

22.23 SPRING GULLY RESIDENTIAL CHARACTER POLICY23/01/2014
C205

This policy applies to development, (including subdivision) and works in the General Residential Zone in Spring Gully, as shown on Map 1 forming part of this Clause.

Policy basis

The Spring Gully is a newer area of Bendigo located to the south of the central city. Some areas were developed in the 1950s and retain the spaciousness of this era, where front fences are infrequent and side setbacks are regular. Newer areas extend further south and frequently have smaller lots and setbacks, and larger buildings, but some also contain native vegetation that provides an important setting.

This policy assists in achieving the objectives of the State Planning Policy Framework, particularly in relation to responding to neighbourhood character and urban design principles. The policy implements the objectives and strategies contained in Clause 21.05 by ensuring that development enhances the character of urban areas, and achieve high standards of urban design and amenity.

The policy implements the findings of the *City of Greater Bendigo Residential Character Study 2001* that identifies the key existing characteristics and desired future character of the residential areas of Spring Gully. Development in residential areas needs to respond to the particular built form and natural environment elements that achieve the desired future neighbourhood character of the area in which it is located. These elements include building form, scale, siting, materials, front fencing and vegetation density. The *Residential Character Study* defines character precincts based on the delineation of areas of similar character elements (as shown on Map 1 forming part of this Clause).

Objectives

To ensure that development is responsive to the desired future character of the area in which it is located.

To retain and enhance the identified elements that contribute to the character of the area.

To implement the recommendations of the *City of Greater Bendigo Residential Character Study 2001*.

Spring Gully Policy

In the Spring Gully Character Precincts it is policy that the following character descriptions, statement of desired future character, objectives and design responses are taken into account when considering any application to develop or subdivide land. Proposals that meet the design responses are also considered to meet the related objectives.

Spring Gully Precinct 1 (SG1)*Character description*

This area, mostly developed in the 1950s, is one in which consistency of siting of dwellings is important. Most share the same standard front set back, and most also have spacious side setbacks. This sense of spaciousness is emphasised by low or transparent front fences, or, in some cases, absence of a fence. The horizontal emphasis of the dwelling form is also important, resulting from the long, low elevations of the buildings in relation to their height. Mature native trees often form a backdrop.

Statement of desired future character

The consistency of siting and horizontality of the dwellings, and the openness of the streetscape will be maintained.

Objectives and design responses

The desired future character is to be achieved by the following objectives and design responses:

Objectives	Design responses
To encourage consideration of the landscape setting of new dwellings.	Prepare a landscape plan to accompany all applications for new dwellings.
To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.
To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.
To reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary and preferably both.
To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. The height of the dwelling at the front of the dwelling should match the typical single storey wall height.
To maintain the openness of the streetscape.	Provide low or no front fences. Front fences should not exceed 1.2 metres other than in exceptional circumstances.

Spring Gully Precinct 2 (SG2)

Character description

This area is mostly newly developed with relatively higher site coverage and small setbacks. Remnant native vegetation has been incorporated into some parts of the subdivision, and much of the area has a backdrop of mature native trees. Street spaces generally flow uninterrupted between building lines, in the absence of front fences, and through the use of roll-over kerbs, creating an open streetscape. Palms as street trees at the entrance to the estate, present a distinctive, if incongruous, characteristic

Statement of desired future character

Integration with adjoining bush landscape character will be strengthened.

Objectives and design responses

The desired future character is to be achieved by the following objectives and design responses:

Objectives	Design responses
To strengthen the character of the area and the bush garden settings of the dwellings by planting of appropriate indigenous species.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new indigenous and native trees whenever possible.
To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.
To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two

	dwellings.
To reflect the existing rhythm of dwelling spacing.	Buildings should be setback between 1 and 3 metres from both side boundaries, based on the predominant pattern in the streetscape.
To maintain the openness of the streetscape.	Provide no front fences.

Spring Gully Precinct 3 (SG3)

Character description

This area is developed in the last two decades, with small setbacks and numbers of larger dwellings, but in parts substantial remnants of native vegetation (including iron bark) make it distinctive. The native character is strongest when the vegetation flows from block to block and into the road reserve. Street spaces generally flow uninterrupted between building lines, in the absence of front fences, and through the use of roll-over kerbs, creating an open streetscape.

Statement of desired future character

The bush garden qualities will be strengthened.

Objectives and design responses

The desired future character is to be achieved by the following objectives and design responses:

Objectives	Design Responses
To maintain and strengthen the native vegetation dominated streetscapes.	Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. Retain existing high canopy trees and understorey wherever possible. (Locate footings outside root zone) Replace any trees lost due to development with similar size indigenous or native trees. Prepare a landscape plan to accompany all development proposals that utilises appropriate coastal species.
To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.
To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings. Buildings should be off-set from at least one side boundary.
To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces), should not exceed 40%. Proposals that exceed the specified site coverage maximums must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.
To ensure that new buildings and	Respect the predominant building height in

extensions do not dominate the streetscape.	the street and nearby properties. Where there is a dominance of single storey, the height at the front of the dwelling should match the typical single storey wall height. Use flat or low pitched roof forms.
To maintain and enhance the continuous flow of the bush garden settings and the openness of the streetscape.	Provide no fencing forward of the dwelling.

Reference document

Planisphere, John Curtis Pty Ltd and City of Greater Bendigo, *City of Greater Bendigo Residential Character Study*, 2001.

Map 1. - The Spring Gully Residential Character Precincts

