

Housing Neighbourhood Character Strategy Precinct Semi Rural

Preferred character statement

Dwellings are sited on large lots with generous front and side setbacks to allow for the retention and continued planting of large canopy trees and open lawns accommodating a mixture of species. Careful siting minimises site disturbance and the impacts of development on the natural landscape form.

New development is low scale with verandahs, using simple horizontal building forms and low pitched roofs and wide eaves. Dwellings do not penetrate the existing tree canopy but are often visible to the street. Constructed of natural materials and colours, they reflect the natural surrounding environment and vegetated landscape setting. The streetscapes feature an informal character which embraces roadside vegetation and are sealed with wide grassy verges.

Garages and carports are hidden from view, often located behind the line of the front dwelling façade and are integrated with the design of the dwelling. Post and wire or post and rail front fencing creates a low and permeable streetscape enabling vegetation to flow across the semi-rural landscape.

In incremental change areas, development will continue to allow for generous front, side and rear dwellings for tree planting, use simple building forms, open fencing and recessed garages within a more suburban style of subdivision.

Preferred character objectives

Development should:

1. Provide generous front and side setbacks to allow for the retention and continued planting of large trees and open lawns.
2. Reflect the low scale of dwellings with verandahs, using simple building forms and low pitched roofs.
3. Locate dwellings so they do not penetrate the existing tree canopy but are visible to the street.
4. Utilise natural materials and colours that reflect the natural surrounding environment and vegetated landscape setting.
5. Hide garages and carports from view, by locating them behind the line of the front dwelling façade and integrating with the design of the dwelling.
6. Create a low and permeable streetscape enabling vegetation to flow across the semi-rural landscape through the use of post and wire, or post and rail 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	Minimise the visual impact of development when viewed from within the National and State Parks and Reserves.
	Maximise permeable areas.
Minimal change areas only	Buildings should be setback substantial distances from front and side boundaries.
Incremental change areas only	Buildings should be setback from front and side boundaries.

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 one point of access, and must avoid impacting remnant vegetation, including encroaching 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.