

22.21 QUARRY HILL RESIDENTIAL CHARACTER POLICY23/01/2014
C205

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

Policy basis

Quarry Hill is an area of Bendigo located to the south of the central city and has three distinct areas of development. The area closest to the city exemplifies the distinctive character of early Bendigo and contains cottage and larger style buildings from the Victorian, Edwardian and Interwar eras. Smaller pockets are of mixed building eras but retain patterns of siting. Another pocket is dominated by bush vegetation.

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 Quarry Hill. 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*.

Quarry Hill Policy

In the Quarry Hill 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.

Quarry Hill Precinct 1 (QH1)*Character description*

The area forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some of it has an intimate 'cottage' character, derived from the modest scale of the dwellings and the small garden setbacks, and the open front fences. Elsewhere, larger houses, particularly from the Edwardian, Inter war and later eras, produce a more 'middle' suburban character. Setbacks vary according to the size of lot and housing, but are often consistent within a particular streetscape. Lots often extend from street to street. Some streets have mature trees, either exotic or native. Much of the area has heritage significance.

Statement of desired future character

The heritage qualities and the combination of intimate, cottage feel and 'middle' suburb character 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 Victorian, Edwardian, Federation and Inter-war era dwellings. Alterations and extensions should be appropriate to the dwelling 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 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 possible.
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 an openness to the streetscape.	Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases.

Quarry Hill Precinct 2 (QH2)

Character description

Although the area has a mix of building styles, materials and setbacks, there is usually some consistency in the way buildings are sited within a particular streetscape. Front gardens are low in scale and mostly exotic, and front fences are mainly low in height, creating an open feel to the streetscape. In some locations, mature trees in reserves or private gardens dominate the skyline.

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:

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 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.
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. Use low, pitched roof forms.
To maintain and enhance the openness of the streetscape.	Provide low front fencing.

Quarry Hill Precinct 3 (QH3)

Character description

The area is distinctive in Bendigo because the houses are sited among mostly native vegetation. This character is strongest when the vegetation flows from block to block and into the road reserve. The large blocks and generous grounds of the houses, with their varied set backs and orientation, reinforce the 'bush garden' character.

Statement of desired future character

The bush garden qualities 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 native vegetation dominated streetscapes.	Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development

	with similar size indigenous or native trees.
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 rhythm of existing 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 adequate space is available on private land for the retention and planting of vegetation.	<p>The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces) should not exceed 40%.</p> <p>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.</p>
To ensure that new buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Where that is a dominance of single storey, the height 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 and the bush garden setting.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.
To maintain and enhance the continuous flow of the bush 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 Quarry Hill Residential Character Precincts

