










3.8 Contemporary Residential (bush)

Contemporary Residential (bush) is defined by strong landscape settings, with an undulating topography that provides wider streetscape views dominated by native vegetation. Dwellings are generally large in scale of up to 3 storeys and present a range of contemporary architectural styles, of a high quality design and material finishes. The materiality of dwellings consists of muted tones and colours that fit within the landscape setting.

Streets have a curvilinear subdivision pattern that follows the undulating topography and provides planted nature strips with canopy trees and shrubs. Private gardens are heavily vegetated and appear visually unified with the vegetation in the public realm. Front fencing is low and unobtrusive, blending with gardens and street vegetation.



Existing Character Attributes

	Architectural Style, form and layout <ul style="list-style-type: none"> • Mix of contemporary architectural styles developed from the 1990s to 2010s. • Buildings are generally detached. • Front facades are articulated with the use of recesses, balconies, porch entrances, windows and doorways. • Building and roof forms are generally mixed in older developments and flat in contemporary developments.
	Building materials <ul style="list-style-type: none"> • Predominantly brick or render, and other contemporary materials.
	Building heights <ul style="list-style-type: none"> • Large, detached 1 to 3 storey dwellings.
	Roof styles <ul style="list-style-type: none"> • Mix of pitched (gable or hip) or flat roofs constructed of steel, iron or tiles.
	Garages and carports <ul style="list-style-type: none"> • Car parking is mixed, located on the side boundary and in front of the dwelling. • Parking is incorporated into the basement level of 3 storey buildings.
	Orientation and Siting <ul style="list-style-type: none"> • Buildings are oriented parallel to or address the street. • Front setbacks are generous, ranging from 4m to 9m. • Side setbacks are narrow to modest, ranging from 0.5m to 3m.
	Front Fencing <ul style="list-style-type: none"> • Front fencing is often solid, but incorporates permeable elements or vegetation to soften the appearance.
	Gardens <ul style="list-style-type: none"> • Well-maintained and established gardens, with medium to high levels of planting. • Increased planting of native vegetation.
	Public Realm <ul style="list-style-type: none"> • Streets have a modified grid layout, with curved roadways with cul-de-sacs. • Mix of concrete kerb and channel and rollover kerbs. • Footpaths not always present on both sides of the street. • Street trees feature many native species, are large in scale and regularly planted through most of the area, • Undulating to sloping topography.