

Housing Neighbourhood Character Strategy Precinct Semi Bush

Preferred character statement

Streetscapes dominate in this character type with large remnant indigenous and native canopy trees with supporting undergrowth the key feature in the landscape. Dwellings are located to sit within the undulating landscape minimising site disturbance and to integrate with the informal style of the indigenous and native vegetation which flourishes in a spacious bushy setting. National and State Parks and Reserves provide a backdrop to the dwellings enabling the vegetation to flow across the landscape while dwellings are barely visible and sit below the tree canopy.

While most roads are sealed, they wind informally through the trees with minimal delineation between public and private realms. New development positively responds to the predominantly low scale, one and two storey dwellings, using natural materials and colours that reflect the surrounding environment and simple horizontal building forms to fit within the heavily vegetated setting.

Generous front and side setbacks provide for indigenous and native vegetation which embrace remnant trees, and screen dwellings from view. Garages, carports and sheds are hidden from view, located behind the line of the front dwelling façade away from the dwelling and boundaries. Absent, low or transparent front fencing contributes to the bushy and informal transition between the public and private realms.

In incremental change areas, development will be on more compact sites and create a contemporary Semi-bush character. New development will continue to be built to consider the topography and the preservation and further planting of native vegetation, but on smaller lots of a more typically suburban style of subdivision. Buildings may be slightly more visible and there are more examples of two storey development.

Preferred character objectives

Development should:

1. Locate dwellings to sit within the undulating landscape and to be barely visibly below the tree canopy.
2. Encourage informal styles of indigenous and native vegetation which embrace remnant trees in gardens to screen dwellings from view.
3. Ensure there is minimal delineation between the private and public realm.
4. Use natural materials, colours and simple horizontal building forms that reflect the surrounding environment.
5. Provide generous front and side setbacks consistent with the surrounding area to allow for planting.
6. Locate garages, carports and sheds to be hidden from view, behind the front facade and away from the dwelling and boundaries.
7. Enable an informal transition between the public and private realm through absent, low or transparent front fencing.

Change Area	Design Response
Character elements and form	
All change areas	Buildings should complement the horizontal built form of existing dwellings.
	Encourage verandahs and wide eaves to reflect the rural or bush aesthetic.
Siting, setbacks and permeability	
All change areas	Buildings should be setback from front and side boundaries to avoid the need to remove remnant vegetation and to reduce its visibility from the public realm and neighbouring properties.
	Minimise the visual impact of development when viewed from within the National and State Parks and Reserves.
Minimal change areas only	Maximise permeable areas, minimising any paved areas and encourage native understorey vegetation.
Incremental change areas only	Buildings and landscaping must maximise permeable areas, minimising any paved areas and encourage native understory vegetation.

Gardens and landscaping	
All change areas	Retain large and mature trees and provide for the planting of canopy trees and native understory plants.
	Replace any trees deemed to be lost due to any development with similar sized species and native trees.
	Site and design buildings to incorporate space for the planting of indigenous and native vegetation.
	Tree canopy should be a dominant feature in the landscape.
	Where adjoining a National or State Park, development should include landscaping that retains/incorporates indigenous and native vegetation consistent with the vegetation type found within the adjoining park without causing an increased bushfire risk.
	Landscaping should provide native or indigenous vegetation to soften the appearance of driveways.
	Where facing an off-road trail/path, provide low forms of native vegetation well below eye level and plant canopy trees in the front setback.
Vehicle access and parking location	
All change areas	Vehicle crossovers should be limited to one point of access, and must avoid impacting remnant vegetation and minimise encroachment on tree protection zones.
	Setback car storage facilities from the front facade of the dwelling.
Fencing	
Minimal change areas only	Provide no or low open rural or post and wire style fencing to the front, side and rear boundaries.
Incremental change areas only	Provide no or low open rural or post and wire style fencing to the front, and side boundaries.
Design detail	
All change areas	Use natural materials and colours that reflect the surrounding natural environment avoiding highly reflective colours and materials.
	Locate site services where they are not directly visible from the public realm or apply appropriate screening and/or landscaping to minimise visibility.