

22.19**IRONBARK/LONG GULLY RESIDENTIAL CHARACTER POLICY**23/01/2014
C205

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

Policy basis

Iron Bark and Long Gully are located to the north-west of central Bendigo, and extend from inner suburbs to more spacious newer areas. Several areas along the old goldfield routes of the Highway and Jackson Street retain many buildings that represent the early settlement of the Bendigo area. The remaining areas are predominantly post-war era with low scale buildings and open streetscapes, and some newer development.

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 Iron Bark/Long 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*.

Ironbark/Long Gully Policy

In the Iron Bark/Long 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.

Ironbark/Long Gully Precinct 1 (LG1)*Character description*

This precinct forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some dwellings have a 'cottage' character, derived from the modest scale and small garden setbacks of some dwellings, and the open front fences. There is also something of a semi-rural feel because of the undeveloped rear land and large trees sometimes visible behind. Most of the roadway is without kerbs and footpaths.

Statement of desired future character

The semi-rural, cottage feel 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 retain buildings that contribute to the valued character of the area.	Retain and restore wherever possible, intact Victorian, Edwardian, Federation and Inter-war era dwellings. Alterations and extensions should be appropriate to the dwelling era.
To maintain and strengthen the garden settings of the dwellings.	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.
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 maintain the rhythm of dwelling spacing.	Buildings should be off-set from one side boundary, and preferably both.
To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling.
To respect the identified heritage qualities of the streetscape or adjoining buildings.	Where the streetscape contains identified heritage buildings, reflect the dominant building forms in the street, including roof forms, in the new building design.
To ensure that buildings and extensions do not dominate the streetscape.	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.
To use building materials and finishes that complement the dominant pattern within the streetscape.	In streets dominated by weatherboard dwellings, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.
To ensure front fences are appropriate to the era of dwellings and maintain an openness to the streetscape.	Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases.

Ironbark/Long Gully Precinct 2 (LG2)

Character description

An area of post war housing, in which consistency of siting within streetscapes is important. In some streetscapes, buildings are sited at an angle to the street. Roof shapes are also important as they are prominent in streetscapes and provide a consistent theme. Front fences are low in height or transparent, creating an open feel to the streetscape. Large native and other trees, informally positioned in both public and private domains, enhance the landscape setting of the neighbourhood.

Statement of desired future character

The open 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:

Objectives	Design responses
To strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of trees whenever possible.
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 ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Use low pitched roof forms.
To use building materials and finishes which complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.
To maintain the openness of the streetscape.	Provide low or open style front fences.

Ironbark/Long Gully Precinct 3 (LG3)

Character description

This precinct developed mostly from the 1960s to the 1980s (but has some inter war and Victorian buildings). Brick and tile is the predominant building material. The area has an open, semi-rural feel because of the presence of larger lots, the side setbacks, and the lack of development visible behind.

Statement of desired future character

The open, semi-rural qualities of the area 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 strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new 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 setback.	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 ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Use low pitched roof forms.
To use building materials and finishes which complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.
To maintain the openness of the streetscape.	Provide low or open style front fences.

Ironbark/Long Gully Precinct 4 (LG4)

Character description

An area of housing mostly built in the 1950s, in which roof shapes are often important as they provide a consistent theme. The horizontal emphasis of the dwelling form results from the long, low elevations of the buildings in relation to their height. In some locations, mature trees in reserves or private gardens dominate the skyline. Absence of front fences in some areas creates an open feel to the streetscape.

Statement of desired future character

The horizontality and articulation of the dwellings, and the openness of streetscapes, 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 maintain and strengthen the garden settings of the dwellings.	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.
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 rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary, preferably both.
To ensure that buildings and extensions do not dominate the streetscape.	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.
To use building materials and finishes that complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.
To maintain and enhance the garden settings and the openness of the streetscape.	Provide open-style or low front fencing to a maximum of 1.2 metres.

Ironbark/Long Gully Precinct 5 (LG5)

Character description

A precinct of mainly post war housing, in which consistency of siting within streetscapes is important. Roof shapes are also important as they are prominent in streetscapes and provide a consistent theme. Front fences are low in height or transparent, creating an open feel to the streetscape. Large native and other trees, informally positioned in both public and private domains, enhance the landscape setting of parts of the neighbourhood.

Statement of desired future character

The open 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:

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.
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. Use low pitched roof forms.
To use building materials and finishes that complement the dominant pattern within the streetscape.	Use timber or other non-masonry cladding materials where possible.
To maintain the openness of the streetscape.	Provide low or open style front fencing.

Reference document

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

Map 1. - The Ironbark/Long Gully Residential Character Precincts

