

22.24 STRATHFIELDSAYE TOWNSHIP RESIDENTIAL CHARACTER POLICY

This policy applies to development, (including subdivision) and works in the Residential 1 and Low Density Residential Zones in Strathfieldsaye, within the area shown on Map 1 forming part of this Clause.

22.24-1 Policy basis

Strathfieldsaye township contains four precincts that display differing qualities. The core of the township contains its links with the original settlement, and therefore provides an important historical context to the character of the town. The other areas retain a spaciousness that reflects the country setting and varying qualities of vegetation. Retaining and enhancing a cohesiveness to the township is an important focus of the character guidelines.

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 Strathfieldsaye. 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).

22.24-2 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*.

22.24-3 Strathfieldsaye Township Policy

In the Strathfieldsaye Character Precincts it is policy that the following Township Vision, Character Descriptions, Statement of Desired Future Character, Objectives and Design Responses are taken into account when considering any application to develop or subdivide land.

Strathfieldsaye Township Vision

The semi-rural setting of the Strathfieldsaye township will be maintained and enhanced by:

- Retaining the backdrop of mature indigenous trees.
- Encouraging the use of a mixture of materials, including timber and render.
- Encouraging spacious forms of development that allow for adequate separation between buildings, and retention and planting of substantial vegetation.
- Encouraging the use of open farm style front fencing, or a lack of front fencing.

- Encouraging the retention of informal street treatments.

Strathfieldsaye Township Precinct 1 (SF1)

Character Description

This precinct is distinctive in Strathfieldsaye due to the older style dwellings, the mixture of building materials and established gardens. It has an informality created by the lack of regular dwelling setbacks and street kerbing. The open style farm fencing provides a semi-rural and open appearance to the streetscape.

Statement of Desired Future Character

The semi-rural informality of the area will be retained and enhanced.

Objectives and design responses

The Desired Future Character is to be achieved by the following Objectives and Design Responses:

<i>Objectives</i>	<i>Design Responses</i>
<i>To strengthen the township character of the area by planting of appropriate indigenous species.</i>	<ul style="list-style-type: none"> • Prepare a landscape plan to accompany all development proposals that utilises appropriate species.
<i>To maintain the consistency, where present, of building front setbacks.</i>	<ul style="list-style-type: none"> • The front setback should be not less than the average setback of the adjoining two dwellings.
<i>To reflect the rhythm of existing dwelling spacing.</i>	<ul style="list-style-type: none"> • Buildings should be setback from both boundaries.
<i>To ensure that new buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> • Respect the predominant building height in the street and nearby properties.
<i>To use building materials and finishes that complement the dominant pattern within the streetscape.</i>	<ul style="list-style-type: none"> • In streetscapes where weatherboard predominates, use timber or other non masonry cladding materials where possible, and render, bag or paint brick surfaces.

Strathfieldsaye Township Precinct 2 (SF2)***Character Description***

The precinct is distinctive due to its open rural-parkland setting created by the spacious exotic garden settings of the dwellings. Dwellings are average to large in size, but are usually low scale and horizontal in form, and are setback from all boundaries substantial distances. The semi-rural appearance is assisted by the use of farm style fencing, where retained, indigenous vegetation, and informal street treatments.

Statement of Desired Future Character

The semi-rural parkland and spacious setting of the dwellings will be maintained and strengthened.

Objectives and design responses

The Desired Future Character is to be achieved by the following Objectives and Design Responses:

<i>Objectives</i>	<i>Design Responses</i>
<i>To maintain and strengthen the native and indigenous vegetation backdrop</i>	<ul style="list-style-type: none"> • Retain existing high canopy trees and understorey wherever possible. • Replace any trees lost due to development with similar size indigenous or native trees. • Prepare a landscape plan to accompany all applications for new dwellings.
<i>To minimise site disturbance and impact of the building on the landscape.</i>	<ul style="list-style-type: none"> • Buildings should be designed to follow the contours of the site or step down the site.
<i>To maintain the semi-rural setting of buildings in this area.</i>	<ul style="list-style-type: none"> • Buildings should be setback substantial distances from front and side boundaries.
<i>To ensure that adequate space is available on private land for the retention and planting of vegetation.</i>	<ul style="list-style-type: none"> • The total building site coverage should not exceed 50%. • Proposals that exceed the specified site coverage maximum must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.
<i>To ensure that new buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> • Respect the predominant building height in the street and nearby properties. • Buildings should be horizontal in form.
<i>To use building materials and finishes that harmonise with the surrounding vegetation.</i>	<ul style="list-style-type: none"> • Use earthy toned building materials, finishes or colours.
<i>To maintain and enhance the continuous flow of the landscape settings and the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide no front fencing and post and wire style side fences.

Strathfieldsaye Township Precinct 3 (SF3)***Character Description***

This Precinct has isolated pockets of newer styles of development, set within a semi-rural landscape. The areas are distinctive due to the small allotment sizes, the formal street treatments with kerbing, and the small setbacks. Cohesiveness of these areas with the remainder of the township is assisted by the remnant street tree vegetation and the openness of the streetscapes created by the lack of front fencing.

Statement of Desired Future Character

The visual cohesiveness of the areas within this Precinct with the remainder of the township will be enhanced.

Objectives and design responses

The Desired Future Character is to be achieved by the following Objectives and Design Responses:

<i>Objectives</i>	<i>Design Responses</i>
<i>To maintain and strengthen the native and indigenous vegetation backdrop.</i>	<ul style="list-style-type: none"> • Prepare a landscape plan to accompany all development proposals • Retain existing high canopy trees and understorey whenever possible.
<i>To maintain the consistency, where present, of building front setbacks..</i>	<ul style="list-style-type: none"> • The front setback should be not less than the average setback of the adjoining two dwellings.
<i>To reflect the existing rhythm of dwelling spacing.</i>	<ul style="list-style-type: none"> • Buildings should be setback between 1 and 3 metres from both side boundaries, based on the predominant pattern in the streetscape
<i>To ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> • Respect the predominant building height in the street and nearby properties. • Use low pitched roof forms
<i>To use building materials and finishes that harmonise with the surrounding vegetation.</i>	<ul style="list-style-type: none"> • Use earthy toned building materials, finishes or colours.
<i>To maintain the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide no front fences.

Strathfieldsaye Township Precinct 4 (SF4)***Character Description***

This Precinct has a spacious semi-rural open bushland character created by the rural style houses set within spacious well established native gardens, and remnant vegetation. Dwellings are average in size, are usually low scale and horizontal in form, and are usually offset large distances from all boundaries. The semi-rural appearance is assisted by the use of farm style fencing, and unmade street treatments and informal indigenous street trees.

Statement of Desired Future Character

The spacious semi-rural open bushland character will be maintained and enhanced.

Objectives and design responses

The Desired Future Character is to be achieved by the following Objectives and Design Responses:

<i>Objectives</i>	<i>Design Responses</i>
<i>To maintain and strengthen the native and indigenous vegetation dominated streetscapes.</i>	<ul style="list-style-type: none"> • Retain established, indigenous tree and understorey species. • Replace any indigenous trees lost due to the development with similar species and sized trees. • Buildings should be sited and designed to incorporate space for the planting of substantial vegetation (locate footings outside root zone). • Prepare a landscape plan to accompany all development proposals
<i>To maintain the bush setting of the dwellings.</i>	<ul style="list-style-type: none"> • Buildings should be set back substantial distances from front and side boundaries.
<i>To ensure that adequate space is available on private land for the retention and planting of vegetation.</i>	<ul style="list-style-type: none"> • 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.
<i>To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.</i>	<ul style="list-style-type: none"> • Buildings should not protrude above the predominant tree canopy height.
<i>To use materials and finishes that harmonise with the semi-rural open bushland setting.</i>	<ul style="list-style-type: none"> • Use earthy toned building materials, finishes or colours.
<i>To maintain and enhance the continuous flow of vegetation across the landscape.</i>	<ul style="list-style-type: none"> • Provide no fencing or post and wire style only to the front, sides and rear.

Policy reference

City of Greater Bendigo Residential Character Study, City of Greater Bendigo, Planisphere and John Curtis Pty Ltd, 2001, including Residential Character Precinct brochures HC1-HC4.

Map 1. - The Strathfieldsaye Township Residential Character Precincts

