

Housing Neighbourhood Character Strategy Precinct Bush Garden

Preferred character statement

Dwellings are set in native vegetation garden settings with space provided around buildings for the planting of large trees and native vegetation gardens. Development is carefully sited to minimise disruption to landform and vegetation. Limiting site coverage of hard surfaces and providing setbacks to the front, side and rear will ensure the bush garden frames the dwelling into the landscape.

New development is low scale consisting of one and two storey dwellings, using natural materials and colours that reflect the natural surrounding environment and simple building forms to fit within the vegetated setting. Generous front and side setbacks provide for indigenous and native vegetation which embrace large canopy trees. 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.

The use of natural landscaping forms and native plants are used as front fencing allowing the continuous flow of the bush garden setting and create an informal transition between public and private realms. Further planting of native street trees will consolidate and strengthen the bush garden qualities of this character type.

In incremental change areas, development will retain the elements of the Bush Garden character including native planting, but on more compact sites, with built form of up to two storeys. This will create a contemporary Bush Garden character with all character elements but with a more suburban style of subdivision.

Preferred character objectives

Development should:

1. Minimise disruption to landform and vegetation.
2. Be set in native vegetation garden settings with space provided around buildings for the planting of large trees.
3. Limit hard surfaces and provide setbacks to the front, side and rear to ensure the bush garden frames the dwelling into the landscape.

4. Use natural materials and colours and simple building forms to fit within the vegetated setting.
5. Provide generous front and side setbacks for the planting of native vegetation and large canopy trees.
6. Design garages and carports to be hidden from view, by locating them behind the line of the front dwelling façade and integrated into the design of the dwelling.
7. Encourage the use of natural landscaping and native plants with absent or low front fencing.

There will be limited development expected in these areas given many of these areas are subject to bushfire risk.

Change Area	Design Response
Character elements and form	
All change areas	Buildings should reflect the predominant built form proportions and roof form of the streetscape.
	Provide wide roof eaves in streetscapes where this is common.
	Buildings on lots adjoining or adjacent to a Heritage Place should • Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. • Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. • Where appropriate reference building materials, form or details of an adjoining or adjacent Heritage Place.
Siting, setbacks and permeability	
All change areas	Buildings should be set back substantial distances from front and side boundaries to ensure substantial tree and understory vegetation can be provided and maintain a sense of openness.
	Where there is insufficient space for vegetation to be provided, the pattern of front and side setbacks in the street should be retained.
	Set back buildings from the side and rear boundaries sufficient distance to ensure substantial tree and understory vegetation can be provided and to maintain a sense of openness.
	Maximise permeable areas.

Gardens and landscaping	
All change areas	Landscaping should provide native or indigenous vegetation to soften the appearance of driveways.
	Site and design buildings to incorporate space for the planting of indigenous and native vegetation.
	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.
	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 an increased bushfire risk
	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	Minimise the number of crossovers/driveways to a road
	Soften the appearance of driveways using curves and vegetation.
	Setback car storage facilities from the front facade of the dwelling.
Fencing	
All change areas	Provide no or low front fencing.
	Encourage the use of vegetation as an alternative to fencing where possible.
	Frontage to a Transport Zone may incorporate higher front fencing where appropriate.
Design detail	
All change areas	Use natural materials and colours that reflect the surrounding natural environment.
	Locate site services where they are not visible from the public realm or apply screening and/or landscaping to obstruct visibility.