

22.15 GOLDEN SQUARE RESIDENTIAL CHARACTER POLICY23/01/2014
C205

This policy applies to development, (including subdivision) and works in the General Residential Zone and Low Density Residential Zone in Golden Square, as shown on Map 1 forming part of this Clause.

Policy basis

Golden Square is a suburb of Bendigo to the south west of the central city. It includes areas that were developed in the Victorian era and which contain many streetscapes where these buildings are the dominant characteristic. Some areas represent the transition from Victorian to Inter-war eras of building styles, and the second period of growth in Bendigo's history. A majority of the remaining areas in this suburb were developed in the post-war era and some are particularly intact examples of streetscapes from this era, with low scale timber dwellings and 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 Golden Square. 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*.

Golden Square Policy

In the Golden Square 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.

Golden Square Precinct 1 (GS1)*Character description*

The area forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Much of it has an intimate 'cottage' character, derived from the modest scale of the dwellings, frequent use of timber, the small garden setbacks, and the open front fences. Setbacks vary according to the size of lot and housing, but are often consistent within a particular streetscape. Some streets have mature avenues of trees, either

exotic or native. This creates a very special character when street trees form a continuous canopy. Some 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 maintain and strengthen the established garden settings of the dwellings.	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 setback from at least one side boundary by a minimum of 2 metres, and preferably setback from 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 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.

Golden Square Precinct 2 (GS2)

Character description

The character of this precinct derives from the dominance of Victorian era dwellings and the mixture of other eras, signalling the transition from the more consistently Victorian inner areas to the Inter war period of development and beyond. Some of it has a 'cottage' character, derived from the modest scale of the dwellings, the frequent use of timber and the small garden setbacks, and the open front fences. Setbacks vary according to the size of lot and housing, but are often consistent within a particular streetscape. Most streets have tree avenues of small to moderate size, either exotic or native.

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 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 setback from at least one side boundary by a minimum of 2 metres.
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 the dwellings and maintain the openness of the streetscape.	Provide low front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases.

Golden Square Precinct 3 (GS3)

Character description

This precinct, mostly developed in the 1950s, is one in which consistency of siting of dwellings is important. Most share the same standard front set back, and most also have spacious side setbacks, and gardens are established. This sense of spaciousness is emphasised by low or transparent front fences, or, in some cases, absence of a fence. The horizontal emphasis of the dwelling form resulting from the long, low elevations of the buildings and frequent use of timber provides a lightness to the streetscape.

Statement of desired future character

The garden setting 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.
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 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.

Golden Square Precinct 4 (GS4)

Character description

This precinct, mostly developed between the 1950s to 1980s with some exceptions, 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. Most have reasonably spacious front and side setbacks with established gardens. This sense of spaciousness is emphasised by low or transparent front fences, or, in some cases, absence of a fence.

Statement of desired future character

The garden setting and the spaciousness 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.
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 fencing up to a maximum of 1.2 metres.

Golden Square Precinct 5 (GS5)

Character description

This precinct, mostly developed between the 1950s-1970s, is one in which consistency of siting of dwellings is important. Most share the same standard front set back, and most also have spacious side setbacks with established gardens including mature trees. This sense of spaciousness is emphasised by low or transparent front fences or, in some cases, absence of a fence. Mature trees in reserves or private gardens often dominate the skyline. The horizontal emphasis of the dwelling form is also important, resulting from the long, low elevations of the buildings in relation to their height.

Statement of desired future character

The garden setting 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 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 that 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 fencing up to a maximum of 1.2 metres.

Golden Square Precinct 6 (GS6)

Character description

The pockets of development grouped in this precinct are recently developed with small setbacks and numbers of larger dwellings, set within low level gardens, with occasional remnant or native trees. Large canopy trees form a backdrop to some areas largely from the surrounding undeveloped land. Buildings are generally single storey and with a horizontal emphasis and a compact form. Spaciousness is created by a lack of front fencing with grassy verges extending to the roadway.

Statement of desired future character

The garden setting and spacious qualities of the streetscape 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 additional planting of trees to achieve the future preferred character of the area.	Retain existing high canopy trees and understorey wherever possible. Prepare a landscape plan to accompany all development proposals.
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 off-set from both side boundaries.
To ensure that new buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Where there is a dominance of single storey, the height at the front of the dwelling should match the typical single storey wall height. Use flat or low pitched roof forms.
To maintain the openness of the streetscape.	Provide no front fencing.

Golden Square Precinct 7 (GS7)

Character description

The areas in this precinct of twisting roads and varied dwelling styles and ages illustrate a particular semi-rural style of development in the Bendigo character. Miners cottages and an occasional modest Californian bungalow may stand in the same streetscape as a sprawling 1980s ranch style house. Lots vary in size and shape and tend to be large, sometimes appearing more like paddocks than gardens. Roadways may only occupy a small proportion of the road reserve, separated from property boundaries by wide expanses of nature strip or grassed road edge.

Statement of desired future character

The semi-rural qualities of the area will be maintained and bush qualities strengthened.

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 semi rural landscape setting 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. (Locate footings outside root zone.)
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.	Use timber or other non-masonry cladding materials where possible. In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.
To maintain the openness of the streetscape.	Provide low or open farm style front fences. Front fences should not exceed 1.2 metres.

Golden Square Precinct 8 (GS8)

Character description

This precinct is distinctive for its largely pristine collection of timber housing from the 1950s. The horizontal emphasis of dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. 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 intactness of the post-war streetscape, including the horizontality of the dwellings 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:

Objectives	Design responses
To retain buildings that contribute to the valued character of the area.	Retain and restore wherever possible, intact post-war era dwellings. Alterations and extensions should be appropriate to the building era.
To maintain and strengthen the garden settings of the dwellings.	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 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	Respect the predominant building height in the street and nearby properties. The height

streetscape.	of the dwelling at the front of the dwelling should match the typical single storey wall height. Use low pitched roof forms.
To use lighter looking building materials and finishes that complement the dominant pattern within the streetscape.	Use timber or other non-masonry cladding materials where possible.
To maintain and enhance the continuous flow of the garden settings and the openness of the streetscape.	Provide no 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 Golden Square Residential Character Precincts

