

22.25 WEST BENDIGO 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 West Bendigo, as shown on Map 1 forming part of this Clause.

Policy basis

West Bendigo includes several small areas of residential development with distinctive characteristics. The areas closer to the city retain many buildings from the early settlement of the Bendigo area and newer areas have a semi-rural character due to the street treatments and native trees in the backdrop.

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 West 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.

West Bendigo Policy

In the West 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.

West Bendigo Precinct 1 (WB1)*Character description*

The area forms a small linear extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some dwellings have a 'cottage' character, derived from the modest scale and small garden setbacks of some dwellings, and the open front fences. There is also a semi-rural feel because some lots are large or at least have wide frontages, with large trees often visible behind, and the roadway lacks kerbs and footpaths.

Statement of desired future character

The semi-rural, cottage feel 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 and restore buildings that contribute to the valued character of the area.	Retain 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. Minimise paved areas particularly in front of 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 both side boundaries.
To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling. Use rear access where available.
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.

West Bendigo Precinct 2 (WB2)

Character description

The area forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some dwellings have a 'cottage' character, derived from the modest scale and small garden setbacks of some dwellings, and the open front fences. The horizontal emphasis of the dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. There is also a semi-rural feel because some lots are large or at least have wide frontages, with large trees often visible behind, and the roadway lacks kerbs and footpaths.

Statement of desired future character

The openness of the streetscape, and spaciousness of the dwelling settings 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 one side boundary, and preferably both, 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. 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.

West Bendigo Precinct 3 (WB3)

Character description

An area of Bendigo distinctive for its semi-rural 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 some parts, large native trees form a backdrop.

Statement of desired future character

The semi-rural qualities of the area will be maintained, and the 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 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. Minimise paved areas particularly in front of 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.	Building should be setback substantial distances from both side boundaries.
To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total building site coverage should not exceed 50%. Proposals that exceed the specified site coverage maximum must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.
To ensure that new buildings and extensions do not dominate the streetscape and wider landscape setting.	Buildings should not protrude above the predominate tree canopy height.
To maintain and enhance the continuous flow of the vegetation and existing landscape.	Provide no fencing or post and wire fencing only to the frontage and side boundaries

West Bendigo Precinct 4 (WB4)

Character description

A newly developed area of Bendigo with something of a semi-rural residential character. Lots and many dwellings are larger than average, some setbacks are substantial, but most blocks are devoid of vegetation and are still developing. There is an open character to streetscapes because of the absence (in most case) of front fences. The semi-rural character of the area could be strengthened by encouraging the planting of native vegetation in gardens.

Statement of desired future character

The open character of streetscapes will be maintained and vegetation cover 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 character of the area by planting of native and indigenous vegetation.	Retain large, established trees and provide for the planting of new trees wherever possible. Prepare a landscape plan to accompany all applications for new dwellings incorporating native and indigenous species. Minimise paved areas particularly in front of 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 from both side boundaries.
To ensure that new buildings and extensions do not dominate the streetscape and wider landscape setting.	Respect the predominant building height in the street and nearby properties. Buildings should not protrude above the predominant tree canopy height.
To maintain the openness of the streetscape.	Provide no front fences.

Reference document

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

Map 1. - The West Bendigo Residential Character Precincts

