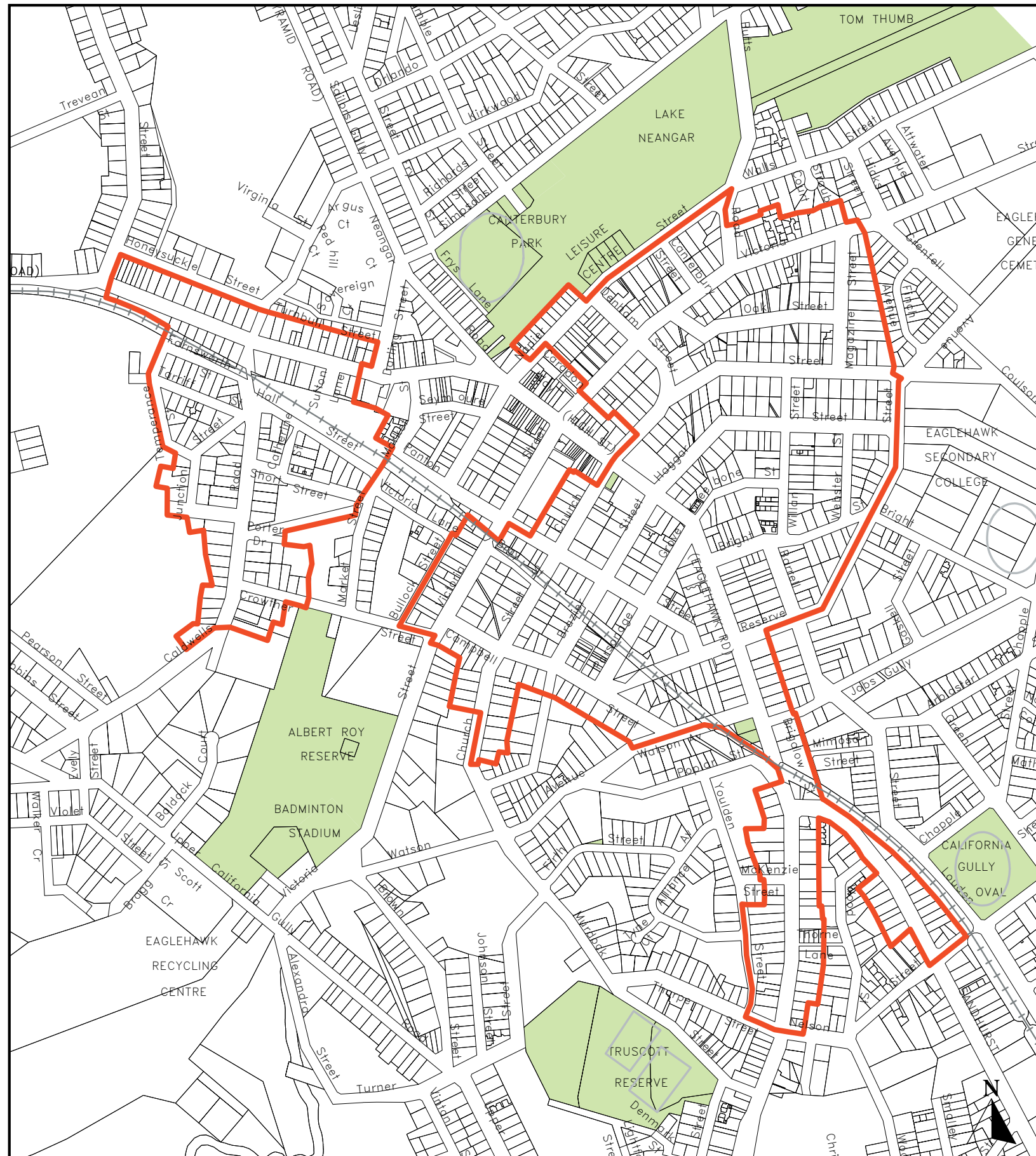
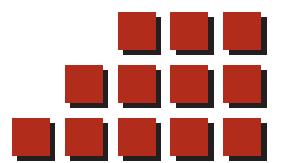


# PRECINCT MAP

# EG1



RESIDENTIAL CHARACTER STUDY



# EG1

## EAGLEHAWK TOWNSHIP

## PRECINCT 1



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

EG1

EAGLEHAWK TOWNSHIP VISION

The mix of character types, with generally small scale houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within the Bendigo urban area will be strengthened, by:

- Encouraging the retention of heritage buildings that reflect the early settlement of the town.
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.
- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

Character Description

The area is distinctive as the core of ‘old’ Eaglehawk, and reminiscent of the gold mining era of development in Bendigo. Development occurred sporadically, stringing out from the core along the main roads. Most of the housing is from the Victorian, Inter War and post war periods. Siting of houses varies, but many are closely spaced and close to the street, providing an intimate, pedestrian-friendly environment. Much of the area has heritage significance.

Key Characteristics

- Architectural style predominantly Victorian and Inter-war with some 1950s infill development
- Standard to small front setbacks with 1 to 3 metre side setback, with some variations
- Generally low level front gardens with some areas of more substantial vegetation
- Predominantly low to average height open style front fences
- Diversity of dwelling materials including brick and timber with mixed roofs
- Roads are sealed with kerbs and footpaths on both sides
- Street trees generally medium to large in size and consist of both exotic and native species

Community Values

Retain and enhance/promote the miners cottages  
Ensure diversity within urban areas is retained  
Retain village feel of township  
Discourage double storey dwellings  
Protect and enhance heritage places/buildings  
Encourage larger lots in new subdivisions  
Discourage narrow streets in new developments  
Improve nature strip treatment  
Improve town entrances

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
- 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
- Ensure buildings respect the predominant front and side setbacks in the street
- Ensure fences are open style and appropriate to the era

Threats to Desired Character

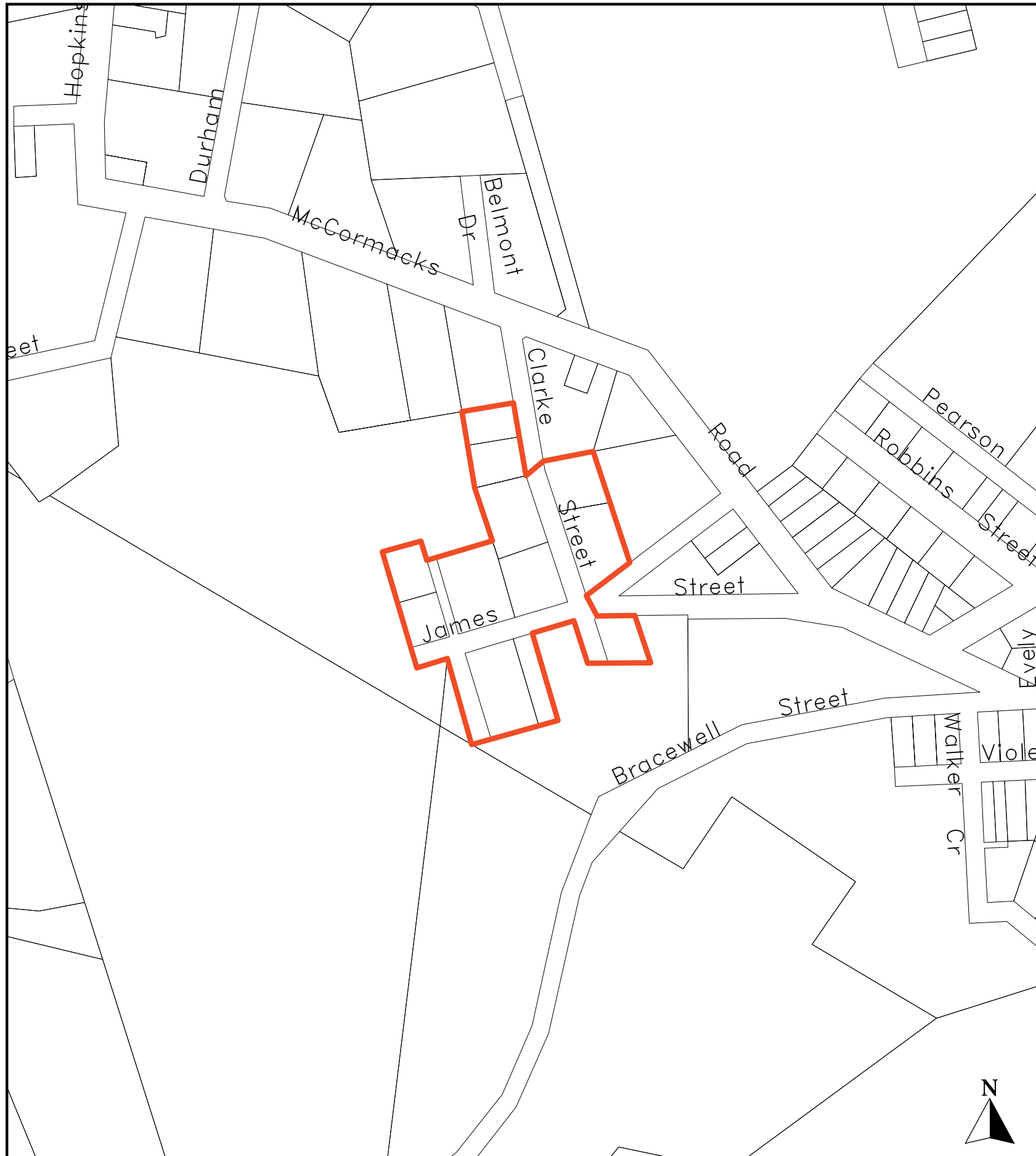
- Large, bulky buildings
- Loss of front gardens to car access or storage
- Loss of avenue street trees
- Inappropriate signage and commercial development
- Loss of heritage buildings

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.	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 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 lighter looking 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.	Exposed red or orange brick in streets dominated by weatherboard.  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

# EG2



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

RESIDENTIAL CHARACTER STUDY

# EG2

## EAGLEHAWK TOWNSHIP

## PRECINCT 2



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CHARACTER STATEMENT

EG2

EAGLEHAWK TOWNSHIP VISION

The mix of character types, with generally small scale houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within the Bendigo urban area will be strengthened, by:

- Encouraging the retention of heritage buildings that reflect the early settlement of the town.
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.
- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

Character Description

An area of Eaglehawk distinctive for its open bushland/old goldfield character, with small houses, several constructed from rubble stone and dating from original settlement, informally and individually sited in the landscape. Roads are unsealed and informally defined, with no kerbs or footpaths.

Key Characteristics

- Early Victorian architecture dating back to the 1870s
- Building material is predominantly rubble stone with hipped iron roofs (Cornish building method and materials)
- Fences are made predominantly of dry stone around dwellings
- The street trees predominantly consist of remnant vegetation
- Dwellings generally have large setbacks with a number sitting closer to the road
- Gardens are predominantly indigenous ironbark with closed canopy and bushy understorey
- Roads are unsealed and have no kerb or footpath

Community Values

Retain and enhance/promote the miners cottages  
Ensure diversity within urban areas is retained  
Retain village feel of township  
Discourage double storey dwellings  
Protect and enhance heritage places/buildings  
Encourage larger lots in new subdivisions  
Retain bush settings  
Discourage narrow streets in new developments  
Improve nature strip treatment  
Improve town entrances

STATEMENT OF DESIRED FUTURE CHARACTER

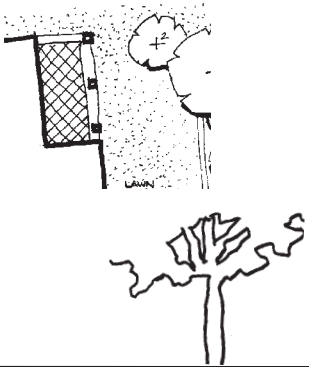
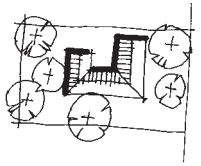
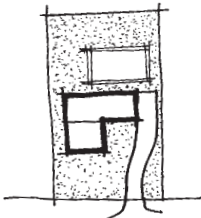
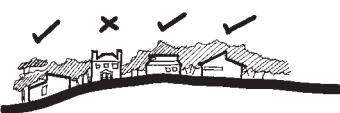
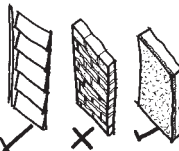
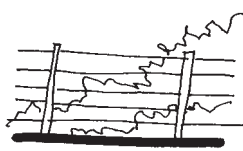
The open bushland/old goldfield qualities of the area will be maintained by:

- Retaining historic buildings and streetscape qualities
- Siting development in a way that minimises its impact on the landscape
- Retaining native vegetation
- Minimising the area of hard surfaces
- Keeping site coverage to a low percentage
- Maintaining open, farm style fencing (or no fencing)
- Integrating development into existing vegetation

Threats to Desired Character

- Excessive hard surfaced area
- High, solid or semi-solid front fences or entrance gateway 'features'
- Buildings of excessive size (height or site coverage)
- Development from boundary to boundary
- Clearance of vegetation

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, Victorian and other dwellings that contribute to the heritage qualities of the area.	Demolition of historic buildings.	
Vegetation	To maintain and strengthen the native and indigenous vegetation dominated streetscapes.	Retain established, indigenous tree and understorey species.  Replace any indigenous trees lost due to the development with similar species and size trees.  Buildings should be sited and designed to incorporate space for the planting of substantial vegetation (locate footings outside root zone).  Prepare a landscape plan to accompany all development proposals that incorporate native and indigenous plants.	Removal of high canopy native and indigenous trees.  Dwellings that do not provide sufficient setbacks from all boundaries to accommodate trees.  Lack of a landscape plan.	
Siting	To maintain the bush setting of the dwellings.	Buildings should be set back substantial distances from front and side boundaries.	Boundary to boundary development.	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces), should be minimised.	High site coverage by buildings and/or paving.	
Height and building form	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.	Buildings that protrude above that tree canopy height.	
Materials and design detail	To use materials and finishes that harmonise with the bushland setting.	Use earthy toned building materials, finishes or colours.	Expanses of highly reflective colour or material.	
Front boundary treatment	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.	Solid front, side or rear fencing.	



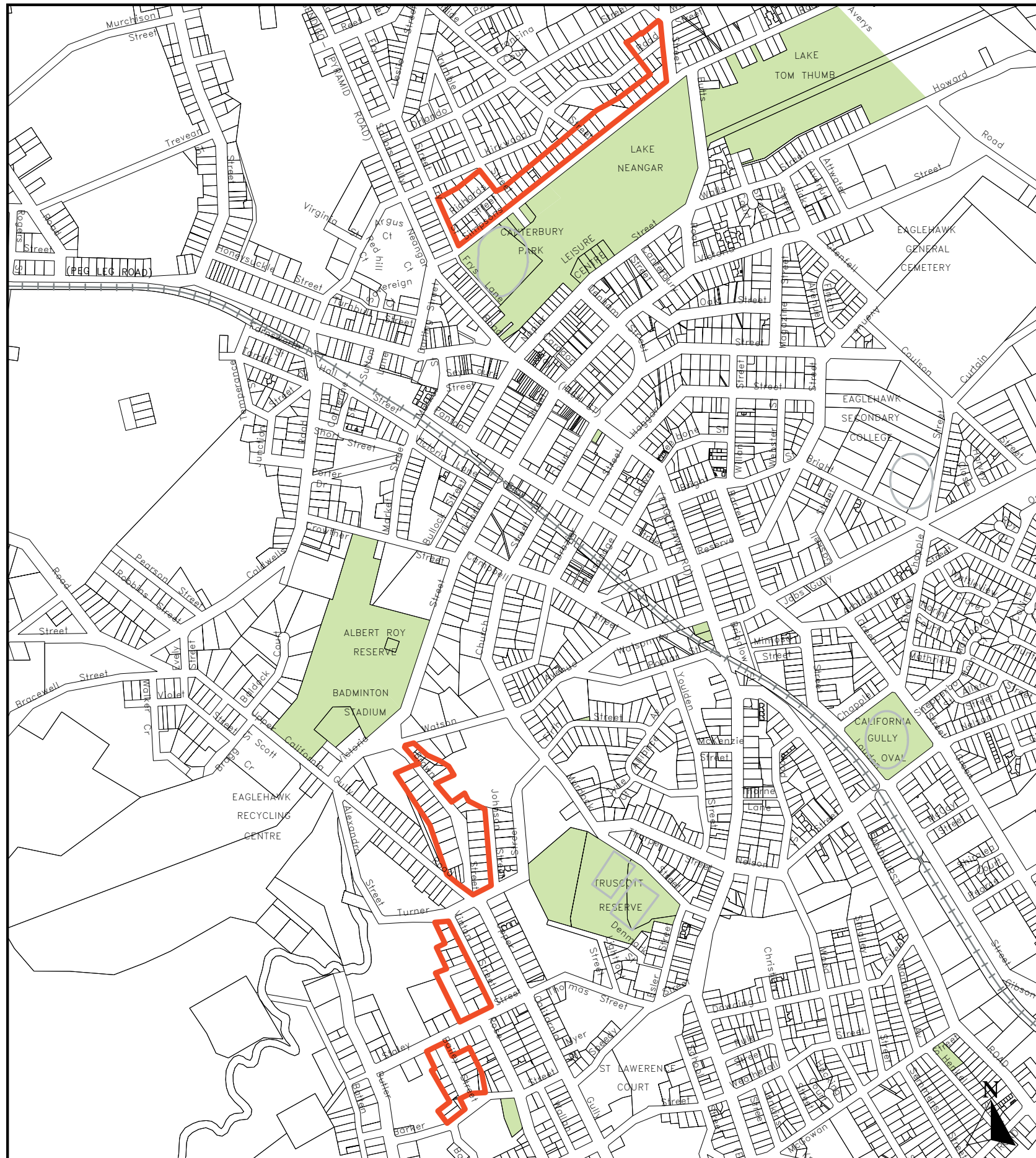
# PRECINCT MAP

# EG3

RESIDENTIAL CHARACTER STUDY

## EG3 EAGLEHAWK TOWNSHIP

### PRECINCT 3



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

EG3

EAGLEHAWK TOWNSHIP VISION

The mix of character types, with generally small scale houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within the Bendigo urban area will be strengthened, by:

- Encouraging the retention of heritage buildings that reflect the early settlement of the town.
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.
- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

Character Description

The area is part of 'urban' Eaglehawk. Most of the housing is from the Victorian, Inter War and post war periods with some infill from the 1950's onwards. 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.

Key Characteristics

- Architectural styles are generally Victorian, Edwardian with some infill development, predominantly from the 1950s onwards
- A variety of dwelling materials exist including brick and timber with mixed roofs
- Generally standard front setbacks with some smaller, but with 1 to 3 metre side setbacks
- Predominantly low level front gardens with pockets of established gardens, with some containing native vegetation
- A mixture of fencing types, with many being open style or no front fences or side fences forward of the dwelling
- Roads are sealed, with some having kerbing and footpaths

Community Values

Retain and enhance/promote the miners cottages  
Ensure diversity within urban areas is retained  
Retain village feel of township  
Discourage double storey dwellings  
Protect and enhance heritage places/buildings  
Encourage larger lots in new subdivisions  
Discourage narrow streets in new developments  
Improve nature strip treatment  
Improve town entrances

STATEMENT OF DESIRED FUTURE CHARACTER

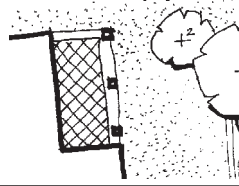
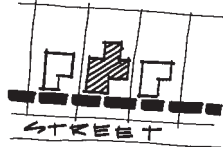
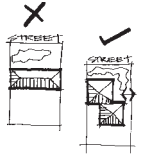

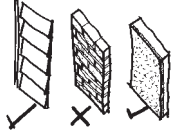

The consistency of siting of the dwellings, and the openness of the streetscape will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant front and side setbacks in the street
- Articulating plan forms and elevation treatments
- Maintaining low fence heights

Threats to Desired Character

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

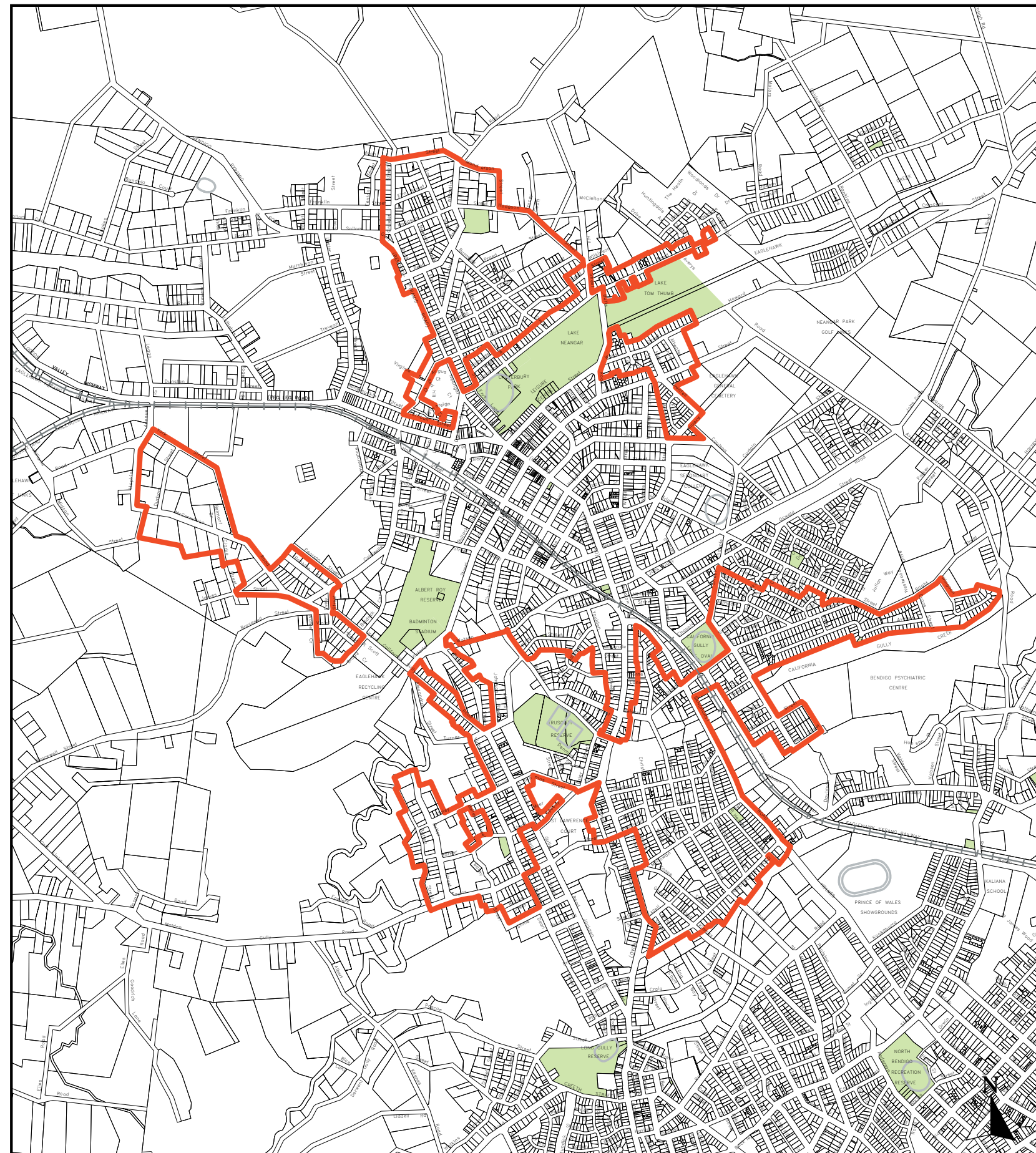
DESIGN GUIDELINES

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. Retain large, established trees and provide for the planting of new trees wherever possible.	Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees or substantial vegetation. Lack of a landscape plan.	
	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.	
Siting	To maintain the rhythm of dwelling spacing.	Buildings should be off-set from both side boundaries.	Boundary to boundary development.	
	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. Exposed red and orange brick in the streets dominated by weatherboard.	
Front boundary treatment	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.	High, solid front fencing.	

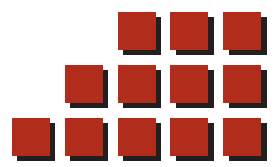


# PRECINCT MAP

# EG4



RESIDENTIAL CHARACTER STUDY



# EG4

## EAGLEHAWK TOWNSHIP

## PRECINCT 4



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CHARACTER STATEMENT

EG4

EAGLEHAWK TOWNSHIP VISION

The mix of character types, with generally small scale houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within the Bendigo urban area will be strengthened, by:

- Encouraging the retention of heritage buildings that reflect the early settlement of the town.
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.
- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

Character Description

The Precinct of housing mainly built since the 1950s that constitute the 'outer suburbs' of Eaglehawk. Consistency of setbacks within street scapes is important, as are roof shapes, because they can be dominant in 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. Mature vegetation in private yards and public reserves often provides a backdrop.

Key Characteristics

- Architectural style is predominantly 1950s through to 1980s with examples of older and newer eras throughout
- Front setbacks are generally standard with some pockets of development having small front setbacks, but they all have 1 to 3 metre side setbacks
- There is a mixture of building materials including brick and timber with mixed roofs, with a pocket of development to the east dominated by brick dwellings
- Generally low level gardens with some areas of more established vegetation
- Fences are generally open low level with some having side fences forward of the dwelling
- Roads are predominantly sealed with kerbs, with only some having footpaths
- Street trees are generally of medium size with consistent plantings, some exotic, some natives

Community Values

Retain and enhance/promote the miners cottages  
Ensure diversity within urban areas is retained  
Retain village feel of township  
Discourage double storey dwellings  
Protect and enhance heritage places/buildings  
Encourage larger lots in new subdivisions  
Retain bush settings  
Discourage narrow streets in new developments  
Improve nature strip treatment  
Improve town entrances

STATEMENT OF DESIRED FUTURE CHARACTER

The consistency of siting and horizontality of the dwellings will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant front and side setbacks
- Articulating plan forms and elevation treatments
- Maintaining low fence heights

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate 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. Retain large, established trees and provide for the planting of new trees wherever possible.	Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees or substantial vegetation. Lack of a 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 dwellings or appurtenances.	
Siting	To reflect 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 both side boundaries, 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. 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 which complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.	Exposed red or orange brick in streetscapes where timber predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fences.	High, solid front fencing.	



# PRECINCT MAP

# EG5

RESIDENTIAL CHARACTER STUDY

# EG5

EAGLEHAWK TOWNSHIP

## PRECINCT 5



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CHARACTER STATEMENT

EG5

EAGLEHAWK TOWNSHIP VISION

The mix of character types, with generally small scale houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within the Bendigo urban area will be strengthened, by:

- Encouraging the retention of heritage buildings that reflect the early settlement of the town.
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.
- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

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, or the absence of front fences, create an open feel to the streetscape.

Key Characteristics

- Architectural style is predominatley 1950s to early 1980s
- Predominantly brick dwellings, with mixed roofs and single storey
- Front setbacks are standard in size and are generally consistent
- Gardens are predominantly low level
- Front fences are consistently low, open style
- Roads are sealed with kerbs and footpaths often on both sides of the street
- Street trees are generally small to medium in size and are consistent in a street being either a mixture of native and exotics, or just natives

Community Values

Retain and enhance/promote the miners cottages  
Ensure diversity within urban areas is retained  
Retain village feel of township  
Discourage double storey dwellings  
Protect and enhance heritage places/buildings  
Encourage larger lots in new subdivisions  
Retain bush settings  
Discourage narrow streets in new developments  
Improve nature strip treatment  
Improve town entrances

STATEMENT OF DESIRED FUTURE CHARACTER

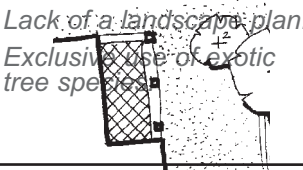
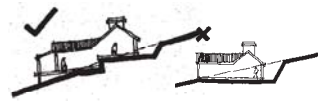
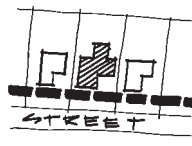
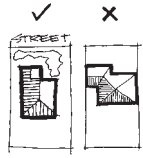

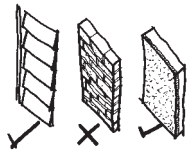

The horizontality and articulation of the dwellings, and the openness of streetscapes, will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect neighbouring front and side setbacks
- Articulating plan forms and elevation treatments
- Maintaining low fence heights or absence of fences

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences, fences where there are none at present

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Provide for the planting of new indigenous and native trees whenever possible.		<i>Lack of a landscape plan. Exclusive use of exotic tree species.</i> 
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.	<i>Major excavation works to accommodate dwellings or appurtenances.</i>	
Siting	To reflect the consistency, where present, of building front setback.	The front setback should be not less than the average setback of the adjoining two dwellings.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>	
	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.	<i>Boundary to boundary development.</i>	
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. Use low pitched roof forms.	<i>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.</i>	
Materials and design detail	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.	<i>Exposed red or orange brick in streetscapes where timber predominates. Period reproduction detailing.</i>	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fences.	<i>High, solid front fencing.</i>	



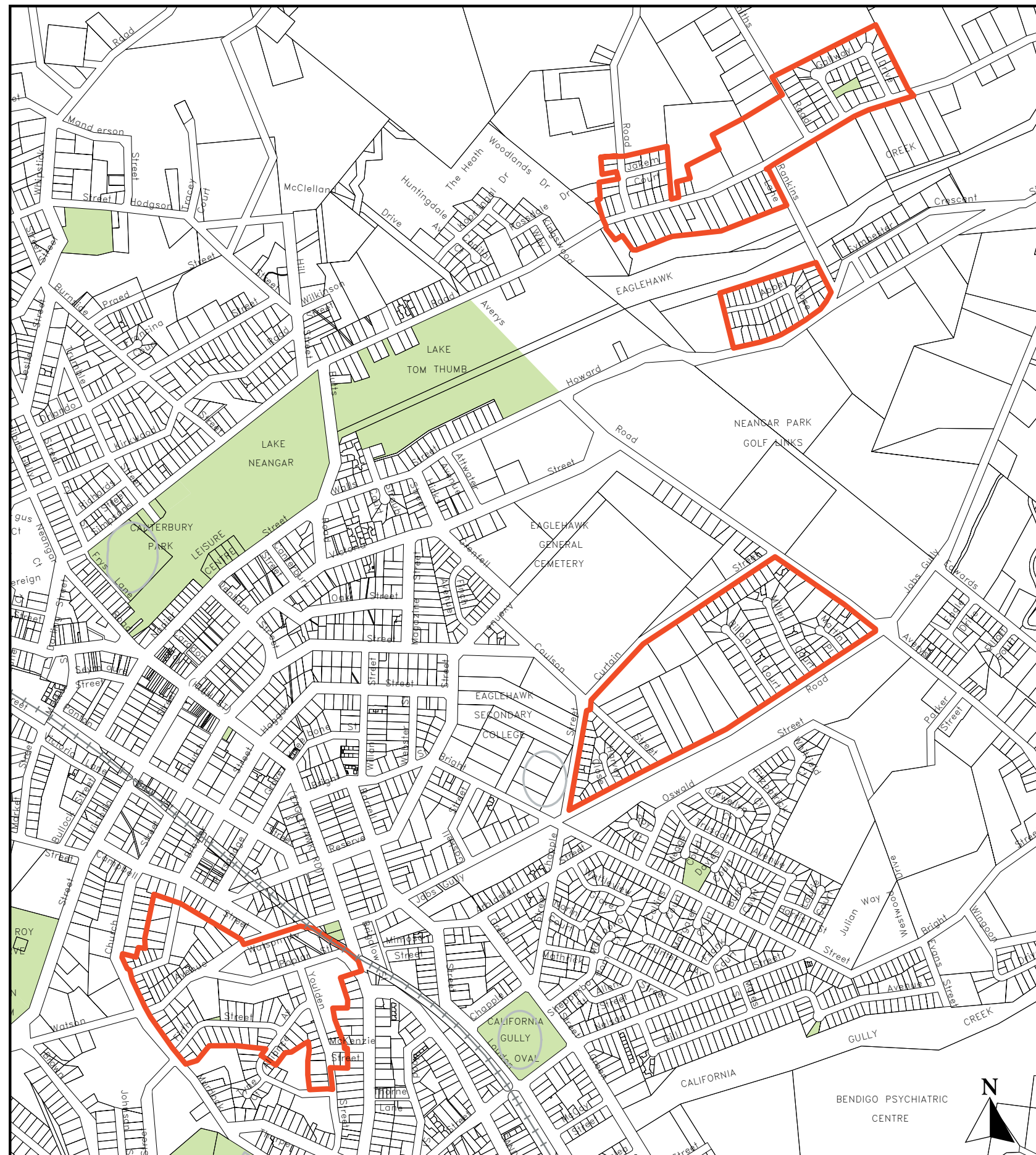
# PRECINCT MAP

# EG6

RESIDENTIAL CHARACTER STUDY

## EG6 EAGLEHAWK TOWNSHIP

### PRECINCT 6



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

EG6

**EAGLEHAWK TOWNSHIP VISION**

**The mix of character types, with generally small scale houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within the Bendigo urban area will be strengthened, by:**

- Encouraging the retention of heritage buildings that reflect the early settlement of the town.
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.
- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

Character Description

*This area is recently developed, often with small setbacks and numbers of larger (but still mainly single storey) dwellings. In parts the backdrop of native vegetation makes it distinctive. Absence of front fences makes the streetscapes open in character.*

Key Characteristics

- Architectural style is predominantly 1980s plus modern style, single storey dwellings
- Front setbacks are predominantly small with side setbacks of 1 to 3 metres.
- Dwellings are of brick construction with mixed roof material
- Gardens are generally new establishing ones, some with more established vegetation
- Generally there are no front fences with side fences present forward of the dwelling
- There are no street trees within these areas
- Roads are sealed with a kerb and some footpaths are present

Community Values

Ensure diversity within urban areas is retained  
Retain village feel of township  
Discourage double storey dwellings  
Encourage larger lots in new subdivisions  
Retain bush settings  
Discourage narrow streets in new developments  
Improve nature strip treatment  
Improve town entrances

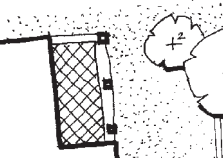
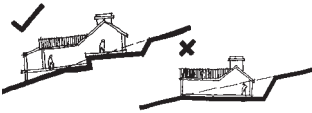
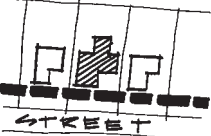
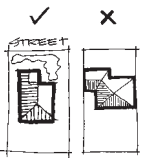
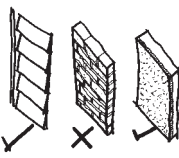

STATEMENT OF DESIRED FUTURE CHARACTER

- The openness and bush garden qualities will be strengthened by:**
- Retaining native trees
  - Encouraging planting of native trees
  - Ensuring buildings respect neighbouring front and side setbacks
  - Maintaining the absence of front fences

Threats to Desired Character

- Loss of native vegetation
- Fences constructed where previously there was no front fence

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To encourage consideration of the landscape setting of new dwellings by planting of appropriate indigenous species.	Prepare a landscape plan to accompany all applications for new dwellings. Retain existing high canopy trees and understorey wherever possible.	Lack of a landscape plan. Removal of large 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 reflect 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 both side boundaries, based on the predominant pattern in the streetscape.	Boundary to boundary development.	
Materials and design detail	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.	Exposed red or orange brick in streetscapes where timber predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide no or low, open style front fences.	High, solid front fencing.	

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Other Design Responses that meet the Objective may be considered.



# PRECINCT MAP

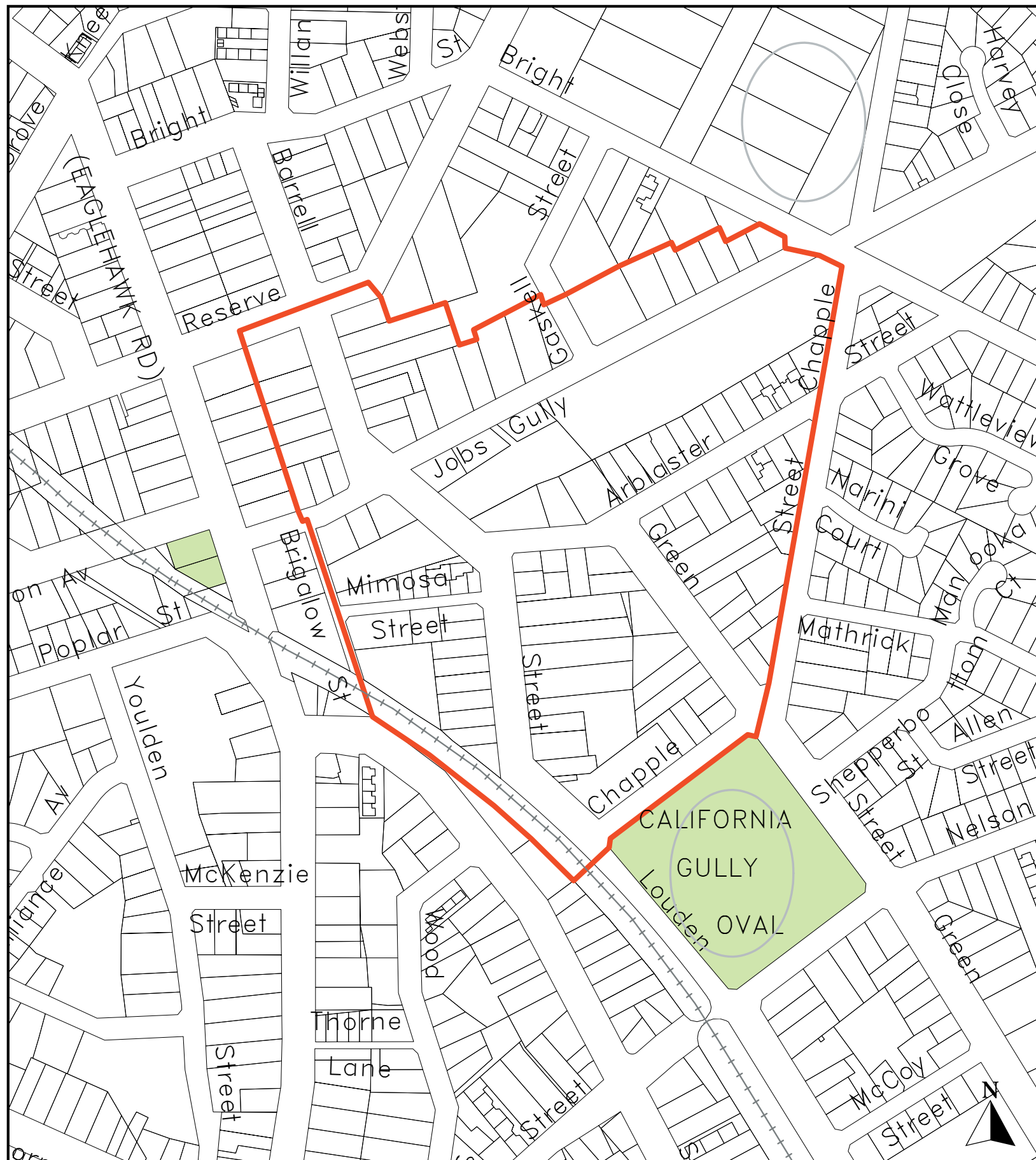
# EG7

RESIDENTIAL CHARACTER STUDY

# EG7

## EAGLEHAWK TOWNSHIP

## 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

## EG7

### EAGLEHAWK TOWNSHIP VISION

**The mix of character types, with generally small scale houses in relation to block sizes, will be maintained, and the distinct identity of Eaglehawk within the Bendigo urban area will be strengthened, by:**

- Encouraging the retention of heritage buildings that reflect the early settlement of the town.
- Encouraging the use of appropriate building materials.
- Ensuring the siting of buildings to reflect spacing patterns.
- Ensuring building form and scale reflects predominant patterns.
- Encouraging the use of appropriate vegetation in public and private planting schemes.
- Encouraging open front boundary treatments.

### Character Description

*In this area there is a 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 and Eaglehawk developed, starting with miner's cottages and covering most subsequent periods of development, although in this case fifties architecture predominates. 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

- 1950s architecture dominates with some Victorian dwellings throughout
- There is a mixture of dwelling materials including brick and timber
- Front setbacks are inconsistent with some small front setbacks to the east
- Gardens are generally low level with a small number having more established vegetation
- A variety of front fences exists, generally average height and open style
- Roads are sealed with kerbs and a footpath on each side
- Street trees are of medium to large size and consist of native and exotic species

### Community Values

Retain and enhance/promote the miners cottages  
Ensure diversity within urban areas is retained  
Retain village feel of township  
Discourage double storey dwellings  
Protect and enhance heritage places/buildings  
Encourage larger lots in new subdivisions  
Retain bush settings  
Discourage narrow streets in new developments  
Improve nature strip treatment  
Improve town entrances

### STATEMENT OF DESIRED FUTURE CHARACTER

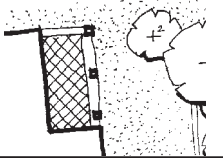
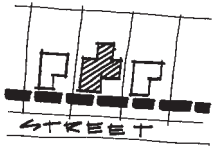
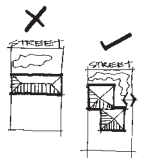

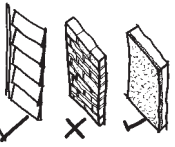
**The particular character of individual streetscapes will be maintained by:**

- Ensuring buildings respect the siting, scale, front boundary treatment and relationship to landscape of neighbouring dwellings

### Threats to Desired Character

- Buildings inconsistently sited
- Inappropriate front fences
- Boundary to boundary development

# DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To encourage consideration of the landscape setting of new dwellings by planting of appropriate indigenous species.	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.	<i>Removal of high canopy trees.</i> <i>Lack of a landscape plan.</i>	
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.	<i>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</i>	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary.	<i>Boundary to boundary development.</i>	
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.	<i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i>	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	Incorporate timber or other non-masonry cladding materials where possible.	<i>Exposed red or orange brick in streets where weatherboard predominates.</i> <i>Period reproduction detailing.</i>	
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.	<i>High, solid front fencing.</i>	