

22.20 NORTH BENDIGO RESIDENTIAL CHARACTER POLICY

23/01/2014
C205

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

Policy basis

North Bendigo is located to the north of the central city and extends from areas with mixed building styles dating from Victorian era, to areas developed in the post-war era to new areas on the northern extent. The older areas have streetscapes that are consistent, with some having a 'cottage' feel. The post-war areas are characteristically open to the streetscape with low scale buildings. Newer areas sometimes have a semi-rural character due to larger setbacks and rural style or open fencing, and one area in particular is distinctive for its low site coverage.

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 North 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*.

North Bendigo Policy

In the North 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.

North Bendigo Precinct 1 (NB1)

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 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. |

North Bendigo Precinct 2 (NB2)

Character description

This is a newly developed area of Bendigo distinctive for its semi-rural residential character, with large lots, farm or ranch style fencing (or no fencing), and sealed roads but no kerbs or footpaths. Setbacks are substantial, and some dwellings stand in large grounds. Some blocks contain substantial remnant native trees.

Statement of desired future character

The semi-rural and bushland qualities of the area 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 |
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| To maintain and strengthen the native and indigenous vegetation backdrop. | Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development with similar size indigenous or native trees. Prepare a landscape plan to accompany all applications for new dwellings. |

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| 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 existing rhythm of dwelling spacing. | Buildings should be setback substantial distances from all boundaries. |
| 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 maintain and enhance the openness of the streetscape. | Provide no fencing or post and wire style only to the front, sides and rear. |

North Bendigo Precinct 3 (NB3)

Character description

An area of Bendigo distinctive for its semi-rural and bushland residential character, with large lots, farm or ranch style fencing (or no fencing), and unsealed roads. Setbacks are substantial, and some dwellings stand in large grounds. In the bush character parts, native vegetation (largely remnant) flows from block to block and onto the edges of the road reserve.

Statement of desired future character

The bushland qualities of the area 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 maintain and strengthen the native and indigenous vegetation dominated streetscapes. | <p>Retain established, indigenous tree and understorey species.</p> <p>Replace any indigenous trees lost due to the development with similar species and size trees.</p> <p>Buildings should be sited and designed to incorporate space for the planting of substantial vegetation (locate footings outside root zone).</p> <p>Prepare a landscape plan to accompany all development proposals.</p> |
| To minimise the visibility of buildings from the road. | <p>Locate buildings well back from the road and within the landform and vegetation so as to be wholly or partly obscured from view.</p> |
| 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 buildings and extensions do not dominate the streetscape and wider landscape | <p>Buildings should not protrude above the predominant tree canopy height.</p> |

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| setting. | |
| 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. |

North Bendigo Precinct 4 (NB4)

Character description

This area was developed in the 1970s and 80s with a backdrop of native vegetation making it distinctive. Most dwellings are brick, with small setbacks, often sited irregularly. There is a sense of openness brought about by the lack of front fences.

Statement of desired future character

The openness of streetscapes will be maintained, and the bush character 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 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 whenever 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 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 front fences. |

North Bendigo Precinct 5 (NB5)

Character description

An area of housing mostly built from 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. The modest front setbacks lend an intimacy and consistency to the area. Low or transparent front fences create an open feel to the streetscape. Mature but low level gardens (mostly exotic) and wide nature strips in some streets provide a pleasant garden suburb character.

Statement of desired future character

The garden suburb character, 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. |

North Bendigo Precinct 6 (NB6)

Character description

An area of mostly post war housing, in which consistency of setbacks within streetscapes is important. Roof shapes are also important as they are prominent in streetscapes and provide a consistent theme. Front fences are low in height or transparent, creating an open feel to the streetscape.

Statement of Desired Future Character

The open 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. |

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| 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. |

North Bendigo Precinct 7 (NB7)

Character description

This precinct has a mixed character, marking a 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 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.

Statement of desired future character

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 |
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| 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 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 | In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, |

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| streetscape. | 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. |

Reference document

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

Map 1. - The North Bendigo Residential Character Precincts

