

22.26 STRATHDALE / KENNINGTON RESIDENTIAL CHARACTER POLICY

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

22.26-1 Policy basis

Strathdale and Kennington are located to the south east of the central area of Bendigo and extends form areas with a mixture of styles including Victorian, to areas that were developed post-war and newer areas. Many of the post-war areas have consistent streetscapes that have an openness created by regular setbacks and no front fencing. The area 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 Strathdale/Kennington. 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).

22.26-2 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*.

22.26-3 Strathdale / Kennington Policy

In the Strathdale/Kennington 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.

Strathdale / Kennington Precinct 1 (SK1)***Character Description***

There is a mix of building styles and materials, but the position of each house on its block is consistent and therefore important, as are spaces between the houses through which glimpses of back yard trees are visible. In some locations, mature trees in reserves or private gardens dominate the skyline. Front gardens form part of the street scene because of the low or transparent front fences. Some streets have avenues of large exotics, which add to the character of the area.

Statement of Desired Future Character

The spacious, garden suburb 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 retain buildings that contribute to the valued character of the area.</i>	<ul style="list-style-type: none"> • Retain and restore wherever possible, intact Victorian, Edwardian, Federation and Inter-war era dwellings. • Alterations and extensions should be appropriate to the dwelling era.
<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 at least one side boundary by a minimum of 2 metres.
<i>To minimise the dominance of car storage facilities.</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 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 ensure front fences are appropriate to the era of the dwellings and maintain openness to 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.

Strathdale / Kennington Precinct 2 (SK2)***Character Description***

This precinct is distinctive because it contains a near consistent late Inter-war period residential streetscape. There is a consistency in the plan forms of houses and the large, wide-spanned and gabled roof forms, and in the position of each house on its block. 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 consistency of siting patterns and dwelling forms 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 reflect the existing 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. 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. • Articulate front and side facades to reflect building forms in the street.
<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.

Strathdale / Kennington Precinct 3 (SK3)***Character Description***

An area of housing mostly built since the 1950s but including Inter-war, 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. The modest front setbacks lend an intimacy and consistency to the area. Low or transparent front fences create 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:

<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 have 1 to 3 metre side setbacks.
<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 dwelling should match the typical single storey wall height. • Use low pitched roof forms. • Articulate front and side facades to reflect building forms in the street.
<i>To use building materials and finishes that complement the dominant pattern within the streetscape.</i>	<ul style="list-style-type: none"> • Use timber or other non-masonry cladding materials where possible. • 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 low to no front fences.

Strathdale / Kennington Precinct 4 (SK4)***Character Description***

An area of housing mostly built since 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:

<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 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 setback.</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. • Use low pitched roof forms. • Articulate front and side facades to reflect building forms in the street.
<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 which complement the dominant pattern within the streetscape.</i>	<ul style="list-style-type: none"> • In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.
<i>To maintain the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide low or open style front fences.

Strathdale / Kennington Precinct 5 (SK5)

Character Description

The area was mainly developed from the Inter-war period to the 1950s. Predominantly weatherboard with tiled roofs, there is some consistency in front and side setbacks, and most dwellings have a large span roof form with hips and gables. Front gardens are low in scale and mostly exotic. They form part of the street scene because of the low or transparent front fences, many of which are original. Street trees vary. Some have tree avenues, others have more informal planting arrangements, and species may be exotic or native.

Statement of Desired Future Character

The intact post-war and Inter-war era streetscapes, including consistency of siting and roof form, will be maintained, and the garden suburb character 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 retain buildings that contribute to the valued character of the area.</i>	<ul style="list-style-type: none"> • Retain and restore wherever possible, intact post-war and Inter-war era dwellings. • Alterations and extensions should be appropriate to the building era.
<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 setback from at least one side boundary by a minimum of 2 metres.
<i>To respect the identified qualities of the streetscape or adjoining buildings.</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 ensure that buildings and extensions do not dominate the streetscape.</i>	<ul style="list-style-type: none"> • Reflect the dominant building forms in the street, including roof forms, in the new building design.
<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.

Strathdale / Kennington Precinct 6 (SK6)***Character Description***

The areas in this Precinct are newly developed with small setbacks and numbers of larger dwellings. In general gardens are establishing with a mix of natives and exotics, however in parts substantial remnant indigenous and native trees (mostly iron bark) provide a backdrop that is distinctive. The streetscapes have an open feel created by a lack of fencing forward of the dwellings.

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 garden settings of the dwellings and the backdrop of remnant indigenous trees.</i>	<ul style="list-style-type: none"> • Retain established, indigenous trees. • Prepare a landscape plan to accompany all development proposals that utilises a mix of exotic and natives species.
<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.
<i>To reflect the existing rhythm of dwelling spacing.</i>	<ul style="list-style-type: none"> • Buildings should be setback from 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.
<i>To encourage innovative architecture that reflects the garden setting.</i>	<ul style="list-style-type: none"> • Buildings should be individually designed to respond to the dominant characteristics of the area and to the site.
<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 no fencing forward of the dwelling.

Strathdale / Kennington Precinct 7 (SK7)***Character Description***

The area is distinctive within Bendigo for its large, mansion-like modern dwellings in their extensive grounds. Bushland of the adjoining environment spreads into the area, and remnant vegetation still survive in the road reserve.

Statement of Desired Future Character

The bushland 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:

<i>Objectives</i>	<i>Design Responses</i>
<i>To maintain and strengthen the native vegetation dominated streetscapes.</i>	<ul style="list-style-type: none"> • Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. • Retain established, indigenous tree and understorey species. • Prepare a landscape plan to accompany all development proposals. • Replace any indigenous trees lost due to the development with similar species and size 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 continuity of vegetation in front of and between dwellings.</i>	<ul style="list-style-type: none"> • Buildings should be setback from the side and rear boundaries sufficient distance to ensure substantial tree and understorey vegetation can be provided.
<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 encourage innovative architecture that reflects the bush garden setting.</i>	<ul style="list-style-type: none"> • Buildings should be individually designed to respond to the dominant characteristics of the area and to the site.
<i>To maintain and enhance the continuous flow of the bush garden settings and the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide no or open style fencing.

Strathdale / Kennington Precinct 8 (SK8)***Character Description***

This precinct, developed mostly from the 1960s to the 1980s, is one in which the horizontal emphasis of dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. Brick and tile is the predominant building material. Most have similar, modest front and side setbacks, creating a more intimate street feel, combined with an absence of front fencing in most instances.

Statement of Desired Future Character

The horizontality of the dwellings, the consistent use of materials and the flow of landscape up to the face of the dwellings, 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 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 indigenous and native trees whenever possible.
<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.
<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 maintain the openness of the streetscape.</i>	<ul style="list-style-type: none"> • Provide no front 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 SK1-SK8.

Map 1. - The Strathdale / Kennington Residential Character Precincts

