

5.11 Rural Living 1

Existing Character Description

Rural Lifestyle 1 areas are defined by dwellings set on large, rural lots that are often obscured from view by dense vegetation located in both the public realm and on private lots. Streets are informal, lacking footpaths and formal drainage infrastructure, and in some cases are unsealed.

Architectural styles in this area are varied, however the majority of dwellings are of the modern or contemporary periods. Dwellings are finished with a mix of materials including brick, weatherboard and render.

Dwellings are set on large rural lots, with very low site coverage that allows for the retention and substantial planting of vegetation around them. Front and side setbacks are generous, accommodating canopy trees and significant ground cover vegetation.

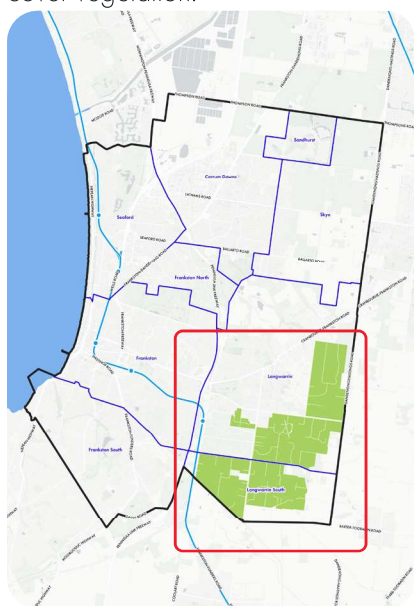


Figure 96. Rural Living 1 Key Map

Front gardens are heavily vegetated with native and some exotic species, typically comprising canopy trees, shrubs, bushes, and grasses. It is often difficult to distinguish between private gardens and nature strips as heavy vegetation blurs the boundaries between the public and private realm. In some areas, dwellings are set on lots with formal lawns and landscaping, and delineated from the public realm with transparent post and wire or timber fences.

Streets are predominantly curvilinear, with limited views due to the dense vegetation. Streets are informal; featuring no pedestrian footpaths or formal drainage infrastructure, instead relying on swales and trenches. In some areas, roads are unsealed, further contributing to the informal character of the streetscapes.



Figure 97. Rural Living 1 Area Map

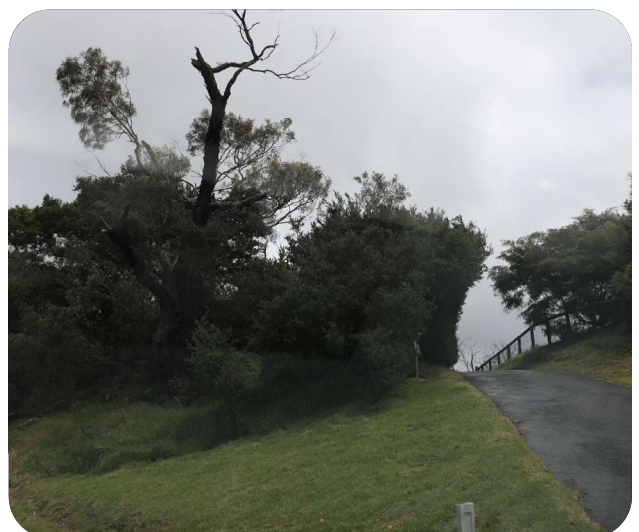
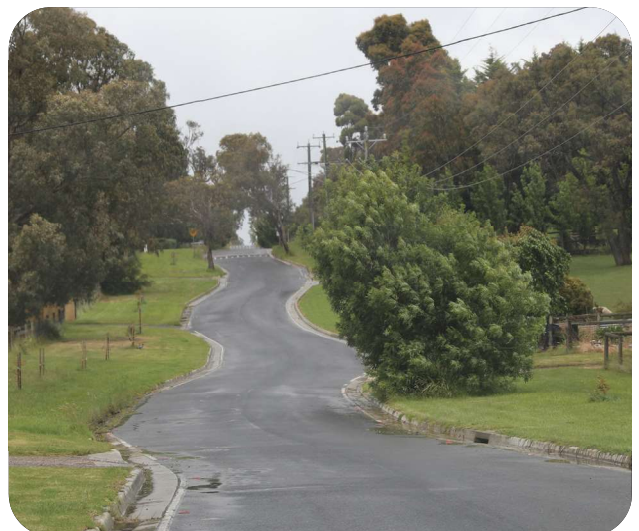
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Photos from the Character Area

Key attributes detailed in below images are summarised in the list opposite.

- Dwellings set on large rural lots
- Low site coverage
- Large front and side setbacks
- Significant vegetation in public and private realms



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Key Attributes

Character Element	Description
Built Form	
Architectural Style and Era	<ul style="list-style-type: none">Predominantly a mix of modern and contemporary dwellings
Building Materials	<ul style="list-style-type: none">Mix of brick, weatherboard and render
Building Heights	<ul style="list-style-type: none">Mix of single and double storey
Building Forms	<ul style="list-style-type: none">Predominantly detached single dwellings
Roof Forms	<ul style="list-style-type: none">Mix of hipped and pitch roofs
Roof Materials	<ul style="list-style-type: none">Tile or metal
Front Fencing	<ul style="list-style-type: none">Mix of no front fences, or low and transparent post and wire or timber fences.Screening vegetation often used in place of fences
Setbacks and Siting	
Lot Sizes	<ul style="list-style-type: none">10,000m²+
Site Coverage	<ul style="list-style-type: none">Low (<10%)
Front Setbacks	<ul style="list-style-type: none">12m+
Side Setbacks	<ul style="list-style-type: none">10m+
Siting	<ul style="list-style-type: none">Inconsistent
Parking Structures	<ul style="list-style-type: none">Garages and car ports hidden from view, often in large sheds.
Vegetation	
Front Gardens	<ul style="list-style-type: none">High level established and formal gardensMix of exotic and native vegetation
Nature Strips	<ul style="list-style-type: none">High levels of vegetation including canopy trees, bushes and grasses.
Views and Topography	
Topography	<ul style="list-style-type: none">Predominantly flat
Views	<ul style="list-style-type: none">No significant views
Streets	
Road Layout	<ul style="list-style-type: none">Curvilinear
Road Surface	<ul style="list-style-type: none">Sealed, occasional unsealed roads
Footpaths	<ul style="list-style-type: none">No footpaths
Drainage	<ul style="list-style-type: none">Predominantly informal swale drains
Locations	<ul style="list-style-type: none">Langwarrin

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