

22.12 EAST BENDIGO RESIDENTIAL CHARACTER POLICY23/01/2014
C205

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

Policy basis

East Bendigo is located to the north and east of the central area of the city. It includes areas that were developed in the 1920s and contains some intact streetscapes from this era of the City's development. It also includes areas that were developed post-war and retain a spaciousness created by the low scale building forms and unobtrusive front fence treatments. A small area was recently developed where the streetscapes are more built form dominated, yet have an openness created by a lack of front fencing.

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 East 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.

East Bendigo Policy

In the East 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.

East Bendigo Precinct 1 (EB1)*Character description*

The area is distinctive as it contains some consistent Inter-war period residential streetscapes, although other eras are present and some streetscapes are mixed. Setbacks and dwelling forms vary, but some streets have an exceptionally wide nature strip with mature street trees that provide a cohesiveness to the precinct. Front gardens form part of the street scene due to the transparent front fences.

Statement of desired future character

The consistent Inter-war period residential streetscapes and openness 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 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.
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. Articulate front and side facades to reflect building forms in the street.
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 an openness to the streetscape.	Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases.

East Bendigo Precinct 2 (EB2)

Character description

This is an area of housing built since the 1950s, in which the low scale of the dwellings, 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 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 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.

East Bendigo Precinct 3 (EB3)

Character description

This area is mostly recently developed. Dwellings have a relatively high site coverage and small setbacks, and some large houses have been developed. 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. The landscape character is to be strengthened.

Statement of desired future character

Landscape character will be strengthened in the area.

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 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 maintain the consistency, where present, of building 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 offset from at least one boundary.

To ensure that new buildings and extensions do not dominate the streetscape.	Where there is a dominance of single storey, the height at the front of the dwelling should match the typical single storey wall height.
To maintain and enhance the continuous flow of the vegetation across the landscape.	Provide no front fences.

East Bendigo Precinct 4 (EB4)

Character description

This is an area of housing built since the 1950s that has a variety of housing styles and sizes. The dwellings sit within bushy, established gardens with mature vegetation that sometimes partially obscures the buildings from view from the street. The varying dwelling setbacks, combined with the absence of front fences, creates an open, informal feel to the streetscape. This character is strongest when the vegetation flows from block to block and into the road reserve.

Statement of desired future character

The bush garden settings of the dwellings and the open, informal feel of the streetscapes 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 maintain and strengthen the native vegetation dominated streetscapes.	Retain established, indigenous tree and understorey species. (Locate footings outside root zone) Replace any indigenous trees lost due to the development with similar species and size trees. Prepare a landscape plan to accompany all development proposals.
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 both side boundaries.
To use building materials and finishes that complement the dominant pattern within the streetscape and the bush garden setting.	Use timber or other non-masonry sheeting or cladding materials where possible.
To maintain and enhance the continuous flow of the garden bush settings and the openness of the streetscape.	Provide no front fencing.

