

KEY EXISTING CHARACTERISTICS

- Architectural style varies from the 1950s to 1980s double and triple fronted dwellings with contemporary infill.
- Materials are generally brick or timber with tile roofs, with some use of render on contemporary dwellings.
- Dwellings are predominantly 1-2 storeys, detached with some semi-detached infill (units).
- Front setbacks are 3-7m, with 1-2m side setbacks usually from both side boundaries. Some new developments have smaller front and side setbacks.
- Garages and carports are usually located behind the front facade, along one side boundary with a single crossover, or incorporated into the front dwelling façade.
- Front fences are nonexistent or low (up to 1.2m), and constructed of brick or timber pickets.
- Gardens are mixed in styles (simple and bushy), with predominantly established exotic vegetation, including shrubs, garden beds, lawns and canopy trees.
- Road treatments are sealed with upstanding kerbs and footpaths on both sides. Newer subdivisions have rollover kerbs.
- Street trees are regularly planted and consist of mixed species and sizes.
- The topography of the area is moderately sloping.
- Interface with Gardiners Creek reserve and other reserves and in part close to Bush Suburban areas.
- Interface with the Burwood Heights Major Activity Centre.

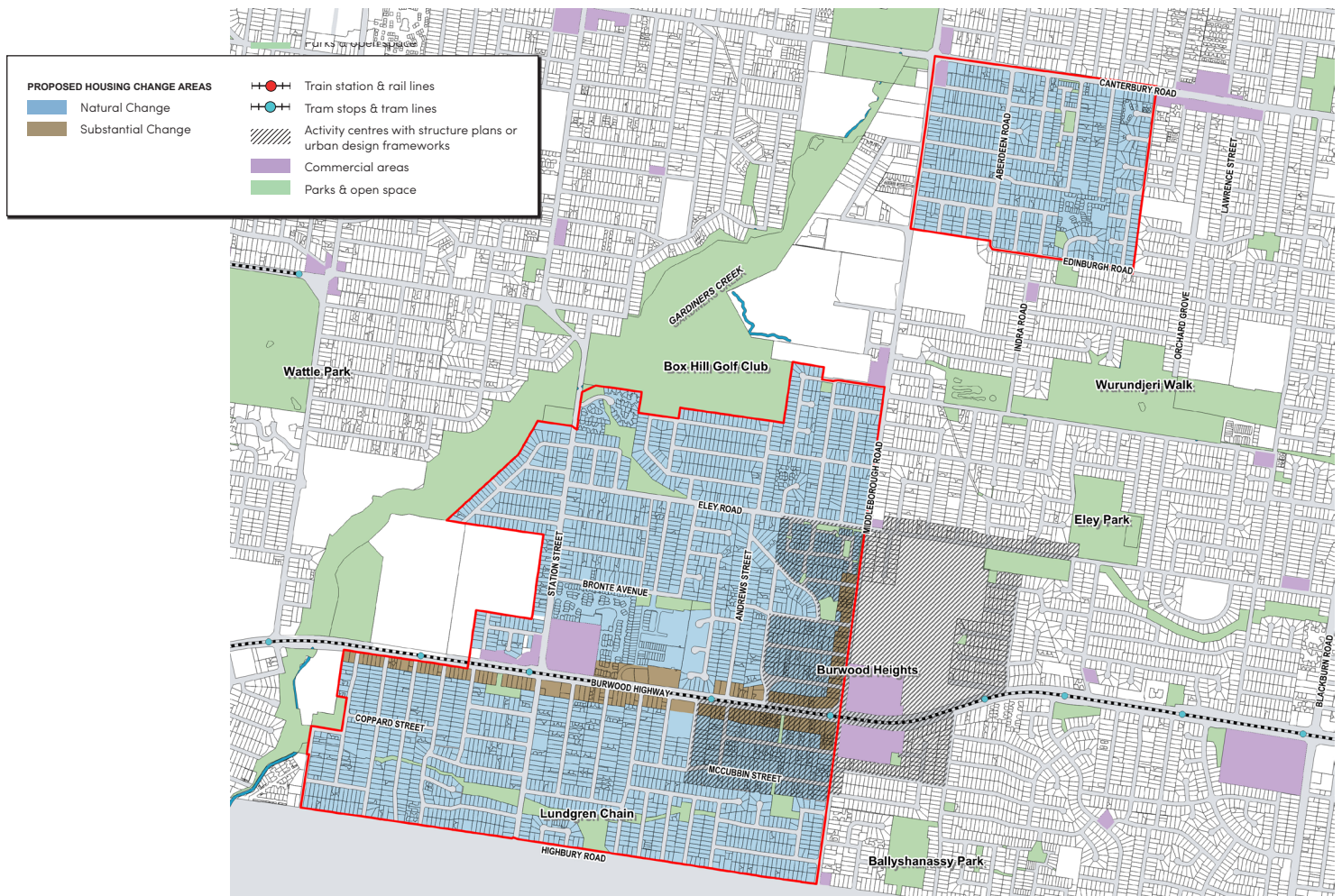
PREFERRED CHARACTER STATEMENT

The area will retain its classic garden suburban characteristics of modest, pitched roof dwellings in formal garden settings. The defined pattern of regular front setbacks and side setbacks from both side boundaries will be maintained, allowing sufficient space for planting and growth of new vegetation. Low or open style front fences will provide a sense of openness along the streetscape, and allow views into front gardens.

Properties abutting or situated close to Gardiner’s Creek will contain substantial vegetation, and development will be sited so that the overall visibility of buildings is minimised when viewed from the creek corridor.

In areas along the tram corridor on Burwood Highway (Substantial Change) infill development including medium density housing and apartment developments will be common, however new buildings and additions will be setback at upper levels to minimise dominance in the streetscape and impact on nearby standard residential areas.

Areas with good access to trams and shops will accommodate more dwellings, including well designed medium density housing, with slightly more compact siting than the remaining residential areas, but with space for large trees and gardens.



GARDEN SUBURBAN PRECINCT 4 GUIDELINES

CHARACTER ELEMENT	OBJECTIVE	DESIGN RESPONSE	AVOID
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 apply. Provide for one ground level area with minimum dimensions of 5m x 5m, for open space to accommodate at least one canopy tree. Plant at least two canopy trees with a minimum mature height of 8 metres per dwelling. 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"> 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 x 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. 	<p>Inadequate permeable private open space.</p>
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"> 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. 	<p>Lot sizes and development that does not meet the other neighbourhood character Guidelines.</p>
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 setback to reflect the prevailing front setbacks. Set back buildings a minimum of 1m from both side boundaries, other than in Substantial Change areas. In Substantial Change areas, any walls on boundaries should be setback a minimum of 3 metres behind the front façade of the building fronting the street. Carports, garages or outbuildings should be setback a minimum of 1m from the front façade of a dwelling fronting the street, with no walls on a boundary. 	<p>Inconsistent siting patterns and a lack of space around buildings.</p>
SENSITIVE LANDSCAPE ENVIRONS	<i>To ensure buildings make a positive contribution to adjacent 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. 	<p>Blank walls fronting parkland spaces.</p>
BUILDING HEIGHT & FORM	<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> In Natural Change areas buildings should not exceed two storeys in height. In Substantial Change areas buildings should not exceed 3 or 4 storeys in height (unless otherwise provided in the current adopted structure plan or urban design framework), and any third or fourth level should be designed to minimise impact on any adjoining residential property. Roof forms should incorporate eaves. 	<p>Buildings that appear to exceed the predominant height of buildings in the street by more than one storey.</p> <p>Lack of eaves.</p>
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. 	<p>Blank walls and facades.</p> <p>Mock historical styles and 'reproduction' detailing.</p>
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. 	<p>High, solid front fencing.</p>