

CB1



CB1

PRECINCT 1



CHARACTER STATEMENT

CB1

Character Description

The area forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Most of the housing is from the Victorian, Edwardian and Inter-war periods, and much of it is weatherboard with picket fences creating a modest ‘cottage’ character, which lends an attractive consistency to the area. Most houses are closely spaced and close to the street, providing an intimate, pedestrian-friendly environment. The grid street pattern has adjusted to the alignment of two creeks, which are prominent features of the landscape. Some roadways are sealed only in the centre, leaving wide unsealed or grassed informal verges, though kerbs and footpaths are usually present on both sides. Some streets have mature avenues of exotic trees, mainly plane and elm. Together these characteristics create a distinctly ‘country’ version of the Victorian style inner suburb, which is enhanced when street trees form a continuous canopy. Much of the area has heritage significance.

Key Characteristics

- Architectural era is predominantly Victorian and Inter-war with minimal infill development
- Front setbacks are predominantly small with side setbacks of 1-3 metres
- Front gardens are generally well established with exotic species
- Front fences are predominantly open style and of an average height
- A variety of dwelling materials including brick and timber with mixed roofs
- Roads are sealed with a kerb and generally have a footpath on both sides of the road
- Street trees are predominantly exotic, and large in size with a regular planting pattern

Community Values

Enhance the opens spaces and parks
Retain and ensure planting of appropriate street trees
Retain large lots
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Retain older style homes
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment and footpaths
Retain wide nature strips

STATEMENT OF DESIRED FUTURE CHARACTER

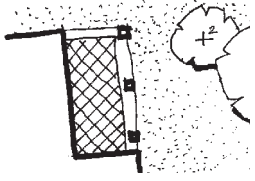
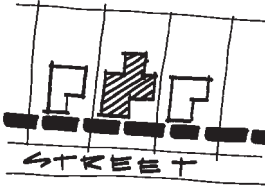

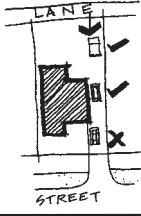


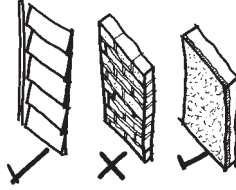
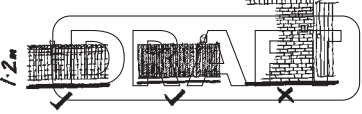
The cottage feel and heritage qualities of streetscapes will be maintained and strengthened by:

- Retaining dwellings from the Victorian, Edwardian and Inter-war eras and encouraging appropriate extensions and alterations
- Retaining the identified heritage buildings and ensuring adjacent dwellings respect the form, scale and materials of these buildings
- Encouraging the use of lighter looking building materials such as timber and render where weatherboard predominates
- Attention to the appropriate roof form and articulation of buildings
- Ensuring buildings respect the predominant front setbacks in the street
- Ensuring buildings are setback from at least one side boundary
- Ensuring front fences are at 1-1.2m, open style and appropriate to the building era

Threats to Desired Character

- Large, bulky buildings and oversized/dominating extensions to original cottages
- Exposed brick in a street with predominantly timber dwellings
- Loss of avenue street trees
- Loss of intact buildings from Victorian, Edwardian and Inter-war eras
- Garages/carports that dominate frontage

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	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.	Demolition of the parts of intact dwellings from these eras, visible from the street.	
Vegetation	To encourage the consideration of the landscape setting of the dwelling.	Prepare a landscape plan to accompany all applications for new dwellings. Minimise paved areas, particularly in front of dwellings.	Lack of landscape plan.	
Siting	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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary by a minimum of 2 metres.	Boundary to boundary development.	
	To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling. Use rear access where available.	Garages and carports forward of the dwelling or that dominate the building facade.	
Height and building form	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.	Large, bulky buildings with unarticulated front and side wall surfaces. Flat roof forms.	
	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	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.	Exposed red or orange brick in predominantly weatherboard streetscapes. Period reproduction detailing.	
Front boundary treatment	To ensure front fences are appropriate to the era of the dwellings 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.	High, solid front fencing.	

PRECINCT MAP

CB2

RESIDENTIAL CHARACTER STUDY
NOVEMBER 2001

CB2

CENTRAL BENDIGO

PRECINCT 2



The guidelines in this brochure are used by the Council to assess planning applications for residential developments. Read this brochure and discuss your proposal with a Council planning officer before you purchase land, start a design or lodge a planning application.

CHARACTER STATEMENT

CB2

Character Description

The area forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Most of the housing is from the Victorian, Edwardian and Inter-war periods. In parts of the precinct, dwellings are frequently weatherboard with picket fences creating a modest 'cottage' character. Elsewhere, brick and render are more common, particularly in the areas with larger houses and mansions. Setbacks vary according to the size of lot and housing, but are often consistent within a particular streetscape. The grid street pattern has adjusted to the alignment of main roads, creeks and other topographical elements. Some roadways are sealed only in the centre, leaving wide unsealed or grassed informal verges. Kerbs (sometimes bluestone) and footpaths are usually present on both sides. Some streets have mature avenues of trees, either exotic or native. This creates a very special character when street trees form a continuous canopy. Much of the area has heritage significance.

Key Characteristics

- Architectural style is predominantly Victorian and Inter-war with small amount of 1950s infill
- Front setbacks are generally small with some more standard setbacks and a small pocket of generous front setbacks
- Dwelling materials are mixed with small pockets of timber dwellings with iron roofs
- Front fences are predominantly open and are of an average height
- Established gardens with predominantly exotic vegetation with small pockets of exotic/native mix
- Roads are sealed and predominantly have kerb and footpaths
- Street trees are medium to large in size and are either exotic or indigenous
- Small area around Barkly Terrace where there are large mansion style dwellings

Community Values

Enhance the open spaces and parks
Retain and ensure planting of appropriate street trees
Retain large lots
Encourage retention of vegetation
Retain the diversity of building styles throughout the municipality
Retain older style homes
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment and footpaths
Retain wide nature strips

STATEMENT OF DESIRED FUTURE CHARACTER

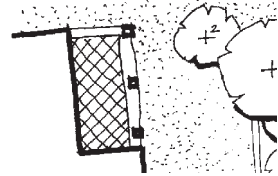
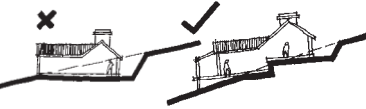
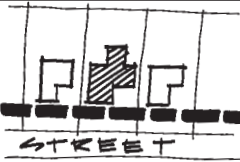
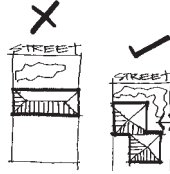
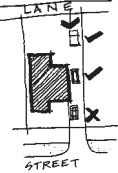


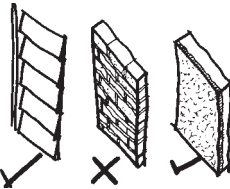
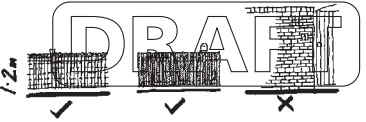
The heritage qualities and the distinctive characteristics of each streetscape will be maintained and strengthened by:

- Retaining Victorian, Edwardian and Inter-war era dwellings and encouraging appropriate alternatives and extensions
- Retaining the identified heritage buildings and ensuring adjacent dwellings respect the form, scale and materials of these buildings
- Where weatherboard dominates, encouraging the use of lighter looking building materials such as timber and painted surfaces
- Attention to appropriate building forms, including roof form, and articulation
- Ensuring buildings respect the predominant front setbacks in the street
- Ensuring buildings are offset from at least one side boundary
- Encouraging front fences at 1-1.2m, open style appropriate to the building era

Threats to Desired Character

- Large, bulky buildings in cottage character streetscapes
- Exposed brick in a street with predominantly timber dwellings
- Loss of avenue street trees
- Loss of intact buildings from the Victorian, Edwardian and Inter-war eras
- Garages /carports that dominate the frontage
- Oversized/dominating extensions to original cottages/homes

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	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.	Demolition of parts of intact dwellings from these eras, visible from the street.	
Vegetation	To encourage the consideration of the landscape setting of the dwelling.	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.	Lack of landscape plan.	
Topography/landform	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.	Major excavation works to accommodate dwelling or appurtenances.	
Siting	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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	Buildings should be off-set from at least one side boundary.	Boundary to boundary development.	
Height and building form	To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling. Use rear access where available.	Garages and carports forward of the dwelling or that dominate the building facade.	
	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.	Large, bulky buildings with unarticulated front and side wall surfaces. Flat roof forms.	
Materials and design detail	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
	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.	Period reproduction detailing. Exposed red or orange brick in streets with predominantly timber dwellings.	
Front boundary treatment	To ensure front fences are appropriate to the era of the dwellings 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.	High, solid front fencing.	

PRECINCT MAP

CB3

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY



CB3

CENTRAL BENDIGO

PRECINCT 3



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CHARACTER STATEMENT

CB3

Character Description

The area forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo, but with development from the inter war and post war periods also. Most houses are closely spaced and close to the street, providing an intimate, pedestrian-friendly environment. The grid street pattern has adjusted to the alignment of main roads and topography. Some roadways are sealed only in the centre, leaving wide unsealed or grassed informal verges. Kerbs (sometimes bluestone) and footpaths are usually present on both sides. Some streets have mature avenues of trees, either exotic or native. Much of the area has heritage significance.

Key Characteristics

- Architectural style is predominantly Victorian and Interwar with some 1950s development
- Generally small front setbacks with some having a more standard front setback
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are predominantly open style and to an average height
- Low level gardens with pockets of more established gardens with exotic vegetation
- Roads are sealed and generally have kerbs and footpaths
- Street trees are generally natives of a medium size and in a regular planting pattern

Community Values

Enhance the open spaces and parks
Retain and ensure planting of appropriate street trees
Encourage retention of vegetation
Retain the diversity of building styles throughout the municipality
Retain older style homes
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment and footpaths
Retain wide nature strips

STATEMENT OF DESIRED FUTURE CHARACTER

The intimate feel and heritage qualities of streetscapes will be maintained and strengthened by:

- Retaining the identified heritage buildings and ensuring adjacent dwellings respect the form, scale and materials of these buildings
- Retaining Victorian, Edwardian and Inter-war dwellings and encouraging appropriate alterations and extensions
- Attention to the appropriate building form, including roof form, and articulation
- Ensure buildings respect the predominant front setbacks in the street
- Ensure buildings are setback from one side boundary
- Encourage front fences at 1-1.2m, open style and appropriate to the era of the buildings

Threats to Desired Character

- Large, bulky buildings that dominate the streetscape
- Loss of heritage and intact Victorian, Edwardian and Inter-war buildings
- Garages/carports that dominate the frontage
- Oversized/dominating extensions to original cottages/homes
- Loss of avenue street trees

DESIGN GUIDELINES

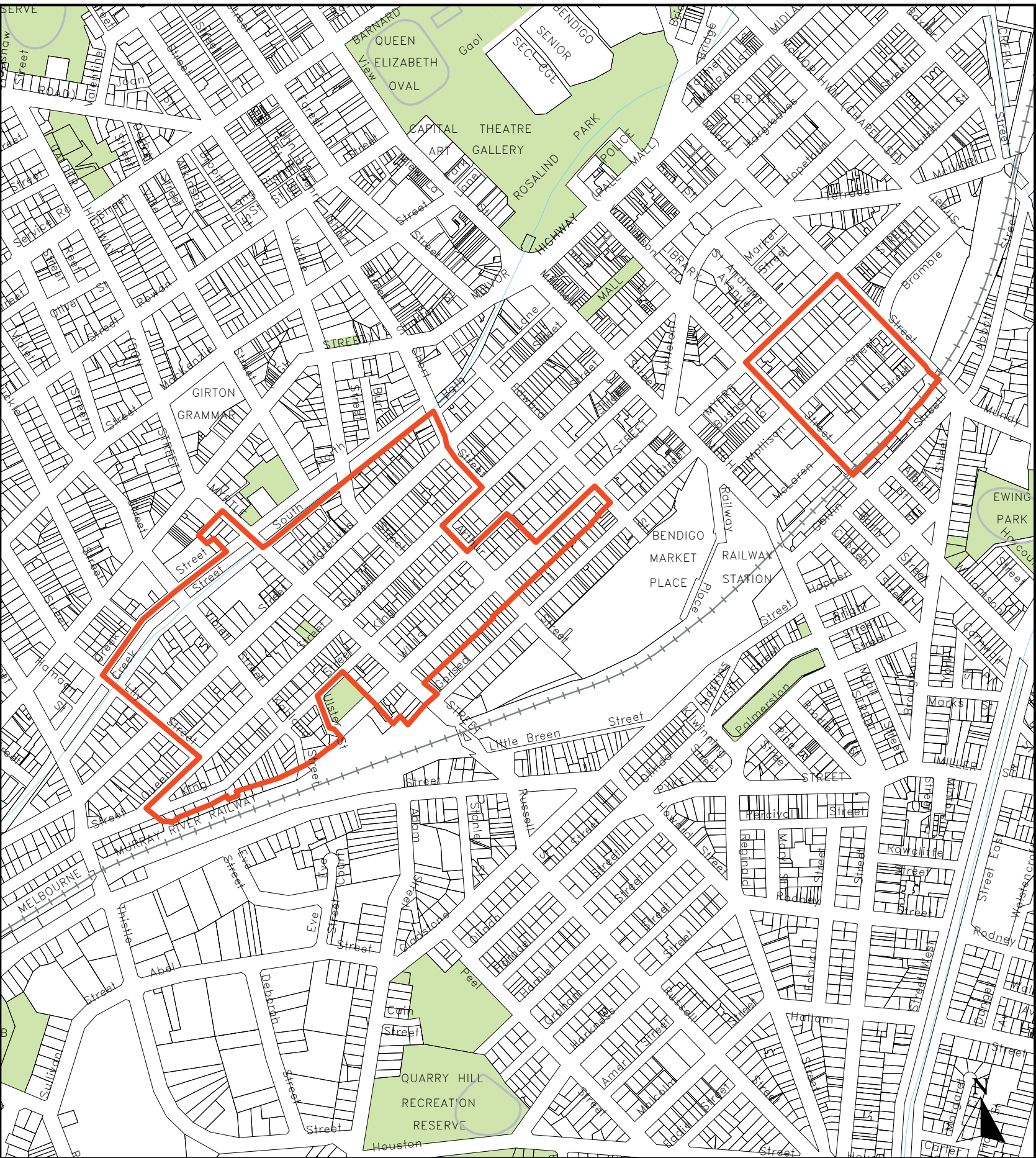
Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	Retain and restore wherever possible, intact Victorian, Edwardian, Federation and Inter-war era dwellings. Alterations and extensions should be appropriate to the building era.	Demolition of the parts of intact dwellings from these eras, visible from the street.	
Vegetation	To encourage the consideration of the landscape setting of the dwelling.	Prepare a landscape plan to accompany all applications for new dwellings. Minimise paved areas, particularly in front of dwellings.	Lack of landscape plan.	
Siting	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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	Buildings should be off-set from one side boundary.	Boundary to boundary development.	
	To minimise the dominance of car storage facilities and the loss of garden space.	Locate garages and carports behind the line of the dwelling. Use rear access where available.	Garages and carports that dominate the building facade. New driveways, crossings and paving in front yard.	
Height and building form	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.	Large, bulky buildings with unarticulated front and side wall surfaces. Flat roof forms.	
	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	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.	Exposed red or orange brick in areas with predominately timber dwellings. Period reproduction detailing.	
Front boundary treatment	To ensure front fences are appropriate to the era of the dwellings 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.	High, solid front fencing.	

PRECINCT MAP CB4

RESIDENTIAL CHARACTER STUDY

CB4 CENTRAL BENDIGO

PRECINCT 4



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CHARACTER STATEMENT

CB4

Character Description

The area forms part of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. The area is distinctive due to the mixture of land uses occurring in the buildings. Most of the buildings are from the Victorian, Edwardian and Inter War periods, both brick and timber in construction, on a standard grid street pattern. Most buildings are closely spaced and close to the street, providing an intimate, pedestrian-friendly environment. The adjoining creek lends a special landscape character to one edge of the precinct. Roadways are generally sealed from kerb to kerb, and footpaths are usually present on both sides. Some kerbing is bluestone. Some streets have mature avenues of exotic trees, mainly plane and elm, which creates a very special character when they form a continuous canopy. Much of the area has heritage significance.

Key Characteristics

- Architectural style is predominantly Victorian and Interwar with some examples of 1950s on the edge
- Building materials are varied including brick and timber with mixed roofs, with small pockets of timber and iron roof dwellings
- Predominantly small front setbacks with pockets of standard front setbacks present
- Generally front fencing is of an average height and open style
- Gardens vary from low level to being established vegetation
- Roads are sealed and predominantly have kerbing and footpaths
- Street trees are large, in a regular planting pattern and generally exotic with some pockets of natives

Community Values

Enhance the opens spaces and parks
Retain and ensure planting of appropriate street trees
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Retain older style homes
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment and footpaths
Retain wide nature strips
Concern with intrusion of service industry developments into residential areas

STATEMENT OF DESIRED FUTURE CHARACTER

The heritage qualities and intimate, pedestrian-friendly feel of streetscapes will be maintained and strengthened by:

- Retaining the identified heritage buildings and ensuring adjacent dwellings respect the form, scale and materials of these buildings
- Retaining the Victorian, Edwardian and Inter-war buildings and encouraging appropriate alterations and extensions
- Attention to the appropriate building forms including roof form and articulation
- Ensuring buildings respect the predominant front and side setbacks in the street
- Encouraging front fences at 1-1.2m, open style appropriate to the building era
- Enhance the creek as a landscape feature of the area.

Threats to Desired Character

- Large, bulky buildings
- Loss of front gardens to car access or storage
- Loss of avenue street trees
- Buildings and subdivisions that don't address the creek
- Inappropriate signage and commercial development
- Loss of intact buildings from Victorian, Edwardian and Inter war eras
- Garages or carports that dominate the facade

DESIGN GUIDELINES

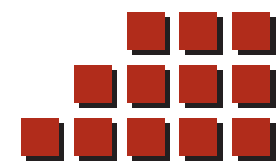
Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	Retain wherever possible, intact Victorian, Edwardian, Federation and Inter-war era dwellings. Alterations and extensions should be appropriate to the building era. Minimise advertising signage and alterations for commercial uses.	Demolition of parts of intact dwellings from these eras, visible from the street.	
Vegetation	To encourage the consideration of landscape setting of the dwelling.	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.	Lack of a landscape plan.	
Siting	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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	Buildings should be off-set from one side boundary.	Boundary to boundary development.	
	To minimise the loss of garden space and the dominance of car storage facilities.	Locate garages and carports to the side or rear, behind the line of the dwelling. Use rear or side access where possible.	Garages or carports forward of the dwelling. New driveways, crossings and paving in front yard.	
	To enhance the open space/ residential interface.	Site dwellings to address the creek.	High rear fences fronting the creekside open space.	
Height and building form	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.	Large, bulky buildings with unarticulated front and side wall surfaces. Flat roof forms.	
	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	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.	Period reproduction detailing.	
Front boundary treatment	To maintain and the openness of the streetscape.	Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases.	High, solid front fencing.	

PRECINCT MAP

CB5



RESIDENTIAL CHARACTER STUDY



CB5

CENTRAL BENDIGO

PRECINCT 5



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CHARACTER STATEMENT

CB5

Character Description

The area has a consistency created by the regular front and side setback to the dwellings. In some areas dwellings are sited at an angle to the street. The horizontal emphasis of the dwelling form adds to an open feel to the streetscape due to the long, low elevations of the buildings in relation to their height. Occasional tall trees in the low level gardens and low or open style fencing and consistent side setbacks provide a sense of spaciousness to the streetscape.

Key Characteristics

- Architectural eras predominantly 1950s to 1970s
- There is a mixture of building materials including brick with tiled roofs and vertical patterned aluminium cladding
- Front setbacks are predominantly of standard size with side setbacks of 1 to 3 metres
- Front fences vary from low solid fencing to average height and open styles
- Front gardens are generally low level with exotic species
- Roads are sealed and some have kerb and footpaths
- Street trees are generally of medium size, in a regular planting pattern and are predominantly native species

Community Values

Enhance the open spaces and parks
Retain and ensure planting of appropriate street trees
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment

STATEMENT OF DESIRED FUTURE CHARACTER

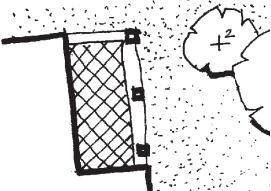
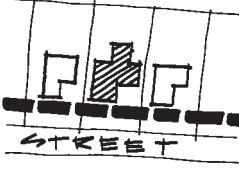
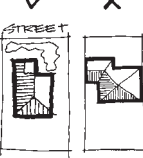

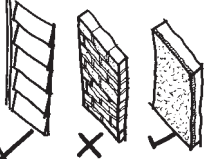

The openness of the streetscapes, and spaciousness of the dwelling settings will be maintained by:

- Encouraging a horizontality to dwelling design including attention to appropriate roof form
- Ensuring buildings are offset from side boundaries
- Ensuring predominant front setbacks are respected
- Ensuring low or open front fence styles

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- High front fences

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings, showing the incorporation of substantial vegetation. Retain large, established trees and provide for the planting of new trees wherever possible.	Removal of high canopy trees	
Siting	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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback between 1 and 3 metres from one side boundary, based on the predominant pattern in the streetscape.	Boundary to boundary development.	
Height and building form	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	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.	Exposed red or orange brick. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fencing up to a maximum of 1.2 metres. Front fences should not exceed 1.2 metres other than in exceptional circumstances.	High, solid front fencing.	

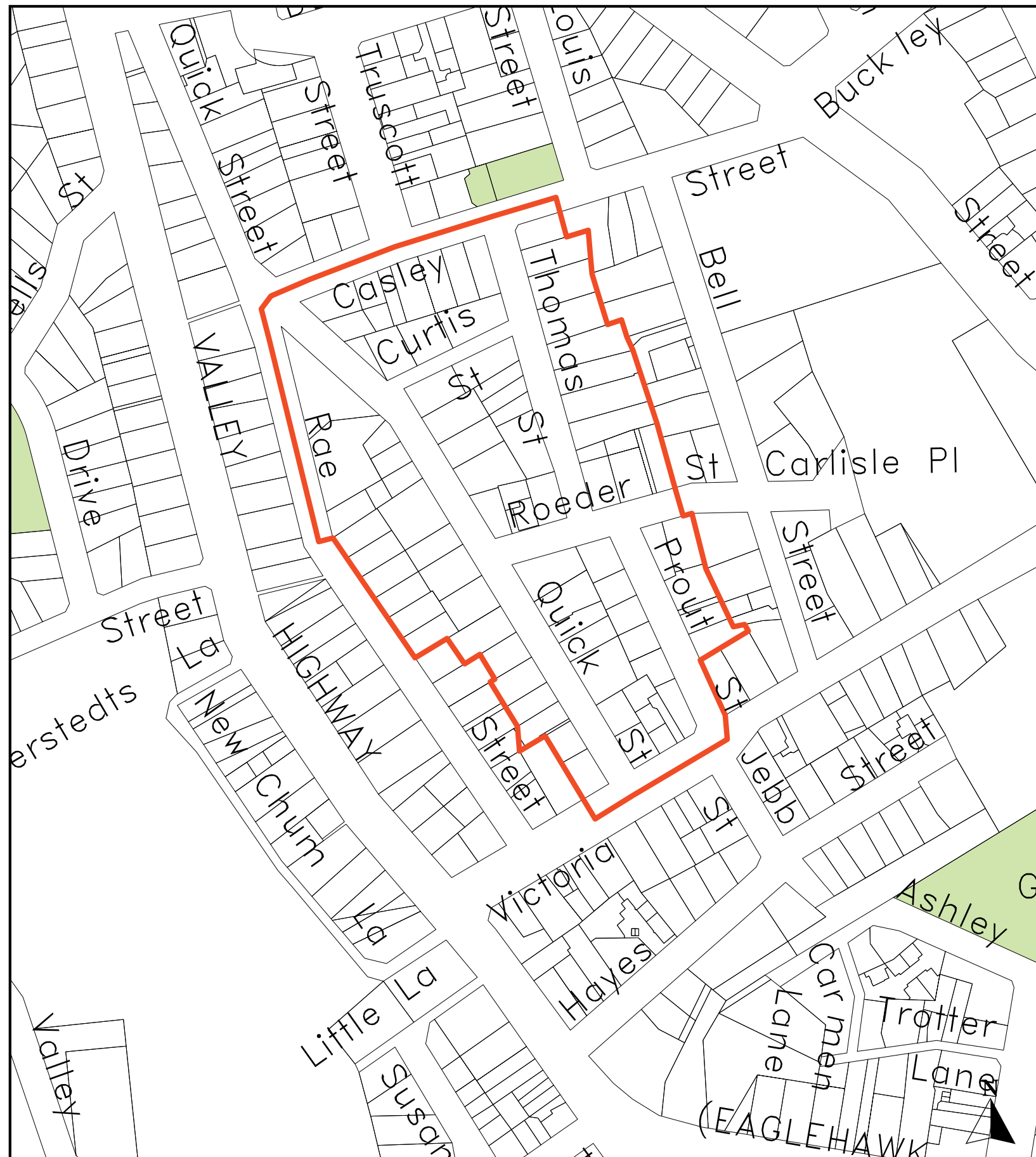
PRECINCT MAP

CB6

RESIDENTIAL CHARACTER STUDY

CB6 CENTRAL BENDIGO

PRECINCT 6



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CHARACTER STATEMENT

CB6

Character Description

This area is distinctive due to its mix of building eras, styles and materials, and variations in block size and shape. It exemplifies the sporadic way in which parts of Bendigo developed, starting with miner's cottages and covering most subsequent periods of development, with wide variations in siting. Mature trees in reserves or private gardens often dominate the skyline. Front gardens often form part of the street scene due to the low or transparent front fences.

Key Characteristics

- Architectural era is predominantly 1960s to present with some examples of earlier development present
- A variety of dwelling materials exist including brick and timber with mixed roofs
- Predominantly small front setbacks with side setbacks of 1 to 3 metres
- Front fences are of an average height and are open in style
- Low level front gardens dominate
- Roads are sealed with a kerb and generally have a footpath on both sides
- Predominantly native street trees of medium height with a regular planting pattern

Community Values

Retain and ensure planting of appropriate street trees
Retain large lots
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Retain older style homes
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment
Retain wide nature strips
Encourage development of footpaths

STATEMENT OF DESIRED FUTURE CHARACTER

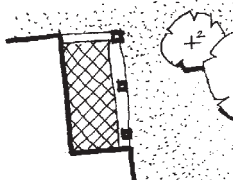
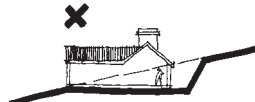
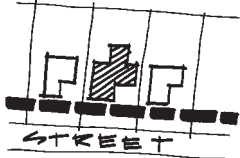
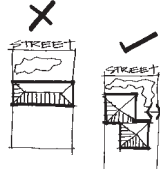

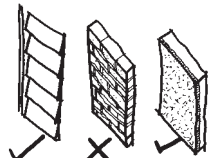

The openness to the streetscape and general spaciousness of the area will be maintained by:

- Ensuring buildings respect the scale and relationship to the landscape of neighbouring dwellings
- Ensuring buildings are setback from both side boundaries
- Providing low or open style front fences

Threats to Desired Character

- Buildings inconsistently sited
- High front fences
- Large, bulky buildings

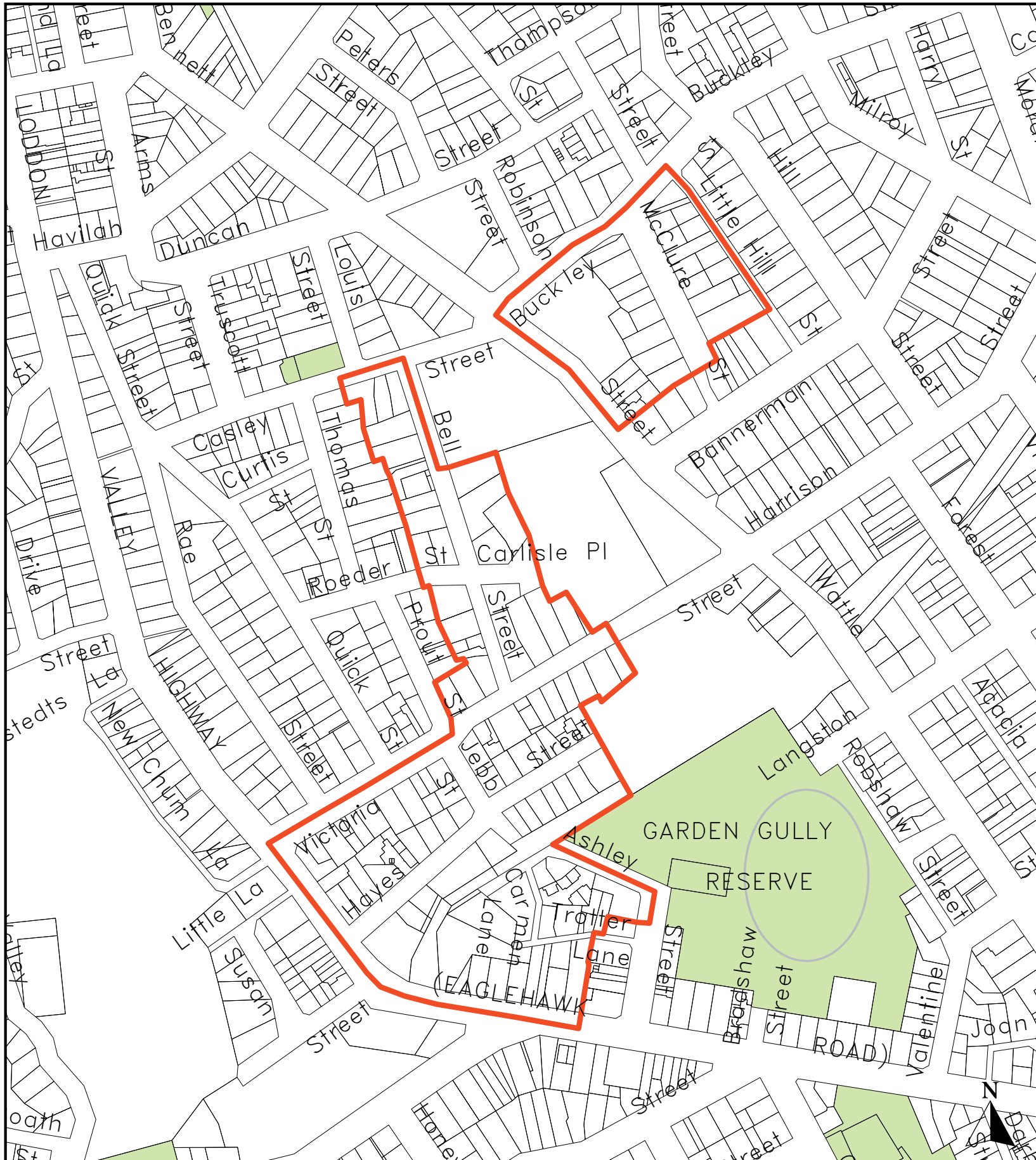
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	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.	Removal of high canopy trees.	
Topography/landform	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.	Major excavation works to accommodate dwellings or appurtenances.	
Siting	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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary.	Boundary to boundary development.	
Height and building form	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	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.	Exposed red or orange brick in streets where timber predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fencing up to a maximum of 1.2 metres. Front fences should not exceed 1.2 metres other than in exceptional circumstances.	High, solid front fencing.	

PRECINCT MAP

CB7

RESIDENTIAL CHARACTER STUDY



CB7

CENTRAL BENDIGO

PRECINCT 7



The guidelines in this brochure are used by the Council to assess planning applications for residential developments. Read this brochure and discuss your proposal with a Council planning officer before you purchase land, start a design or lodge a planning application.

CHARACTER STATEMENT

CB7

Character Description

This area is distinctive due to its mix of building eras, styles and materials, with some variations in block size and shape, siting and front boundary treatment of houses. It exemplifies the sporadic way in which parts of Bendigo developed, starting with miner's cottages and covering most subsequent periods of development, although in this case fifties architecture dominates. Mature trees in reserves or private gardens often dominate the skyline. Front gardens often form part of the street scene because of the low or transparent front fences.

Key Characteristics

- The architectural era is predominantly 1950s with some development through to the 1970s
- A variety of front setbacks exist and vary from small to standard in size with 1 to 3 metre side setbacks
- There are a variety of dwelling materials including brick and timber with mixed roofs
- Generally front fences are low to average in size and are open style
- Front gardens are low level with some more established gardens
- Roads are sealed and some have kerbs and footpaths on both sides of the street
- Street trees are predominantly exotic species of medium size planted in a regular pattern

Community Values

Enhance the open spaces and parks
Retain and ensure planting of appropriate street trees
Retain large lots
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Retain older style homes
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment and footpaths
Retain wide nature strips

STATEMENT OF DESIRED FUTURE CHARACTER

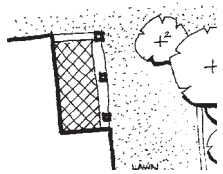
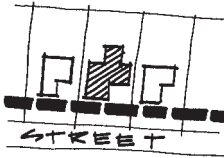
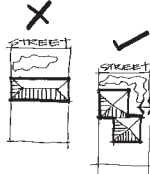

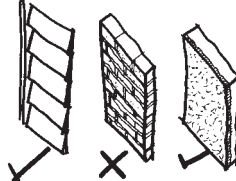
The openness of the streetscape and general spaciousness of the area will be maintained by:

- Ensuring buildings respect the siting, scale, and relationship of neighbouring dwellings
- Encouraging the use of lighter looking building materials where timber predominates
- Providing low or open style front fences

Threats to Desired Character

- Buildings inconsistently sited
- High front fences
- Large, bulky buildings

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	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.	Removal of high canopy trees.	
Siting	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.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary.	Boundary to boundary development.	
Height and building form	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.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	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.	Exposed red or orange brick in streets where timber predominates Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fencing up to a maximum of 1.2 metres. Front fences should not exceed 1.2 metres other than in exceptional circumstances.	High, solid front fencing.	