

22.11 CENTRAL BENDIGO RESIDENTIAL CHARACTER POLICY

23/01/2014
C205

This policy applies to development, (including subdivision) and works in the General Residential Zone and Business 5 Zone in Central Bendigo, as shown on Map 1 forming part of this clause.

Policy basis

Central Bendigo surrounds the central business area and includes many parts that were developed during the early settlement of Bendigo and retain many intact streetscapes from this era. Many areas are of heritage significance, and other parts that contribute to this heritage significance. It also contains areas with more mixed styles of architecture, that nevertheless have elements that contribute to the area's attractiveness and are valued by the community.

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 Central Bendigo. 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.

Central Bendigo Policy

In the Central Bendigo 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.

Central Bendigo Precinct 1 (CB1)

Character description

The area forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Most of the housing is from Victorian, Edwardian and Inter-war periods, and much of it is weatherboard with picket fences creating a modest 'cottage' character, which lends an attractive consistency to the area. Most houses are closely spaced and close to the street, providing an intimate, pedestrian-friendly environment. The grid street pattern has adjusted to the alignment of two creeks, which are prominent features of the landscape. Much of the area has heritage significance.

Statement of desired future character

The cottage feel and heritage qualities of the streetscapes will be maintained and strengthened.

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 building era. |
| To encourage the consideration of the landscape setting of the dwelling. | Prepare a landscape plan to accompany all applications for new dwellings. Minimise paved areas, particularly in front of dwellings. |
| 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 setback from at least one side boundary by a minimum of 2 metres. |
| To minimise the dominance of car storage facilities. | Locate garages and carports behind the line of the dwelling. Use rear access where available. |
| 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 streetscapes where weatherboard predominates, 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 the dwellings and maintain the openness of the streetscape. | Provide open style front fencing appropriate to the building era. Front fences should not exceed 1.2 metres other than in exceptional cases. |

Central Bendigo Precinct 2 (CB2)

Character Description

This precinct forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Most of the housing is from the Victorian, Edwardian and Inter-war periods. In parts of the precinct, dwellings are frequently weatherboard with picket fences creating a modest 'cottage' character. Elsewhere, brick and render are more common, particularly in the areas with larger houses and mansions. Setbacks vary according to the

size of lot and housing, but are often consistent within a particular streetscape. Much of the area has heritage significance.

Statement of desired future character

The heritage qualities and the distinctive characteristics of each streetscape will be maintained and strengthened.

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 building era. |
| To encourage the consideration of the landscape setting of the dwelling. | 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 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 maintain the rhythm of dwelling spacing. | Buildings should be setback from at least one side boundary. |
| To minimise the dominance of car storage facilities. | Locate garages and carports behind the line of the dwelling. Use rear access where available. |
| 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 streetscapes where weatherboard predominates, 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 the dwellings and maintain the openness of the streetscape. | Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases. |

Central Bendigo Precinct 3 (CB3)

Character description

This precinct forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo, but with development from the inter war and post war periods also. Most houses are closely spaced and close to the street, providing an intimate, pedestrian-friendly environment. Much of the area has heritage significance.

Statement of desired future character

The intimate feel and heritage qualities of streetscapes will be maintained and strengthened.

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 building era. |
| To encourage the consideration of the landscape setting of the dwelling. | Prepare a landscape plan to accompany all applications for new dwellings. Minimise paved areas, particularly in front of dwellings. |
| 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. |
| To minimise the dominance of car storage facilities and the loss of garden space. | Locate garages and carports behind the line of the dwelling. Use rear access where available. |
| 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 streetscapes where weatherboard predominates, 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 the dwellings and maintain the openness of the streetscape. | Provide open style front fencing appropriate to the building era. Front fences should not exceed 1.2 metres other than in exceptional cases. |

Central Bendigo Precinct 4 (CB4)

Character description

This precinct forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. The area is distinctive due to the mixture of land uses occurring in the buildings. Most of the buildings are from the Victorian, Edwardian and Inter War periods, both brick and timber in construction, on a standard grid street pattern. Most buildings are closely spaced and close to the street, providing an intimate, pedestrian-friendly environment. The adjoining creek lends a special landscape character to one edge of the precinct. Much of the area has heritage significance.

Statement of desired future character

The heritage qualities and intimate, pedestrian-friendly feel of streetscapes will be maintained and strengthened.

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 wherever possible, intact Victorian, Edwardian, Federation and Inter-war era dwellings. Alterations and extensions should be appropriate to the building era. Minimise advertising signage and alterations for commercial uses. |
| To encourage the consideration of the landscape setting of the dwelling. | Prepare a landscape plan to accompany all applications for new buildings. 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. |
| To minimise the loss of garden space and the dominance of car storage facilities. | Locate garages and carports to the side or rear, behind the line of the building. Use rear or side access where possible. |
| To enhance the open space interface with new buildings. | Site buildings to address the creek. |
| 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 | In streetscapes where weatherboard predominates, use timber or other non- |

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| dominant pattern within the streetscape. | masonry cladding materials where possible, and render, bag or paint brick surfaces. |
| To maintain the openness of the streetscape. | Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases. |

Central Bendigo Precinct 5 (CB5)

Character Description

This precinct has a consistency created by the regular front and side setback to the dwellings. In some areas dwellings are sited at an angle to the street. The horizontal emphasis of the dwelling form adds to an open feel to the streetscape due to the long, low elevations of the buildings in relation to their height. Occasional tall trees in the low level gardens and low or open style fencing and consistent side setbacks provide a sense of spaciousness to the streetscape.

Statement of Desired Future Character

The openness of the streetscapes and spaciousness of the dwelling settings 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 |
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| To maintain and strengthen the garden settings of the dwellings. | Prepare a landscape plan to accompany all applications for new dwellings, showing the incorporation of substantial vegetation. 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 existing rhythm of dwelling spacing. | Buildings should be setback between 1 and 3 metres from one side boundary, 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. 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 the openness of the streetscape. | Provide low or open style front fencing up to a maximum of 1.2 metres. Front fences should not exceed 1.2 metres other than in exceptional circumstances. |

Central Bendigo Precinct 6 (CB6)

Character description

This area is distinctive due to its mix of building eras, styles and materials, and variations in block size and shape. It exemplifies the sporadic way in which parts of Bendigo developed, starting with miner's cottages and covering most subsequent periods of development, with wide variations in siting. Mature trees in reserves or private gardens often dominate the skyline. Front gardens often form part of the street scene due to the low or transparent front fences.

Statement of desired future character

The openness to the streetscape and general spaciousness 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 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 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 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. 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 the openness of the streetscape. | Provide low or open style front fencing up to a maximum of 1.2 metres. Front fences should not exceed 1.2 metres other than in exceptional circumstances. |

Central Bendigo Precinct 7 (CB7)

Character description

This area is distinctive due to its mix of building eras, styles and materials, with some variations in block size and shape, siting and front boundary treatment of houses. It exemplifies the sporadic way in which parts of Bendigo developed, starting with miner's cottages and covering most subsequent periods of development, although in this case fifties

architecture dominates. Mature trees in reserves or private gardens often dominate the skyline. Front gardens often form part of the street scene because of the low or transparent front fences.

Statement of desired future character

The openness of the streetscape and general spaciousness 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 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 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. |
| 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 the openness of the streetscape. | Provide low or open style front fencing up to a maximum of 1.2 metres. Front fences should not exceed 1.2 metres other than in exceptional circumstances. |

Reference document

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

Map 1. - The Central Bendigo Residential Character Precincts

