22.13 EAGLEHAWK RESIDENTIAL CHARACTER POLICY

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

Policy basis

The Eaglehawk township retains a distinct entity despite now almost forming an outer suburb of Bendigo. The core of the township contains many streetscapes that are reminiscent of the early settlement of the area during the gold rush period. Many of these are of heritage significance and others contribute to the understanding of the history and development of the Bendigo region. The outer areas of the township are more recently developed either in the post-war era or later. Many have characteristics that include spaciousness due to unobtrusive front fencing or regular setbacks.

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.*

Eaglehawk Policy

In the Eaglehawk 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. Proposals that meet the design responses are also considered to meet the related objectives.

Eaglehawk Township Vision

The mix of character types, with generally small scale and size of houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within Bendigo urban area will be strengthened by:

- Encouraging the retention of buildings that reflect the early settlement of the town
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.

- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

Eaglehawk Precinct 1 (EG1)

Character description

The area is distinctive as the core of 'old' Eaglehawk, and reminiscent of the gold mining era of development in Bendigo. Development occurred sporadically, stringing out from the core along the main roads. Most of the housing is from the Victorian, Inter War and post war periods. Siting of houses varies, but many 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 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 and restore wherever possible, 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.
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.	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 lighter looking 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 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.

Eaglehawk Precinct 2 (EG2)

Character description

An area of Eaglehawk distinctive for its open bushland/old goldfield character, with small houses, several constructed from rubble stone and dating from original settlement, informally and individually sited in the landscape. Roads are unsealed and informally defined, with no kerbs or footpaths.

Statement of desired future character

The open bushland/old goldfield 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 retain buildings that contribute to the valued character of the area.	Retain and restore wherever possible, Victorian and other dwellings that contribute to the heritage qualities of the area. Alterations and extensions should be appropriate to the building era.
To maintain and strengthen the native and indigenous vegetation dominated streetscapes.	Retain established, indigenous tree and understorey species. Replace any indigenous trees lost due to the development with similar species and size 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, that incorporates native and indigenous plants.
To maintain the bush setting of the dwellings.	Buildings should be set back substantial distances from front and side boundaries.
To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces), should be minimised.
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	Buildings should not protrude above the predominant tree canopy height.
To use materials and finishes that harmonise with the bushland setting.	Use earthy toned building materials, finishes or colours.
To maintain and enhance the continuous flow of vegetation across the landscape.	Provide no fencing or post and wire style only to the front, sides and rear.

Eaglehawk Precinct 3 (EG3)

Character description

The precinct is part of 'urban' Eaglehawk. Most of the housing is from the Victorian, Inter War and post war periods with some infill from the 1950's onwards. Although the area has a mix of building styles and materials, there is consistency in the way buildings are sited. Most share the same standard front set back, and most also have spacious side setbacks. This sense of spaciousness is emphasised by low or transparent front fences.

Statement of desired future character

The consistency of siting of the dwellings, and the openness of the streetscape 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 maintain the rhythm of dwelling spacing.	Buildings should be off-set from both side boundaries.
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 maintain the openness of the streetscape.	Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases.

Eaglehawk Precinct 4 (EG4)

Character description

This precinct contains housing mainly built since the 1950s that constitute the 'outer suburbs' of Eaglehawk. Consistency of setbacks within street scapes is important, as are roof shapes, because they can be dominant in streetscapes and provide a consistent theme. The horizontal emphasis of the dwelling form is also important, resulting from the long, low elevations of the buildings in relation to their height. Mature vegetation in private yards and public reserves often provides a backdrop.

Statement of desired future character

The consistency of siting and horizontality 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:

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 reflect 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.

Eaglehawk Precinct 5 (EG5)

Character description

An area of housing built since the 1950s, in which roof shapes and position on the site 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. Low and transparent front fences, or the absence of 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:

Objectives	Design responses
To strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Provide for the planting of new indigenous and native 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 reflect 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.

Eaglehawk Precinct 6 (EG6)

Character description

This area is recently developed, often with small setbacks and numbers of larger (but still mainly single storey) dwellings. In parts the backdrop of native vegetation makes it distinctive. Absence of front fences makes the streetscapes open in character.

Statement of desired future character

The openness and bush garden qualities will be strengthened.

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 by planting of appropriate indigenous species.	Prepare a landscape plan to accompany all applications for new dwellings. Retain existing high canopy trees and understorey 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 reflect 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 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 no or low, open style front fences.

Eaglehawk Precinct 7 (EG7)

Character description

In this area there is a 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 and Eaglehawk developed, starting with miner's cottages and covering most subsequent periods of development, although in this case fifties architecture predominates. 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

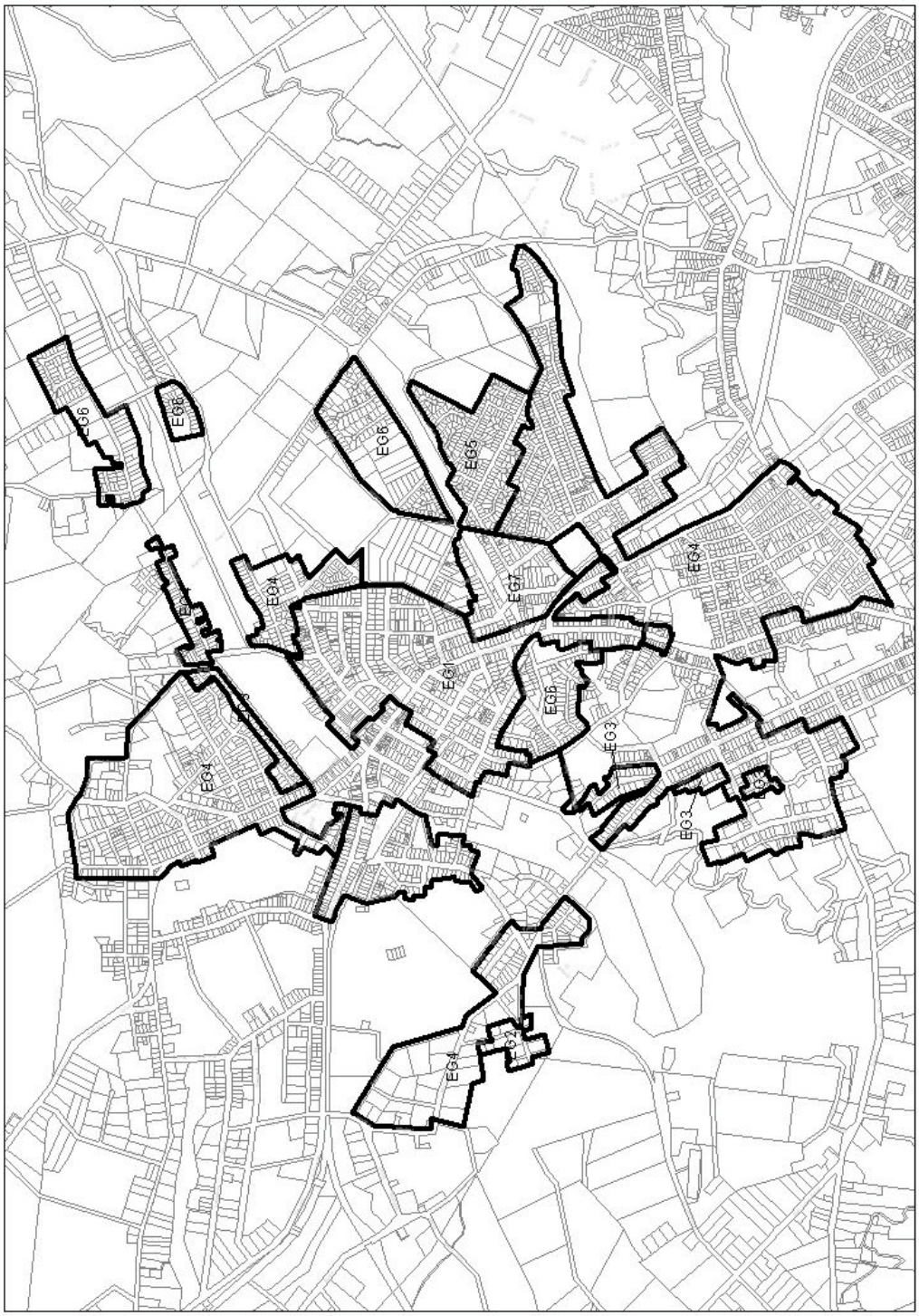
The particular character of individual streetscapes will be maintained.

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 by planting of appropriate indigenous species.	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.	Incorporate timber or other non-masonry cladding materials where possible.
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 Eaglehawk Residential Character Precincts