

22.17 FLORA HILL RESIDENTIAL CHARACTER POLICY

This policy applies to development, (including subdivision) and works in the Residential 1 Zone in Flora Hill, within the area shown on Map 1 forming part of this Clause.

22.17-1 Policy basis

Flora Hill is a suburb of Bendigo located to the south east of the city centre. The areas closest to the city were developed in the Inter-war period and there are some intact streetscapes from this era remaining. These areas are distinctive and important for their consistent building forms, and for the representation of the city's development. Other areas were developed in the post-war era and have a speciousness created by the low scale dwellings and the unobtrusive front fence treatments. Areas located towards the edge of the urban area are more heavily treed and buildings sit within the landscape. Newer areas also retain some of the native vegetation and this characteristic could be strengthened.

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 Flora Hill. 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).

22.17-2 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*.

22.17-3 Flora Hill Policy

In the Flora Hill 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.

Flora Hill Precinct 1 (FH1)***Character Description***

The area contains some Inter-war period dwellings, although other eras are present. Dwelling forms vary, but they are mostly sited consistently, and most have a strong horizontal emphasis. The streets have mature street trees that provide a strong streetscape character to the precinct. Front gardens form part of the street scene because of the low or transparent front fences.

Statement of Desired Future Character

The horizontality of dwelling forms and consistency of siting will be maintained.

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 garden settings of the dwellings.</i>	<ul style="list-style-type: none"> • Prepare a landscape plan to accompany all applications for new dwellings.
<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 maintain the rhythm of dwelling spacing.</i>	<ul style="list-style-type: none"> • Buildings should be off-set from one side boundary, and preferably both.
<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. Where there is a predominance of single storey, the height of the dwelling at the front of the dwelling should match the typical single storey wall height.
<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.
<i>To maintain the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide open style front fencing. • Front fences should not exceed 1.2 metres other than in exceptional cases.

Flora Hill Precinct 2 (FH2)***Character Description***

The area is distinctive because it contains some of the few consistent inter-war period residential streetscapes in Bendigo. There is also a consistency in the plan forms of houses, the large, wide-spanned and gabled roof forms, and in the position of each house on its block. Spaces between the houses provide glimpses of back yard gardens and trees. The large, heavy roof forms dominate the street scene, lending a strong horizontal emphasis that is reinforced by the strong horizontals and shadowing of the verandahs. Front gardens, which are neatly tended, low in scale and mostly exotic, form part of the street scene because of the low or transparent front fences. Street tree avenues of medium to large exotics form another important component of the area's character.

Statement of Desired Future Character

The garden settings and strong continuity of Inter-war era streetscape characteristics will be maintained.

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 retain buildings that contribute to the valued character of the area.</i>	<ul style="list-style-type: none"> • Retain and restore wherever possible, intact Inter-war era dwellings.
<i>To maintain and strengthen the garden settings of the dwellings.</i>	<ul style="list-style-type: none"> • Prepare a landscape plan to accompany all applications for new dwellings. • Retain large, established trees and provide for the planting of new trees wherever 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 maintain the rhythm of dwelling spacing.</i>	<ul style="list-style-type: none"> • Buildings should be setback from both side boundaries.
<i>To minimise the dominance of the car storage facilities and loss of garden space.</i>	<ul style="list-style-type: none"> • Locate garages and carports behind the line of the dwelling.
<i>To respect the identified heritage qualities of the streetscape or adjoining buildings.</i>	<ul style="list-style-type: none"> • Where the streetscape contains identified heritage buildings, reflect the dominant building forms in the street, including roof forms, in the new building design.
<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. Where there is a predominance of single storey, the height of the dwelling at the front of the dwelling should match the typical single storey wall height.
<i>To use lighter looking building materials and finishes that complement the dominant pattern within the streetscape.</i>	<ul style="list-style-type: none"> • In streets dominated by weatherboard dwellings, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.
<i>To ensure front fences are appropriate to the era of the dwellings and maintain the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide open style front fencing. • Front fences should not exceed 1.2 metres other than in exceptional cases.

Flora Hill Precinct 3 (FH3)***Character Description***

This is an area of modest, mainly early post war housing, in which consistency of front and side setbacks in streetscapes is important. Roof shapes are also important as they dominate streetscapes and provide a consistent theme. Front fences are mainly original and therefore low in height, creating an open feel to the streetscape. Occasional tall trees within the gardens provide a pleasant backdrop.

Statement of Desired Future Character

The spacious qualities of the streetscapes will be maintained.

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 garden settings of the dwellings.</i>	<ul style="list-style-type: none"> • Prepare a landscape plan to accompany all applications for new dwellings. • Retain large, established trees and provide for the planting of new trees wherever 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 2 metres from at least one side boundary and preferably setback from both.
<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. Where there is a predominance of single storey, the height of the dwelling at the front of the dwelling should match the typical single storey wall height. • Use low pitched roof forms.
<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.
<i>To maintain and enhance the continuous flow of the garden settings and the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide open-style or low front fencing to a maximum of 1.2 metres.

Flora Hill Precinct 4 (FH4)***Character Description***

This is an area of post war housing, in which consistency of front and side setbacks within streetscapes is important. Roof shapes are also important as they dominate streetscapes and provide a consistent theme. Front fences are either absent or original and therefore low in height, creating an open feel to the streetscape. Mature trees in reserves or private gardens often dominate the skyline.

Statement of Desired Future Character

The spacious qualities of the streetscapes will be maintained.

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 garden settings of the dwellings.</i>	<ul style="list-style-type: none"> • Prepare a landscape plan to accompany all applications for new dwellings. • Retain large, established trees and provide for the planting of new trees wherever 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 rhythm of dwelling spacing.</i>	<ul style="list-style-type: none"> • Buildings should be setback from at least one side boundary, and preferably both.
<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. The height of the dwelling at the front of the dwelling should match the typical single storey wall height.
<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 bag, render or paint brick surfaces.
<i>To maintain and enhance the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide no or low front fencing. • Front fences should not exceed 1.2 metres other than in exceptional circumstances.

Flora Hill Precinct 5 (FH5)***Character Description***

The area is distinctive in Bendigo because the houses are sited informally amongst mostly native vegetation and often only glimpsed through the tree cover. This character is strongest when the vegetation flows from block to block and into the road reserve. The large blocks and generous grounds of the houses, with their varied set backs and orientation, reinforce the informal 'bush garden' character.

Statement of Desired Future Character

The spacious, bush garden qualities of the area 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 existing high canopy trees and understorey wherever possible. • Replace any trees lost due to development with similar size indigenous or native trees.
<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 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. • Buildings should be off-set from at least one side boundary.
<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 50%. • 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 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 materials and finishes that harmonise with the landscape 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 the bush garden settings.</i>	<ul style="list-style-type: none"> • Provide no or open style front fencing.

Flora Hill Precinct 6 (FH6)***Character Description***

This area was developed in the last two decades, with standard setbacks and maintained remnants of native vegetation (including iron bark). Street spaces generally flow uninterrupted between building lines, in the absence of front fences, and through the use of rollover kerbs, creating an open streetscape.

Statement of Desired Future Character

The garden settings of the dwellings will be 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 dominated streetscapes.</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 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. • Buildings should be off-set from at least one side boundary.
<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. Where there is a dominance of single storey, the height at the front of the dwelling should match the typical single storey wall height.
<i>To maintain and enhance the continuous flow of the bush garden settings.</i>	<ul style="list-style-type: none"> • Provide no or open style fencing.

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 FH1-FH6.

Map 1. - The Flora Hill Residential Character Precinct

