

22.18 KANGAROO FLAT 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 Kangaroo Flat, as shown on Map 1 forming part of this Clause.

Policy basis

Kangaroo Flat is an area south of Bendigo city, located along the entrance route to the city from Melbourne. There are some individual buildings that recall the earlier settlement of the area, however the buildings predominantly date from the post-war era with some newer areas. The post-war areas have a spaciousness created by the low scale development with low pitched roof forms, and the frequent 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 Kangaroo Flat. 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*.

Kangaroo Flat Policy

In the Kangaroo Flat 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.

Kangaroo Flat Precinct 1 (KF1)*Character description*

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. 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 consistency of siting and horizontality 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 reflect the rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary.
To ensure that new buildings and extensions do not dominate the streetscape.	The height 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 and enhance the openness of the streetscape.	Provide open-style or low front fencing to a maximum of 1.2 metres. Fences should not exceed 1.2m other than in exceptional circumstances.

Kangaroo Flat Precinct 2 (KF2)

Character description

This area, mostly developed since the 1950s, 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. Roof shapes are also important as they dominate streetscapes and provide a consistent theme. Most have reasonably spacious front and side setbacks. 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 horizontality of the dwellings 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. 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 rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary, and preferably both.
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, render, bag or paint brick surfaces.
To maintain and enhance the openness of the streetscape.	Provide no or low front fencing.

Kangaroo Flat Precinct 3 (KF3)

Character description

An area of housing built since the 1950s, in which consistency of setbacks within streetscapes is important. Roof shapes are also important as they dominate 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.

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 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 new buildings and extensions do not dominate the streetscape.	The height 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	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials, and render, bag

within the streetscape.	or paint brick surfaces.
To maintain and enhance the openness of the streetscape.	Provide no or low front fencing. Front fences should not exceed 1.2 metres other than in exceptional circumstances.

Kangaroo Flat Precinct 4 (KF4)

Character description

An area of housing built since the 1950s, in which consistency of setbacks within particular streetscapes is important. Roof shapes are also 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.

Statement of desired future character

The horizontality and articulation 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 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. 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, paint or bag brick surfaces.
To maintain and enhance the openness of the streetscape.	Provide open-style or low front fencing to a maximum of 1.2 metres.

Kangaroo Flat Precinct 5 (KF5)

Character description

An area of housing 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. 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:

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 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. 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, and render, bag or paint brick surfaces in streets where weatherboard predominates.
To maintain the openness of the streetscape.	Provide no or open style front fencing Front fences should not exceed 1.2 metres other than in exceptional circumstances.

Kangaroo Flat Precinct 6 (KF6)

Character description

This area is newly developed with small setbacks and numbers of larger dwellings, but in parts substantial remnants of native vegetation make it distinctive. The native vegetation character is strongest when the vegetation flows from block to block and into the road reserve.

Statement of desired future character

The 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 maintain and strengthen the native and indigenous vegetation dominated streetscapes.	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 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 50%.</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.	<p>Respect the predominant building height in the street and nearby properties.</p> <p>Use low pitched roof forms.</p>
To encourage innovative architecture that reflects the bush garden setting.	Buildings should be individually designed to respond to the dominant characteristics of the area and to the site.
To maintain and enhance the continuous flow of the bush garden settings and the openness of the streetscape.	Provide no fencing.

Kangaroo Flat Precinct 7 (KF7)

Character description

An area of Bendigo distinctive for its semi-rural residential character, with large lots, farm or ranch style fencing (or no fencing), sealed roads but no kerbs or footpaths. This precinct has a spaciousness created by a lack of solid front fencing and standard to generous front and side setbacks. Some areas of substantial native vegetation provide a backdrop.

Statement of desired future character

The semi-rural qualities of the area will be maintained, and development will be better absorbed into the landscape.

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.	<p>Retain existing high canopy trees and understorey wherever possible.</p> <p>Replace any trees lost due to development with similar size indigenous or native trees.</p> <p>Prepare a landscape plan to accompany all applications for new dwellings.</p>
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 semi-rural setting of buildings in this area.	Buildings should be setback substantial distances from front and side boundaries.
To ensure that adequate space is available on private land for the retention and planting of vegetation.	<p>The total building site coverage should not exceed 50%.</p> <p>Proposals that exceed the specified site coverage maximum must demonstrate that the site coverage objective and all remaining</p>

	objectives and design responses have been met.
To ensure that new buildings and extensions do not dominate the landscape.	Respect the predominant building height in the street and nearby properties. Buildings should be horizontal in form.
To maintain and enhance the openness of the streetscape.	Provide low open style or post and wire fencing.

Planisphere, John Curtis Pty Ltd and City of Greater Bendigo, *City of Greater Bendigo Residential Character Study*, 2001.

Reference document

Planisphere, John Curtis Pty Ltd and City of Greater Bendigo, *City of Greater Bendigo Residential Character Study*, 2001.

Map 1. - The Kangaroo Flat Residential Character Precincts

