwellings with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.



PRECINCT MAP

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
EXISTING OLDER BUILDINGS	<i>To encourage the retention of older dwellings.</i>	<ul style="list-style-type: none"> Retain architecturally intact pre-1940s era buildings wherever possible. Where constructing additional dwelling(s) on a site where the existing dwelling is being retained, respect the height, building forms, and siting of the existing building(s) in new building design. 	Replacement of architecturally intact pre-1940s era buildings with new buildings that do not respond to the preferred character of the precinct.
GARDENS & LANDSCAPING	<i>To maintain and strengthen the garden setting of the dwellings and the tree canopy of the neighbourhood.</i>	<ul style="list-style-type: none"> Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation. Locate footings and paved areas outside the root zone of established trees Prepare and implement a landscape plan that includes substantial trees and vegetation. Provide at least 30% of the site as permeable surface, other than in Substantial Change areas, where 20% should be provided. Site coverage should not exceed 50% other than in Substantial Changes areas where standard ResCode provisions should apply. Provide space for an area with minimum dimensions of 5m x 5m, for open space to accommodate at least one canopy tree. Open space areas should be oriented to the north wherever possible. 	<p>Removal of large, established trees.</p> <p>Loss of established vegetation.</p> <p>Inadequate space for trees/planting around buildings.</p> <p>Use of an easement or service area for the provision of space for a canopy tree.</p>
	<i>To minimise the dominance of car parking structures and the loss of front garden space to vehicular access and parking.</i>	<ul style="list-style-type: none"> Carports, garages and outbuildings should be located at least 1m behind the facade of the dwelling fronting the street. Provide only one vehicular crossover per typical site frontage. 	<p>Car parking structures that dominate the façade or view of the dwelling from the street.</p> <p>Creation of new crossovers and driveways, or wide crossovers.</p> <p>Excessive areas of hard paving and driveways.</p>
	<i>To ensure the provision of permeable and useable private open space for new dwellings.</i>	<ul style="list-style-type: none"> In addition to any new balconies or rooftops, private open space with a minimum dimension of 5m for each dwelling should be provided. This minimum private open space dimension does not apply in apartment developments. Private open space should be oriented to the north wherever possible and accommodate garden planting. 	Inadequate permeable private open space.
MINIMUM LOT SIZE	<i>To ensure the spacing and density of dwellings is managed to accord with housing objectives.</i>	<ul style="list-style-type: none"> In Limited Change areas / sites, the minimum subdivision area should be 320 sq. m. A permit is required for the construction or extension of one dwelling on a lot that is less than 300 sq. m. Development of single dwellings on lots smaller than 300 sq. m. should only be approved if all other guidelines are satisfied. 	Lot sizes and development that does not meet the other neighbourhood character Guidelines.
SITING	<i>To maintain and reinforce the rhythm of spacing between and around buildings, and the alignment of buildings along the street.</i>	<ul style="list-style-type: none"> New buildings should be set back a minimum of 7m from the front boundary, unless within the Substantial Change area or as otherwise specified in the adopted Structure Plan for Burwood Village. Within the Substantial Change area buildings should be set back a minimum of 5m from the front boundary. Set back buildings a minimum of 1m from at least one side boundary. In Substantial Change areas buildings may be constructed to the other side boundary, at a point greater than 3m behind the front facade of the building fronting the street. Separation of 1-2 m should be provided between buildings on multi dwelling sites, other than in Substantial Change areas. 	<p>Inconsistent siting patterns and a lack of space around buildings.</p> <p>Lack of spacing between multiple dwellings on a site.</p>
SENSITIVE LANDSCAPE ENVIRONS	<i>To ensure buildings make a positive contribution to adjacent Wattle Park and Gardiner's Creek reservation.</i>	<ul style="list-style-type: none"> Minimise the visual impact of development on the adjacent sensitive landscape area. Building design should respond to the topography and minimise the need for cut and fill. Provide landscape plans that incorporate substantial use of indigenous and native trees and vegetation to reflect that in the adjacent sensitive landscape area. Minimise site coverage and hard surfaces on sites adjoining sensitive landscape environs. 	<p>Buildings that are visually dominant when viewed from within the sensitive landscape.</p> <p>Buildings that do not respond to the topography.</p> <p>Excessive site coverage and hard surfaces that leave inadequate space for trees and vegetation to complement the sensitive landscape environs.</p>
PARK INTERFACE	<i>To ensure that new development provides a positive interface with any adjoining parks or open space.</i>	<ul style="list-style-type: none"> Design new buildings to provide a façade to any adjacent parkland to enable casual passive surveillance of the public space. Building should be setback from the interface boundary so as not to dominate or appear overbearing from within the parkland. 	Blank walls fronting parkland spaces.

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BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> – In Natural Changes areas buildings should not exceed two storeys in height. – In Natural Change with Access areas any third level should be incorporated within the roof form of the building. – In Substantial Change Areas buildings should not exceed 3 storeys in height, unless otherwise specified in the Burwood Village Structure Plan. – Roof forms should incorporate eaves. 	Buildings that appear to exceed the predominant height of buildings in the street by more than one storey. Lack of eaves.
MATERIALS & DESIGN DETAIL	<i>To encourage building detailing that reflects, without mimicking, the details of buildings in the area.</i>	<ul style="list-style-type: none"> – Articulate the facades of buildings with the use of recesses, verandahs, balconies, window openings and variations in materials and colours. 	Blank walls and facades. Mock historical styles and 'reproduction' detailing.
FRONT FENCING	<i>To retain views to dwellings and gardens, and complement the predominant style of front boundary delineation in the street.</i>	<ul style="list-style-type: none"> – Provide a low or open style front fence up to 1.2m in height, and constructed of materials appropriate to the dwelling style. – On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability. 	High, solid front fencing.