

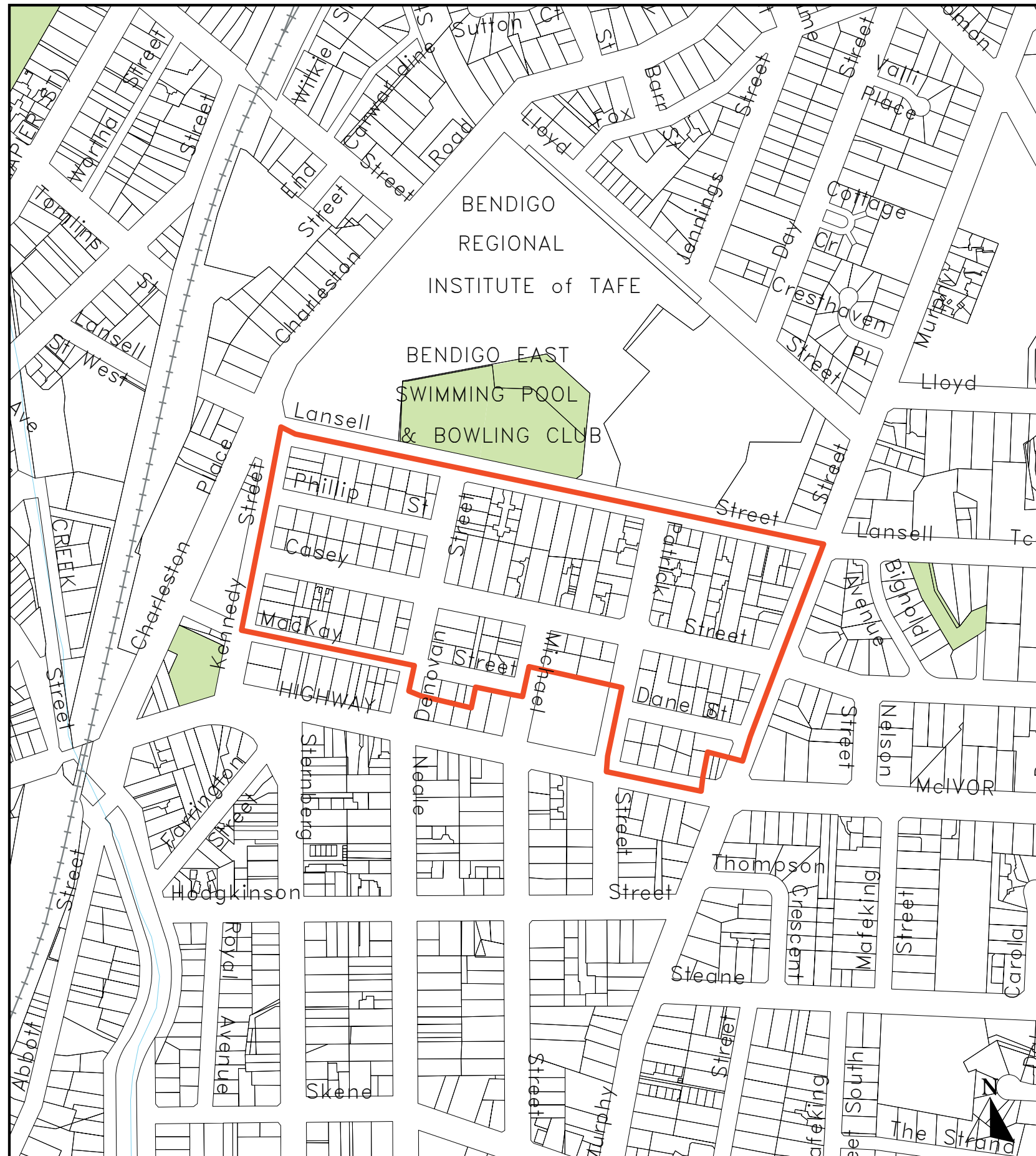
PRECINCT MAP

EB1

RESIDENTIAL CHARACTER STUDY

EB1 EAST BENDIGO

PRECINCT 1



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CHARACTER STATEMENT

EB1

Character Description

The area is distinctive as it contains some consistent Inter-war period residential streetscapes, although other eras are present and some streetscapes are mixed. Setbacks and dwelling forms vary, but some streets have an exceptionally wide nature strip with mature street trees that provide a cohesiveness to the precinct. Front gardens form part of the street scene due to the transparent front fences.

Key Characteristics

- Architectural era is predominantly Interwar through to the 1970s with some more recent developments spread throughout
- Dwelling setbacks vary from small to standard, but are generally consistent within a street
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are average in height and open in style
- Gardens are generally low level with some examples of more established exotic gardens
- Roads are sealed with kerb and some have footpaths on both sides of the street
- Many streets have wide nature strips and mature street trees
- Street trees are of a medium height and are either exotic or native vegetation

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Encourage appropriate street tree planting
Maintain wide streets, encourage this in new developments
Area has a single dwelling image
Houses should be proportioned to lot size
Dislike the use of colourbond fencing
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

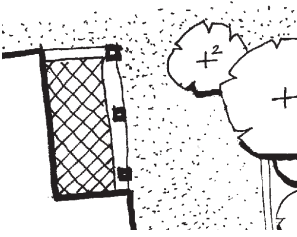
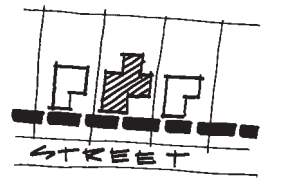
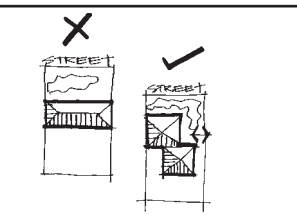
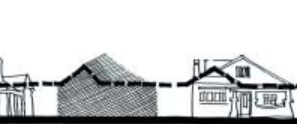

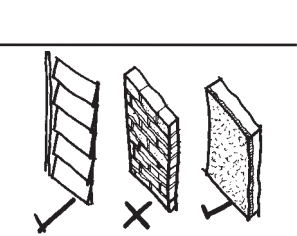
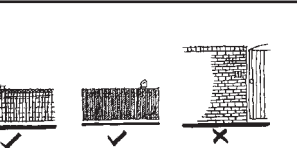

The consistent Inter-war period residential streetscapes and openness of the streetscapes will be maintained by:

- Retaining the intact Inter-war bungalow style dwellings that contribute to the area's character
- Ensuring buildings respect the predominant front setback in the street and are setback from at least one side boundary
- Articulating plan forms and elevation treatments
- Encouraging low, open style fencing
- Retaining the wide nature strips

Threats to Desired Character

- High, solid front fences
- Boundary to boundary development
- Loss of avenue street trees
- Loss of the wide nature strips
- Large bulky buildings and flat roof forms

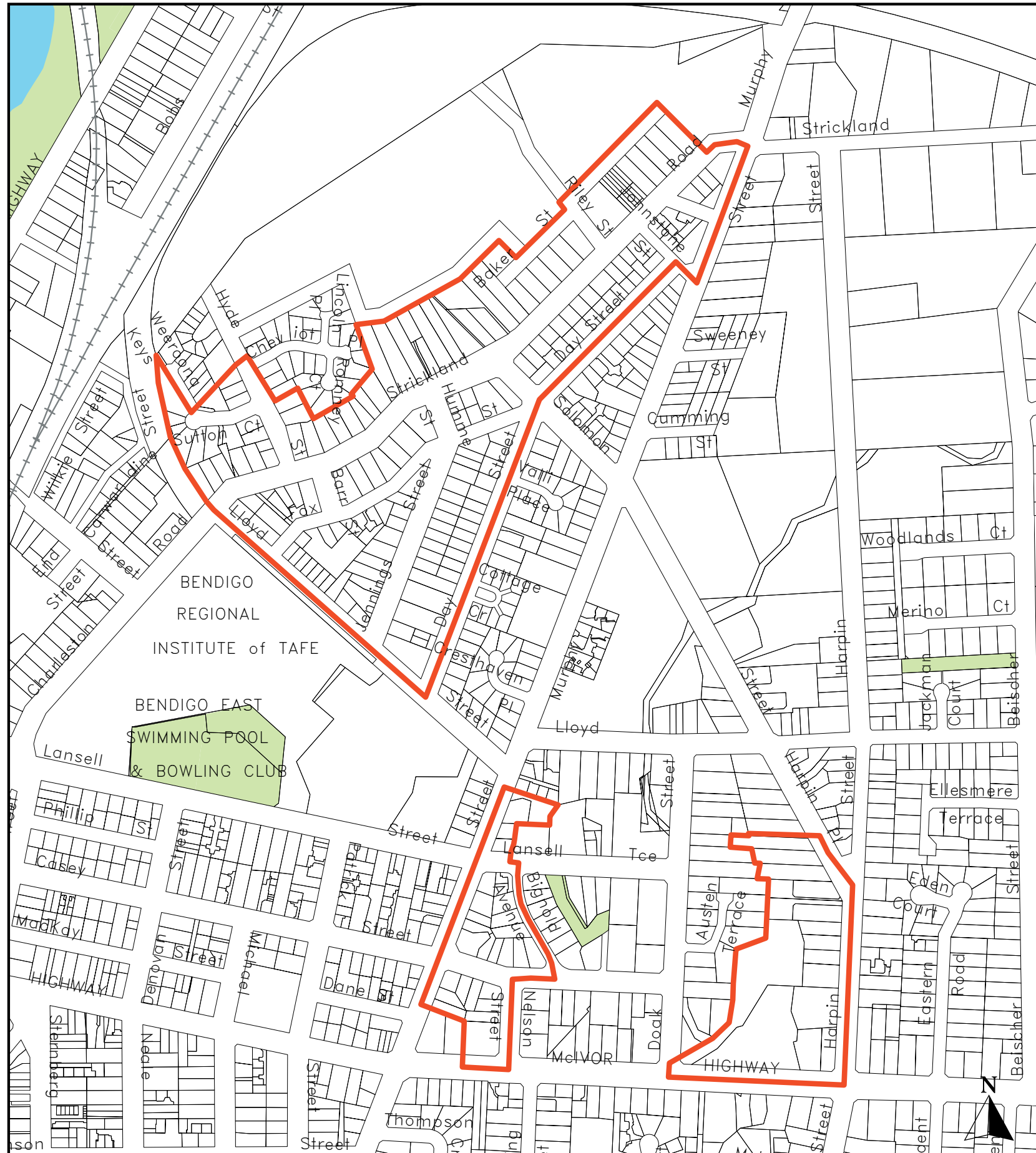
DESIGN GUIDELINES

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 Inter-war era dwellings. Alterations and extensions should be appropriate to the dwelling era.	Demolition of parts of intact dwellings from these eras, visible from the street.	
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.	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.	
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. Period reproduction detailing.	
Front boundary treatment	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.	High, solid front fencing.	

PRECINCT MAP

EB2

RESIDENTIAL CHARACTER STUDY



EB2

EAST BENDIGO

PRECINCT 2



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CHARACTER STATEMENT

EB2

Character Description

This is an area of housing built since the 1950s, in which the low scale of the dwellings, 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 era is predominantly 1950s to 1980s with some more recent developments spread throughout
- Dwelling setbacks are generally standard with some examples of small setbacks present
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are average in height and open in style or there is no front fencing
- Gardens are generally low level with some examples of more established gardens
- Roads are sealed with kerb and some have footpaths on both sides of the street

Community Values

Community Concerns

Like the native and exotic mix of gardens

Encourage retention of native vegetation

Like the diversity in the built form

Encourage appropriate street tree planting

Maintain wide streets, encourage this in new developments

Area has a single dwelling image

Houses should be proportioned to lot size

Dislike the use of colourbond fencing

Like the pedestrian links and these should be expanded where possible

Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

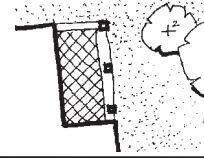


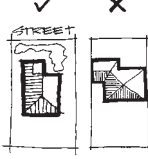

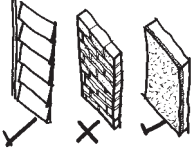

The horizontality and articulation of the dwellings, and the openness of streetscapes, will be maintained by:

- Encouraging a horizontality to dwelling design including 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
- High front fences, or front fences in a street where there are none at present

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.	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 dwellings or outbuildings.	
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 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.	

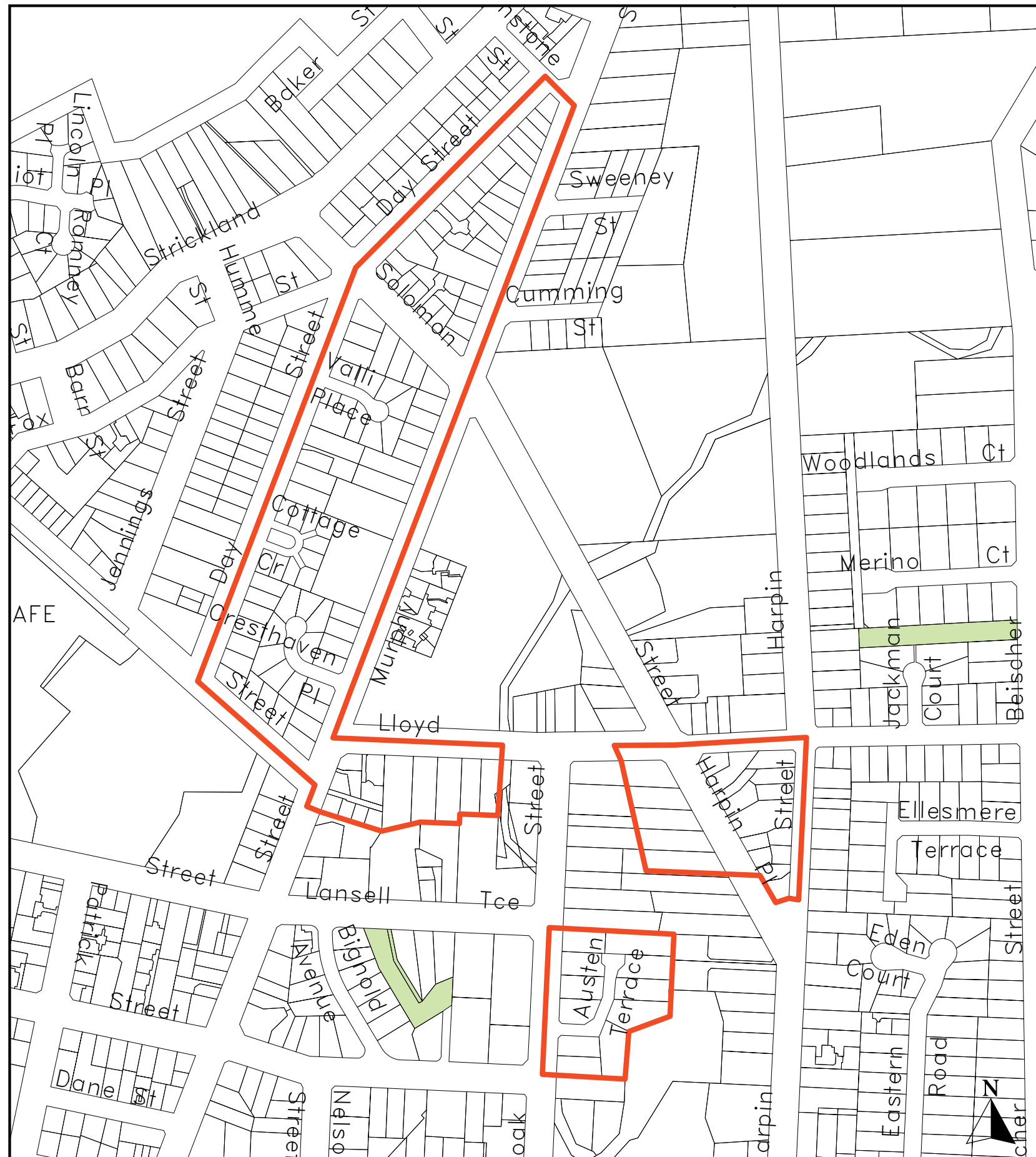
PRECINCT MAP

EB3

RESIDENTIAL CHARACTER STUDY

EB3 EAST BENDIGO

PRECINCT 3



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CHARACTER STATEMENT

EB3

Character Description

This area is mostly recently developed. Dwellings have a relatively high site coverage and small setbacks, and some large houses have been developed. Street spaces generally flow uninterrupted between building lines, in the absence of front fences, and through the use of rollover kerbs, creating an open streetscape. The landscape character is to be strengthened.

Key Characteristics

- Architectural era is predominantly late 1980s through to the present
- Dwellings predominantly have a small front setback
- The dwellings are generally brick with tiled roofs
- Predominantly there are no front fences or side fences forward of the dwelling
- Gardens are either new/establishing or low level
- Roads are sealed with a kerb and some have footpaths on both sides of the street

Community Values

Dislike narrow streets
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
Retain wide nature strips
Encourage development of footpaths

STATEMENT OF DESIRED FUTURE CHARACTER

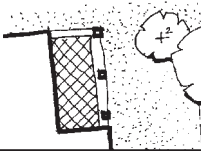
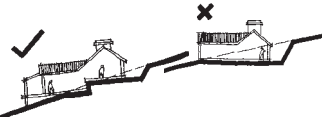
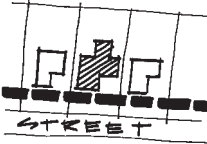
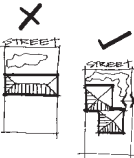


Landscape character will be strengthened in the area by:

- Retaining existing trees
- Encouraging planting of trees, including in the public domain
- Maintaining the absence of front fences

Threats to Desired Character

- Loss of vegetation
- Front fences

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. Retain large, established trees and provide for the planting of new indigenous and native trees whenever possible.	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 outbuildings.	
Siting	To maintain the consistency, where present, of building 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 offset from at least one boundary.	Boundary to boundary development.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	Where there is a dominance of single storey, the height 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.	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	Provide no front fences.	Front fencing.	

PRECINCT MAP

EB4

RESIDENTIAL CHARACTER STUDY



EB4

EAST BENDIGO

PRECINCT 4



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CHARACTER STATEMENT

EB4

Character Description

This is an area of housing built since the 1950s that has a variety of housing styles and sizes. The dwellings sit within bushy, established gardens with mature vegetation that sometimes partially obscures the buildings from view from the street. The varying dwelling setbacks, combined with the absence of front fences, creates an open, informal feel to the streetscape. This character is strongest when the vegetation flows from block to block and into the road reserve.

Key Characteristics

- Architectural era is predominantly 1950s to 1970s with some more recent examples present
- Dwellings have inconsistent front setbacks that vary from standard to large in size
- A variety of building materials exist including brick and timber with mixed roofs
- Predominantly there are no front fences or side fences forward of the dwelling
- Gardens are highly vegetated with mature species of both native and exotic vegetation
- Roads are sealed with a kerb and some have footpaths on both sides of the street

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Encourage appropriate street tree planting
Maintain wide streets, encourage this in new developments
Area has a single dwelling image
Houses should be proportioned to lot size
Dislike the use of colourbond fencing
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

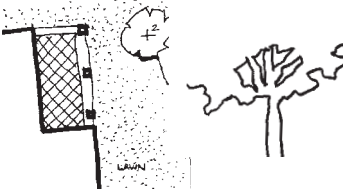
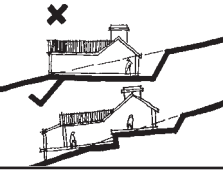
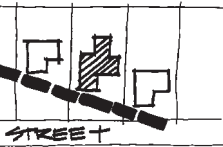
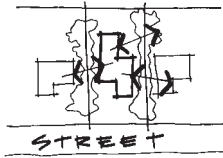
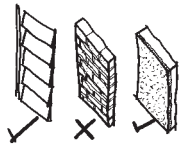
The bush garden settings of the dwellings and the open, infomral feel of the streetscapes will be strengthened by:

- Retaining existing trees, where possible
- Encouraging planting of native and indigenous trees, including in the public domain
- Encouraging the use of materials that complement the bush setting
- Maintaining the absence of front fences

Threats to Desired Character

- Loss of mature vegetation
- High or solid front fences
- Subdivision of larger lots

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native vegetation dominated streetscapes.	Retain established, indigenous tree and understorey species. (Locate footings outside root zone) Replace any indigenous trees lost due to the development with similar species and size trees. Prepare a landscape plan to accompany all development proposals.	Removal of established, indigenous species. Planting of large exotic tree species. 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 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 both side boundaries.	Boundary to boundary development.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape and the bush garden setting.	Use timber or other non-masonry sheeting or cladding materials where possible.	Exposed red or orange brick. Urban period reproduction styles and detailing.	
Front boundary treatment	To maintain and enhance the continuous flow of the garden bush settings and the openness of the streetscape.	Provide no front fencing.	High or solid front fencing.	