

PRECINCT MAP

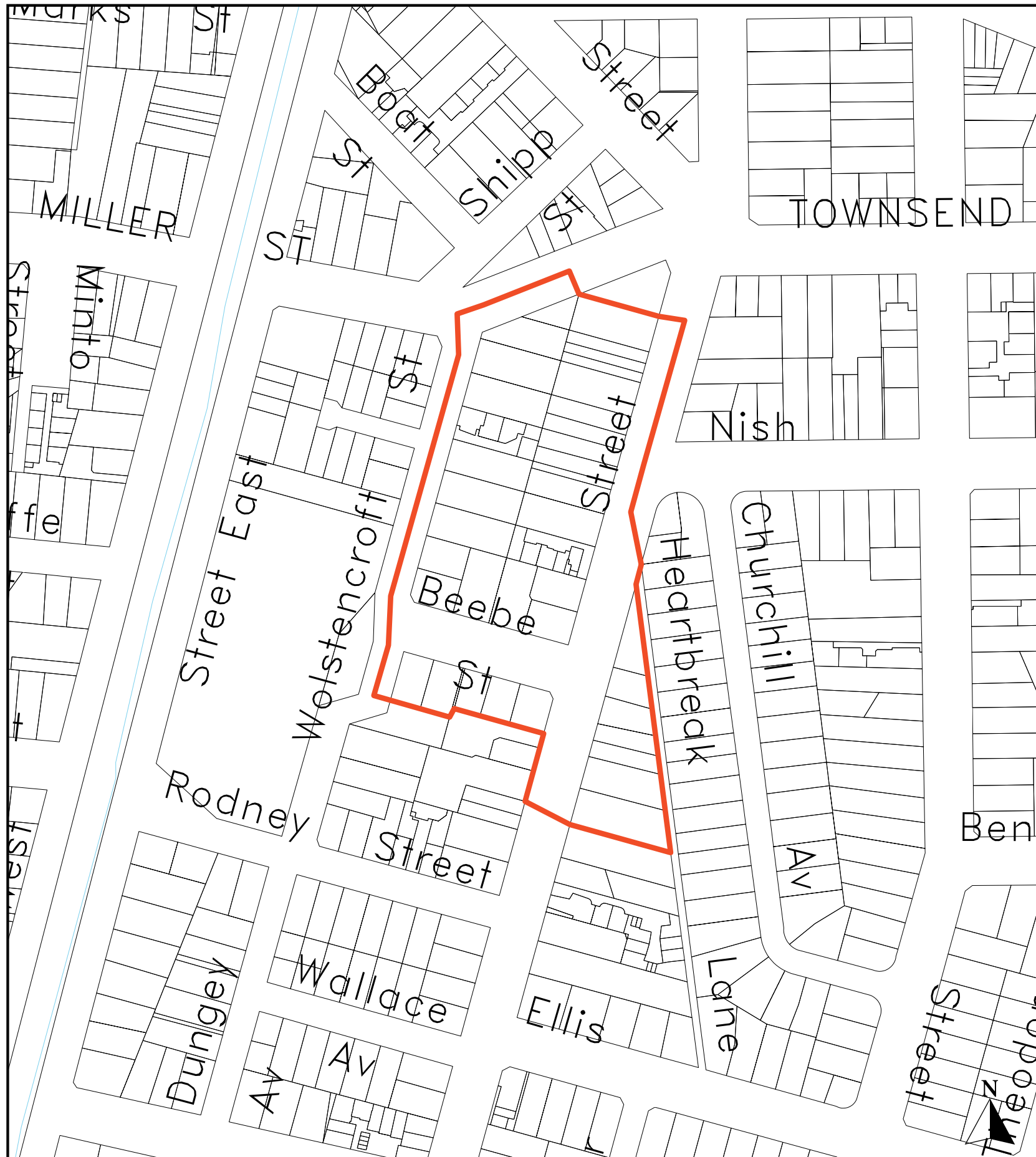
FH1

RESIDENTIAL CHARACTER STUDY

FH1

FLORA HILL

PRECINCT 1



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CHARACTER STATEMENT

FH1

Character Description

The area contains some Inter-war period dwellings, although other eras are present. Dwelling forms vary, but they are mostly sited consistently, and most have a strong horizontal emphasis. The streets have mature street trees that provide a strong streetscape character to the precinct. Front gardens form part of the street scene because of the low or transparent front fences.

Key Characteristics

- Architectural era is predominantly Inter-war with Victorian, 1950s and new infill also present
- Dwellings generally have small front setbacks with 1 to 3 metre side setbacks
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are average in height and are open in style
- Gardens are generally low level
- Roads are sealed with kerb and some have footpaths on both sides of the street
- There are large exotic street trees in a regular planting pattern

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Area has a single dwelling image
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

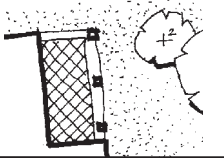
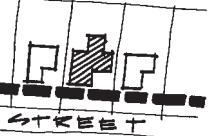
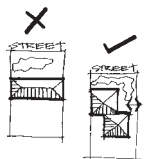

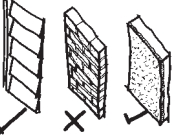

The horizontality of dwelling forms and consistency of siting will be maintained by:

- Ensuring a horizontality to dwelling design including attention to appropriate roof form
- Ensuring buildings respect neighbouring front and side setbacks
- Ensuring open, 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.	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, and preferably both.	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.	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. Flat roof forms.	
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 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.	

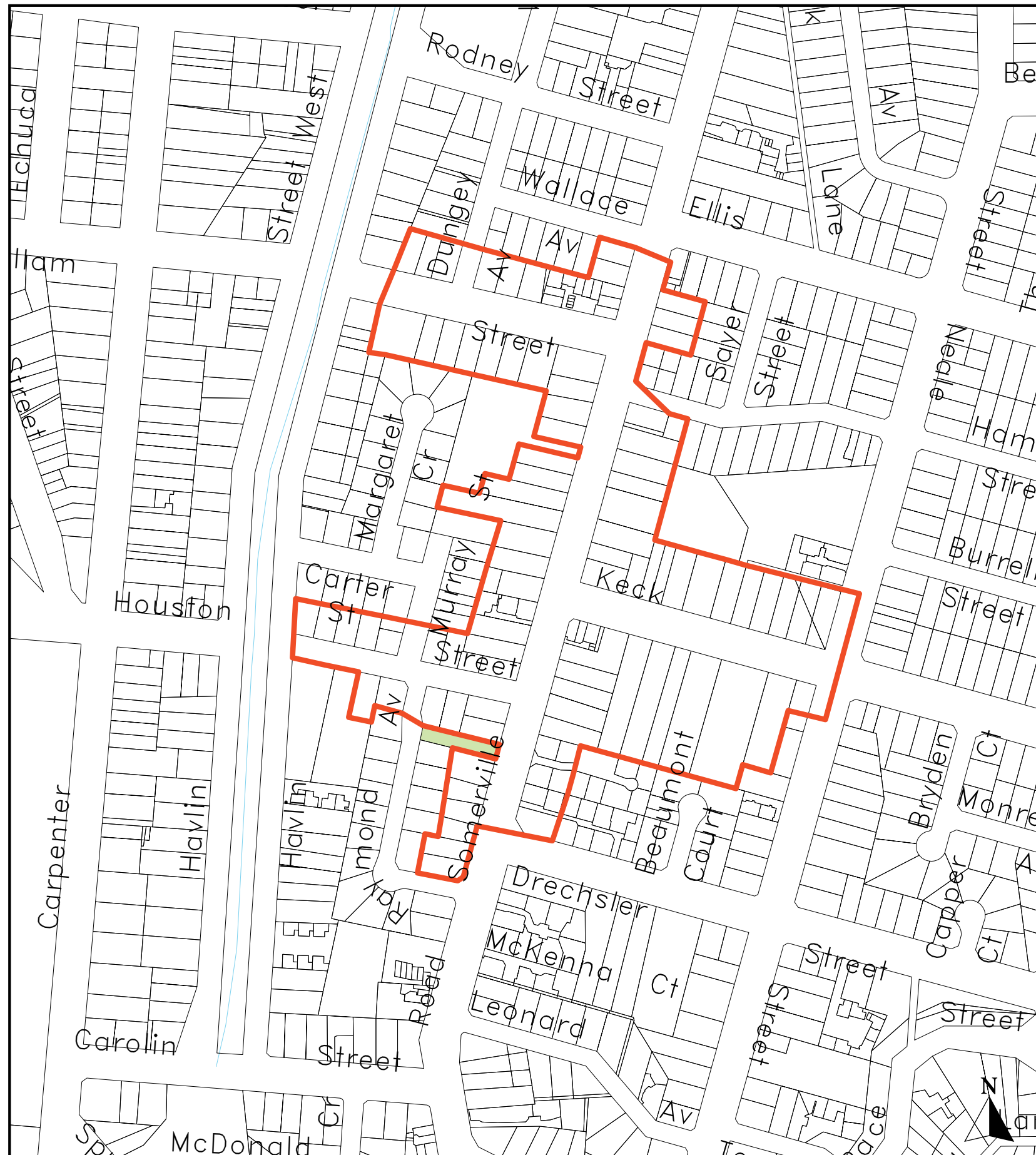
PRECINCT MAP

FH2

RESIDENTIAL CHARACTER STUDY

FH2 FLORA HILL

PRECINCT 2



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CHARACTER STATEMENT

FH2

Character Description

The area is distinctive because it contains some of the few consistent inter-war period residential streetscapes in Bendigo. There is also a consistency in the plan forms of houses, the large, wide-spanned and gabled roof forms, and in the position of each house on its block. Spaces between the houses provide glimpses of back yard gardens and trees. The large, heavy roof forms dominate the street scene, lending a strong horizontal emphasis that is reinforced by the strong horizontals and shadowing of the verandahs. Front gardens, which are neatly tended, low in scale and mostly exotic, form part of the street scene because of the low or transparent front fences. Street tree avenues of medium to large exotics form another important component of the area's character.

Key Characteristics

- Architectural era is predominantly Inter-war through to the 1950s with some Victorian examples present
- Standard front setbacks are dominant
- There is a mixture of building materials including brick and timber with mixed roofs
- Front fences are generally low and solid or to an average height and open
- Gardens are a mixture of low level and more established gardens with exotic vegetation
- Roads are sealed with kerb and some have footpaths on both sides of the street
- Street trees are medium to large exotic species in a regular planting pattern

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Area has a single dwelling image
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

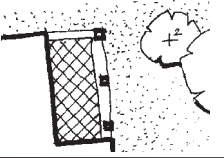
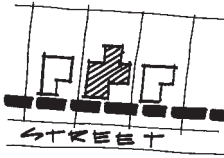
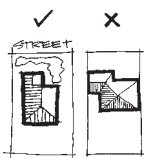


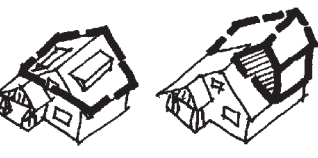
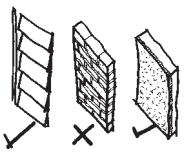

The garden settings and strong continuity of Inter-war era streetscape characteristics will be maintained by:

- Retaining intact inter-war bungalow style dwellings and encouraging appropriate alterations and extensions
- Maintaining the dominance of horizontal forms in building design
- Ensuring roof forms reflect the scale, span and articulation of existing roofs
- Ensuring buildings respect the predominant front and side setbacks in the street and allow for glimpses of vegetation behind dwellings
- Articulating plan forms and elevation treatments
- Encourage front fences at 1-1.2m, open style and appropriate to the era of the buildings

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences
- Loss of avenue street trees
- Boundary to boundary development
- Loss of inter-war bungalow style dwelling

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.	Demolition of the 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 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 setback from both side boundaries.	Boundary to boundary development.	
	To minimise the dominance of the car storage facilities and loss of garden space.	Locate garages and carports behind the line of the dwelling.	Garages and carports 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

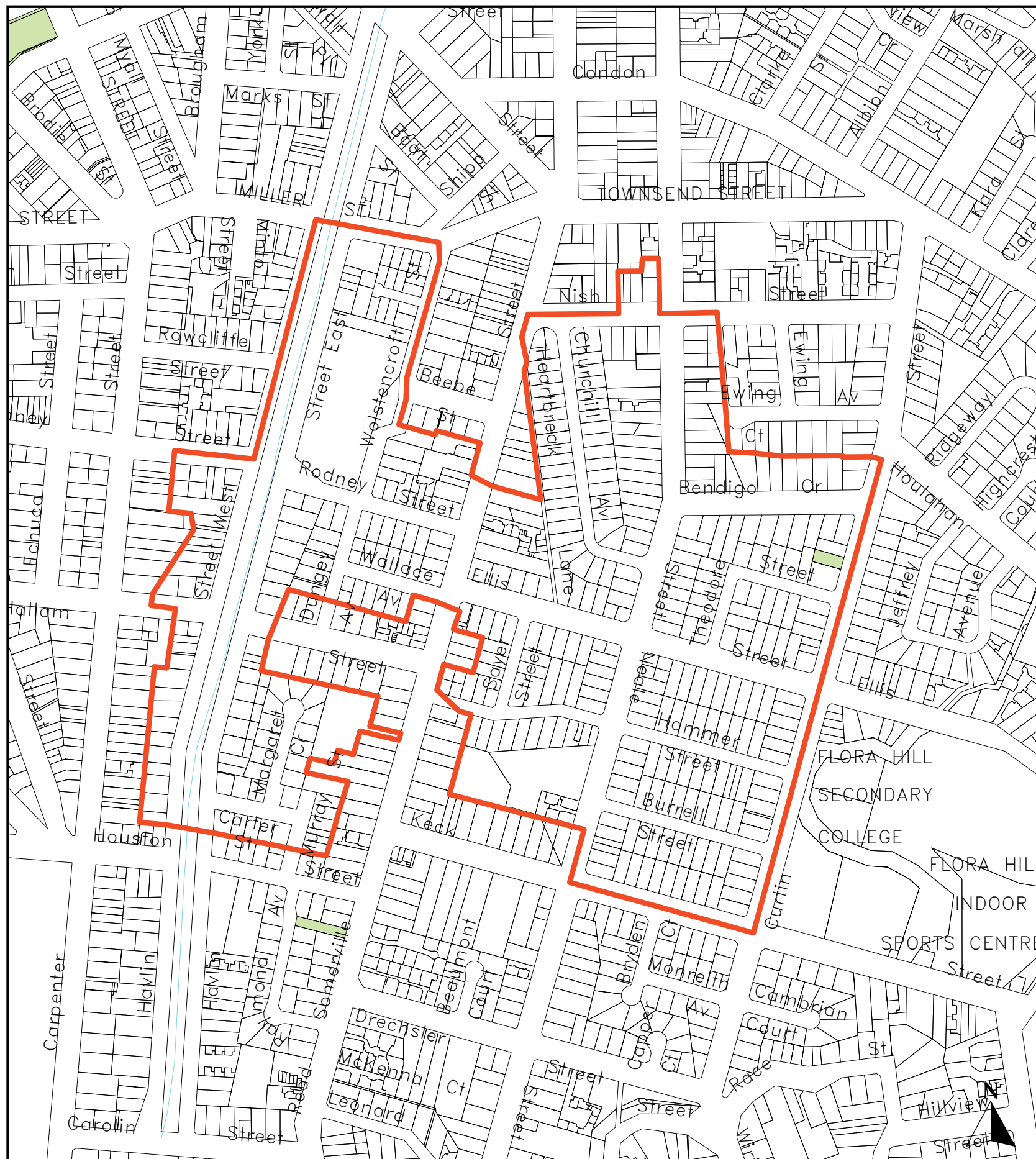
FH3

RESIDENTIAL CHARACTER STUDY

FH3

FLORA HILL

PRECINCT 3



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CHARACTER STATEMENT

FH3

Character Description

This is an area of modest, mainly early post war housing, in which consistency of front and side setbacks in streetscapes is important. Roof shapes are also important as they dominate streetscapes and provide a consistent theme. Front fences are mainly original and therefore low in height, creating an open feel to the streetscape. Occasional tall trees within the gardens provide a pleasant backdrop.

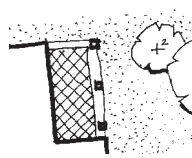
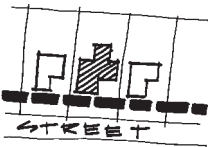
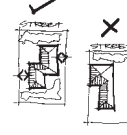

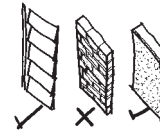

Key Characteristics

- Architectural era is predominantly 1950s with some examples through to the 1970s
- There are pockets of small and pockets of standard sized front setbacks
- Generally building materials are brick or timber with tiled roofs
- Front fences are generally low and either solid or open in style
- Gardens are low level to well established with exotic vegetation
- Roads are sealed with kerb and some have footpaths on both sides of the street
- Street trees are medium exotic species in a regular planting pattern

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Area has a single dwelling image
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old 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.	Lack of a landscape plan. Removal of high canopy trees.	
	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 reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary and preferably setback from both.	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. 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.	Period reproduction detailing. Exposed red or orange brick in streetscapes where weatherboard predominates	
Front boundary treatment	To maintain and enhance the continuous flow of the garden settings and the openness of the streetscape.	Provide open-style or low front fencing to a maximum of 1.2 metres.	High, solid front fencing.	

STATEMENT OF DESIRED FUTURE CHARACTER

The spacious qualities of the streetscapes 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
- Encouraging the planting of native and exotic vegetation

Threats to Desired Character

- Loss of consistency in street trees
- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- High front fences
- Loss of established trees

PRECINCT MAP

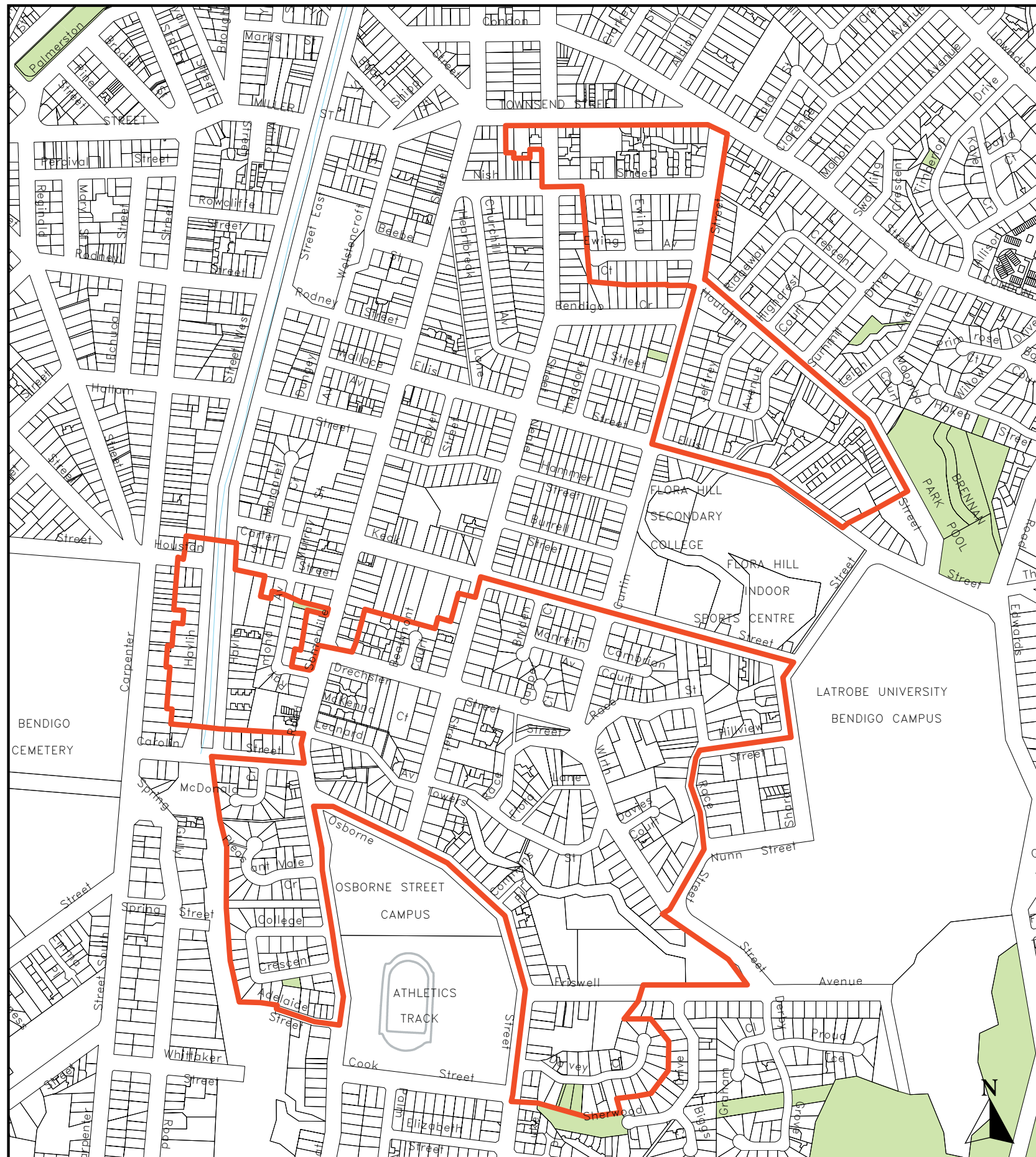
FH4

RESIDENTIAL CHARACTER STUDY

FH4

FLORA HILL

PRECINCT 4



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CHARACTER STATEMENT

FH4

Character Description

This is an area of post war housing, in which consistency of front and side setbacks within streetscapes is important. Roof shapes are also important as they dominate streetscapes and provide a consistent theme. Front fences are either absent or original and therefore low in height, creating an open feel to the streetscape. Mature trees in reserves or private gardens often dominate the skyline.

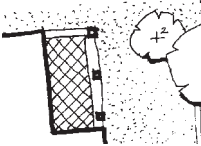
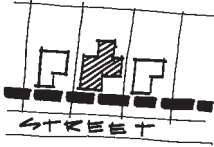
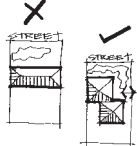

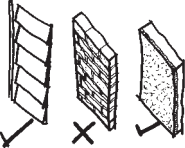

Key Characteristics

- The dominant architectural era is the 1950s through to the 1970s with some early 1980s present
- A variety of small to standard front setbacks exist
- A variety of building material exist with pockets of brick and timber with tiled roofs present
- Generally there are either low solid front fences or no front fences
- Gardens are well established with some having a mixture of native and exotic vegetation
- Roads are sealed with kerb and some have footpaths on both sides of the street
- Street trees are generally medium to large in size and a mixture of native and exotic species in a regular planting pattern

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Area has a single dwelling image
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old 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.	<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 rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary, and preferably both.	<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.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and bag, render or paintbrick surfaces.	<i>Exposed red or orange brick in the streets where weatherboard predominates.</i> <i>Period reproduction detailing.</i>	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide no or low front fencing. Front fences should not exceed 1.2 metres other than in exceptional circumstances.	<i>High, solid front fencing.</i>	

STATEMENT OF DESIRED FUTURE CHARACTER

The spacious qualities of the streetscapes 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
- Ensuring low or open style fence heights or absence of front fences

Threats to Desired Character

- *Loss of consistency in street trees*
- *Buildings inconsistently sited*
- *Buildings that emphasise the vertical or appear 'box' like*
- *Inappropriate front fences, or fences constructed where previously there was no front fence*

PRECINCT MAP

FH5

RESIDENTIAL CHARACTER STUDY

FH5 FLORA HILL

PRECINCT 5



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CHARACTER STATEMENT

FH5

Character Description

The area is distinctive in Bendigo because the houses are sited informally amongst mostly native vegetation and often only glimpsed through the tree cover. This character is strongest when the vegetation flows from block to block and into the road reserve. The large blocks and generous grounds of the houses, with their varied set backs and orientation, reinforce the informal 'bush garden' character.

Key Characteristics

- Architectural era is predominantly 1960s through to the 1980s
- Generally front setbacks are inconsistent
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are predominantly of an average height and open in style
- Well established gardens with a mixture of native and exotic vegetation
- Roads are sealed with kerb and some have a footpath
- Medium exotic street trees in a regular planting pattern are present

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Area has a single dwelling image
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

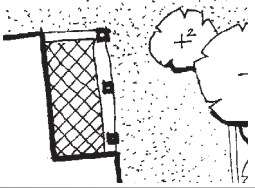
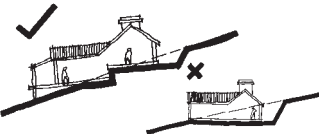
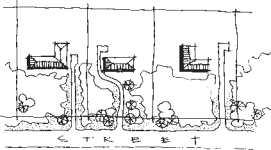
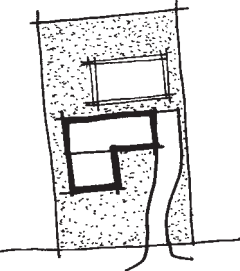

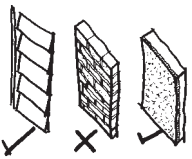
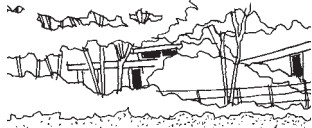
The spacious, bush garden qualities of the area will be maintained and enhanced by:

- Retaining native canopy trees
- Encouraging planting of native trees
- Limiting site coverage
- Locating dwellings behind a screen of planting
- Limiting building height in relation to tree canopy
- Maintaining low or transparent fence heights or absence of front fences

Threats to Desired Character

- Loss of native vegetation
- Buildings lacking sufficient space for planting of vegetation
- High or solid front fences, or fences constructed where previously there was no front fence

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native and indigenous vegetation dominated streetscapes.	Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development with similar size indigenous or native trees.	Removal of high canopy native and indigenous trees. Dwellings that do not provide sufficient setbacks from at least three boundaries to accommodate trees or screening plants.	
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 should be off-set from at least one side boundary.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties. 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 not exceed 50%. Proposals that exceed the specified site coverage maximums must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.	Buildings that exceed the site coverage specified by more than 5%.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. High pitched roof forms.	
Materials and design detail	To use materials and finishes that harmonise with the landscape 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 the bush garden settings.	Provide no or open style front fencing.	High or solid front fencing.	

FH6



PRECINCT 6



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CHARACTER STATEMENT

FH6

Character Description

This area was developed in the last two decades, with standard setbacks and maintained remnants of native vegetation (including iron bark). 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.

Key Characteristics

- Architectural era is 1980s through to the present
- Front setbacks are generally standard in size with some smaller setbacks present
- Brick dwellings with a mixture of iron and tiled roofs dominate
- Generally there are no front fences and no side fences forward of the dwelling
- Gardens are well established and include a mixture of native and exotic species with some indigenous ironbark present
- Roads are sealed with kerb and some have footpaths
- Where street trees exist they are remnant vegetation

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Area has a single dwelling image
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

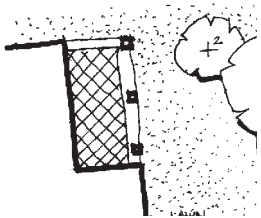
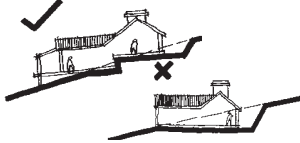
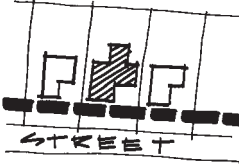

The garden settings of the dwellings will be strengthened by:

- Retaining native trees
- Encouraging planting of native trees
- Maintaining the absence of front fences
- Ensuring buildings respect the predominant front setback in the street and are offset from at least one side boundary

Threats to Desired Character

- Loss of native vegetation
- Fences constructed where previously there was no front fence
- Buildings with boundary to boundary development
- Buildings set too far forward on the site

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native and indigenous vegetation dominated streetscapes.	Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development with similar size indigenous or native trees. Prepare a landscape plan to accompany all applications for new dwellings.	Removal of high canopy native and indigenous trees. Lack of a landscape plan. Planting of large exotic tree species.	
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 should be off-set from at least one side boundary.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties. Boundary to boundary development.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. 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. High pitched roof forms.	
Front boundary treatment	To maintain and enhance the continuous flow of the bush garden settings.	Provide no or open style fencing.	Solid front fencing.	