

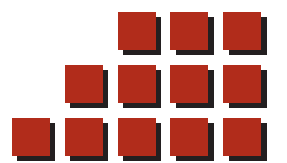
# PRECINCT MAP

# GS1

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY



# GS1

## GOLDEN SQUARE

## 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

## GS1

### Character Description

The area forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Much of it has an intimate 'cottage' character, derived from the modest scale of the dwellings, frequent use of timber, the small garden setbacks, and the open front fences. Setbacks vary according to the size of lot and housing, but are often consistent within a particular streetscape. Some streets have mature avenues of trees, either exotic or native. This creates a very special character when street trees form a continuous canopy. Some of the area has heritage significance.

### Key Characteristics

- Architectural era is predominantly Victorian with some Interwar and 1950s development
- A variety of building materials exist, including brick and timber with mixed roofs
- Front setbacks vary but are generally small to standard in size
- Front fences are generally average in height and open, however along the highway there are more solid styles of fencing
- Established gardens with exotic or native/exotic vegetation
- Roads are sealed and generally they are kerbed and have footpaths
- Street trees are either native or exotic but not mixed and are of a medium to large size

### Community Values

Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek

## STATEMENT OF DESIRED FUTURE CHARACTER

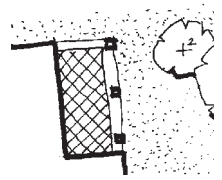
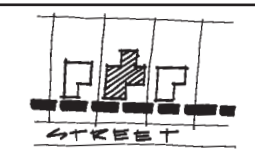
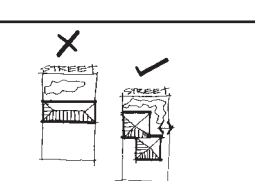
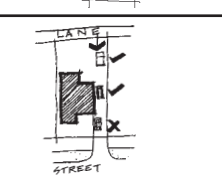


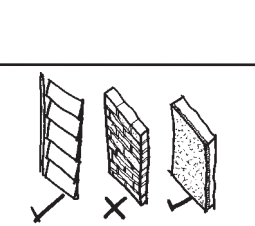
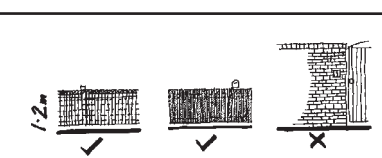
### The heritage qualities and the distinctive characteristics of each streetscape will be maintained and strengthened by:

- Retaining dwellings from the Victorian, Edwardian and Inter-war eras and encouraging appropriate extensions and alterations
- Retaining the identified heritage buildings and ensuring adjacent dwellings respect the form, scale and materials of these buildings
- Encouraging the use of lighter looking building materials such as timber and painted surfaces where weatherboard predominates
- Attention to the appropriate roof form
- Ensure buildings respect the predominant front and side setbacks in the street
- Encourage the articulation of buildings
- Encourage average height, open style front fences

### Threats to Desired Character

- Large, bulky buildings in cottage character streetscapes
- Exposed brick in a street with predominantly timber dwellings
- Loss of avenue street trees
- Loss of vegetation on private property
- New buildings dominating the streetscape

# 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 resotre wherever possible, intact Victorian, Edwardian, Federation and Inter-war era dwellings.  Alterations and extensions should be appropriate to the building era.	<i>Demolition of the parts of intact dwellings from these eras, visible from the street.</i>	
Vegetation	To maintain and strengthen the established garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings.	<i>Lack of landscape plan.  Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees or substantial vegetation.</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 maintain the rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary by a minimum of 2 metres, and preferably setback from both.	<i>Boundary to boundary development.</i>	
	To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling.	<i>Garages and carports forward of the dwelling or that dominate the building facade.</i>	
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.	<i>Large, bulky buildings with unarticulated front and side wall surfaces.  Flat roof forms.</i>	
	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.	<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 streets dominated by weatherboard dwellings, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.	<i>Exposed red or orange brick in streets dominated by weatherboard.  Period reproduction detailing.</i>	
Front boundary treatment	To ensure front fences are appropriate to the era 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.	<i>High, solid front fencing.</i>	

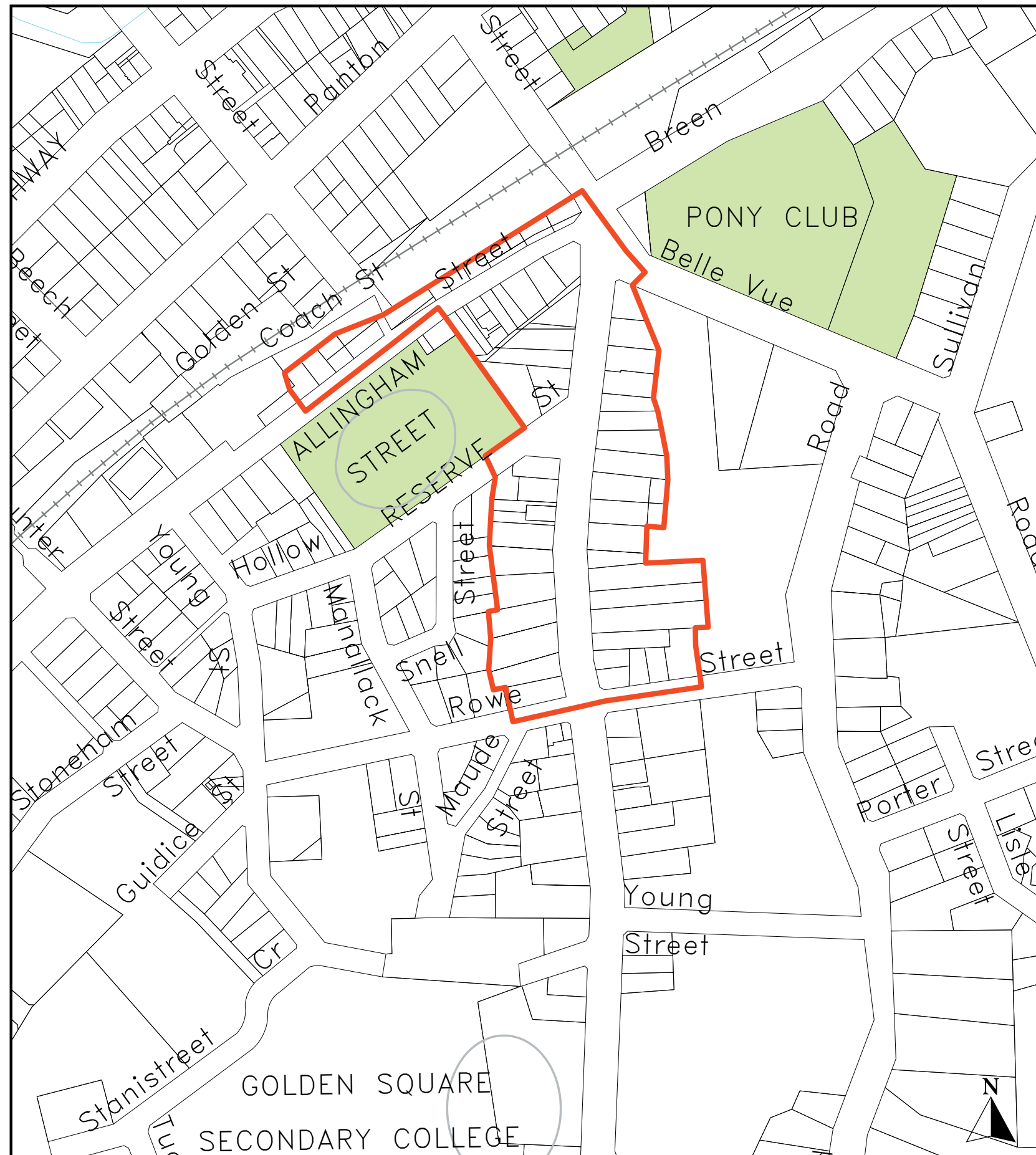
# PRECINCT MAP

GS2

RESIDENTIAL CHARACTER STUDY

## GS2 GOLDEN SQUARE

### PRECINCT 2



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CHARACTER STATEMENT

GS2

Character Description

The character of this area derives from the dominance of Victorian era dwellings and the mixture of other eras, signalling the transition from the more consistently Victorian inner areas to the Inter war period of development and beyond. Some of it has a 'cottage' character, derived from the modest scale of the dwellings, the frequent use of timber and the small garden setbacks, and the open front fences. Setbacks vary according to the size of lot and housing, but are often consistent within a particular streetscape. Most streets have tree avenues of small to moderate size, either exotic or native.

Key Characteristics

- Architectural era is predominantly Victorian and interwar, with infill development spread throughout
- Varieties of building materials exist, with a pocket of predominantly timber and iron roofs evident
- Front setbacks vary from small to standard in size
- Predominantly front fences are solid in style and low in height
- Low level front gardens dominate
- Roads are sealed with kerb and some have footpaths
- Street trees are predominantly native vegetation to a medium height and have a regular planting pattern

Community Values

Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek

STATEMENT OF DESIRED FUTURE CHARACTER

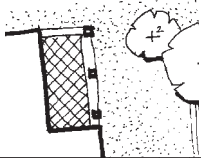
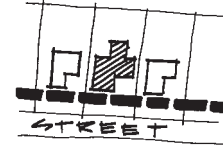
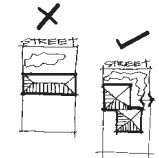

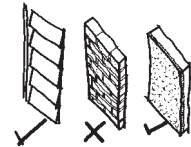

The heritage qualities and the distinctive characteristics of each streetscape will be maintained and strengthened by:

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

Threats to Desired Character

- Large, bulky buildings
- Exposed brick in a street with predominantly timber dwellings
- Loss of avenue street trees
- High front fences

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 intact of 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 setback from at least one side boundary by a minimum of 2 metres.	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 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 low front fencing.  Front fences should not exceed 1.2 metres other than in exceptional cases.	High, solid front fencing.	

# PRECINCT MAP

GS3

RESIDENTIAL CHARACTER STUDY



GS3

GOLDEN SQUARE

PRECINCT 3



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CHARACTER STATEMENT

GS3

Character Description

This area, mostly developed in the 1950s, is one in which consistency of siting of dwellings is important. Most share the same standard front set back, and most also have spacious side setbacks, and gardens are established. This sense of spaciousness is emphasised by low or transparent front fences, or, in some cases, absence of a fence. The horizontal emphasis of the dwelling form resulting from the long, low elevations of the buildings and frequent use of timber provides a lightness to the landscape.

Key Characteristics

- Architectural era is generally 1950s with a variety of Victorian dwellings present
- Standard front setbacks dominate, with 1 to 3 metre side setbacks
- A variety of building materials exist including brick and timber with mixed roofs
- Generally front fences are low or not present
- Gardens are established and generally they have a mixture of native and exotic species
- Roads are sealed with kerbs and some have footpaths on both sides of the street
- Street trees are generally natives that are medium to large in size

Community Values

Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek  
Discourage inappropriate development  
Encourage retention of native vegetation in new subdivisions  
New subdivisions should have well planned pedestrian links

STATEMENT OF DESIRED FUTURE CHARACTER

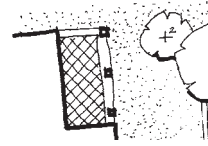
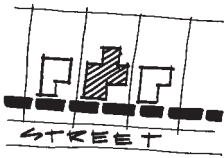
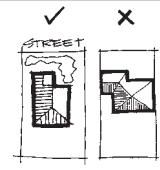

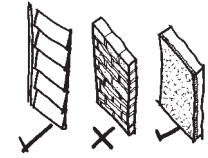

The garden setting and the openness of the streetscape will be maintained by:

- Encouraging buildings that respect the low, horizontal form of buildings in the area
- Ensuring buildings respect the predominant front setbacks in the street
- Encouraging buildings to be setback from both side boundaries
- Articulating plan forms and elevation treatments
- Maintaining low fence heights or absence of fencing

Threats to Desired Character

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

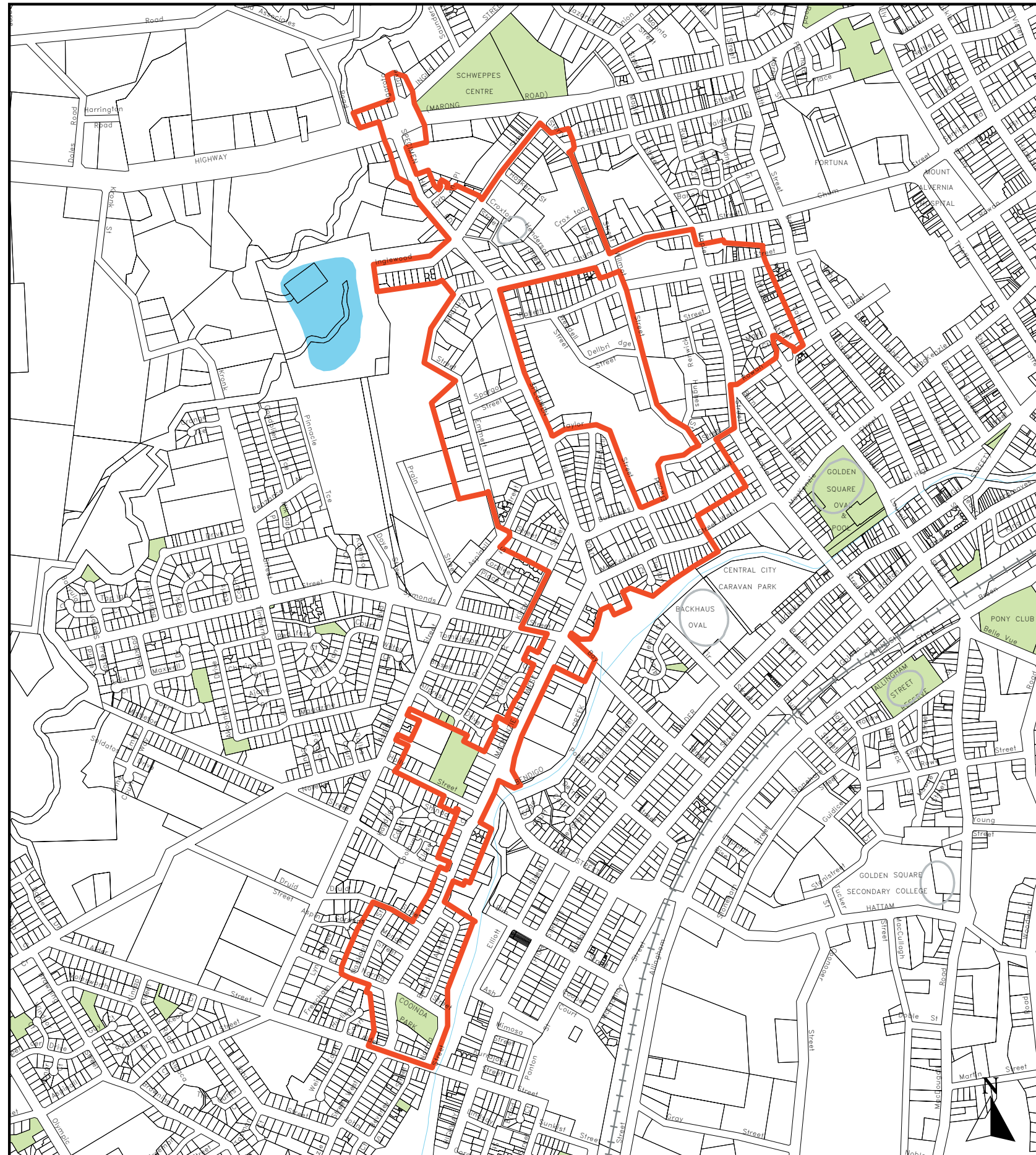
DESIGN GUIDELINES

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.	Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate substantial vegetation.	
	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 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. Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.	Exposed red or orange brick. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fencing up to a maximum of 1.2 metres.	High, solid front fencing.	

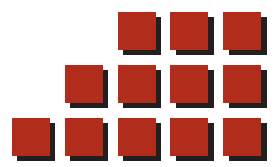


# PRECINCT MAP

# GS4



RESIDENTIAL CHARACTER STUDY



# GS4

## GOLDEN SQUARE

## PRECINCT 4



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# CHARACTER STATEMENT

## GS4

### Character Description

This area, mostly developed between the 1950s to 1980s with some exceptions, is one in which the horizontal emphasis of dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. Most have reasonably spacious front and side setbacks with established gardens. This sense of spaciousness is emphasised by low or transparent front fences, or, in some cases, absence of a fence.

### Key Characteristics

- Architectural era is varied with examples from the 1950s to the 1980s with some Victorian dwellings spread throughout
- There is a variety of building materials with pockets of brick dwellings with mixed roofs
- Front setbacks can vary but generally they are small to standard in size
- There is a mixture of front fence styles and heights, with most being low or open style
- Gardens vary from low level to established with a mix of native and exotic vegetation
- Roads are sealed with a kerb and generally a footpath
- Street trees are predominantly large natives with irregular planting patterns
- Topography is undulating to hilly

### Community Values

Enhance the open spaces and parks  
Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek  
Encourage retention of native vegetation in new subdivisions  
New subdivisions should have well planned pedestrian links

### STATEMENT OF DESIRED FUTURE CHARACTER

#### The garden setting and the spaciousness of the streetscape will be maintained by:

- Encouraging dwellings that respect the low, horizontal form of buildings in the area
- Ensuring buildings respect the predominant front setback in the street
- Encouraging buildings to be offset from both side boundaries
- 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
- New buildings dominating the streetscape

# 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.	Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees or substantial vegetation.	
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 fencing up to a maximum of 1.2 metres.	High, solid front fencing.	



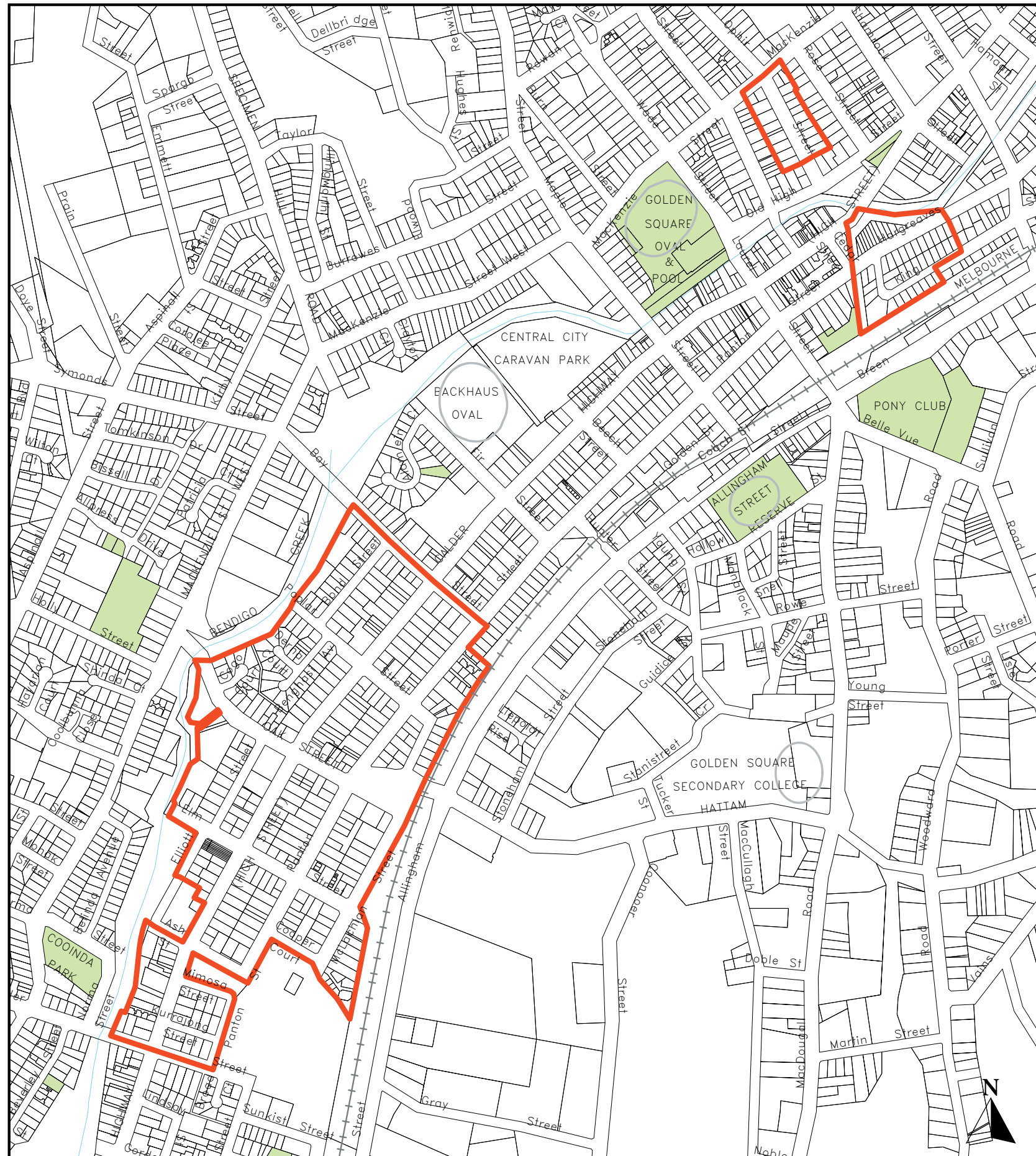
# PRECINCT MAP

# GS5

RESIDENTIAL CHARACTER STUDY

## GS5 GOLDEN SQUARE

### PRECINCT 5



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CHARACTER STATEMENT

GS5

Character Description

This area, mostly developed between the 1950s-1970s, is one in which consistency of siting of dwellings is important. Most share the same standard front set back, and most also have spacious side setbacks with established gardens including mature trees. This sense of spaciousness is emphasised by low or transparent front fences or, in some cases, absence of a fence. Mature trees in reserves or private gardens often dominate the skyline. The horizontal emphasis of the dwelling form is also important, resulting from the long, low elevations of the buildings in relation to their height.

Key Characteristics

- Architectural era is predominantly 1950s to 1970s with some examples of development through to the 1980s
- Front setbacks are generally standard in size with some pockets of smaller setbacks
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are generally low to average in height and vary in style
- Gardens are generally low level with pockets of more established gardens with a mixture of native and exotic vegetation
- Roads are sealed, with a kerb and generally have a footpath on both sides of the road
- Generally street trees are medium to large in height and are either exotic or native

Community Values

Enhance the opens spaces and parks  
Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek  
Encourage retention of native vegetation in new subdivisions  
New subdivisions should have well planned pedestrian links

STATEMENT OF DESIRED FUTURE CHARACTER

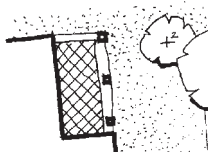
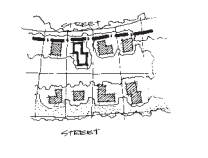
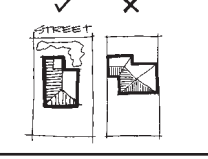

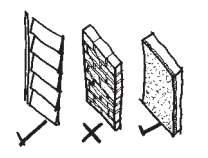

The garden setting and the openness of the streetscape will be maintained by:

- Encouraging dwellings that respect the low, horizontal form of the buildings in the area
- Ensuring buildings respect the predominant front setback in the street
- Encouraging buildings to be offset from both side boundaries
- Using lighting looking materials where timber predominates
- Ensuring low or open style fence heights

Threats to Desired Character

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

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.	
	To maintain the consistency, where present, of building front setback.	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 fencing up to a maximum of 1.2 metres.	High, solid front fencing.	



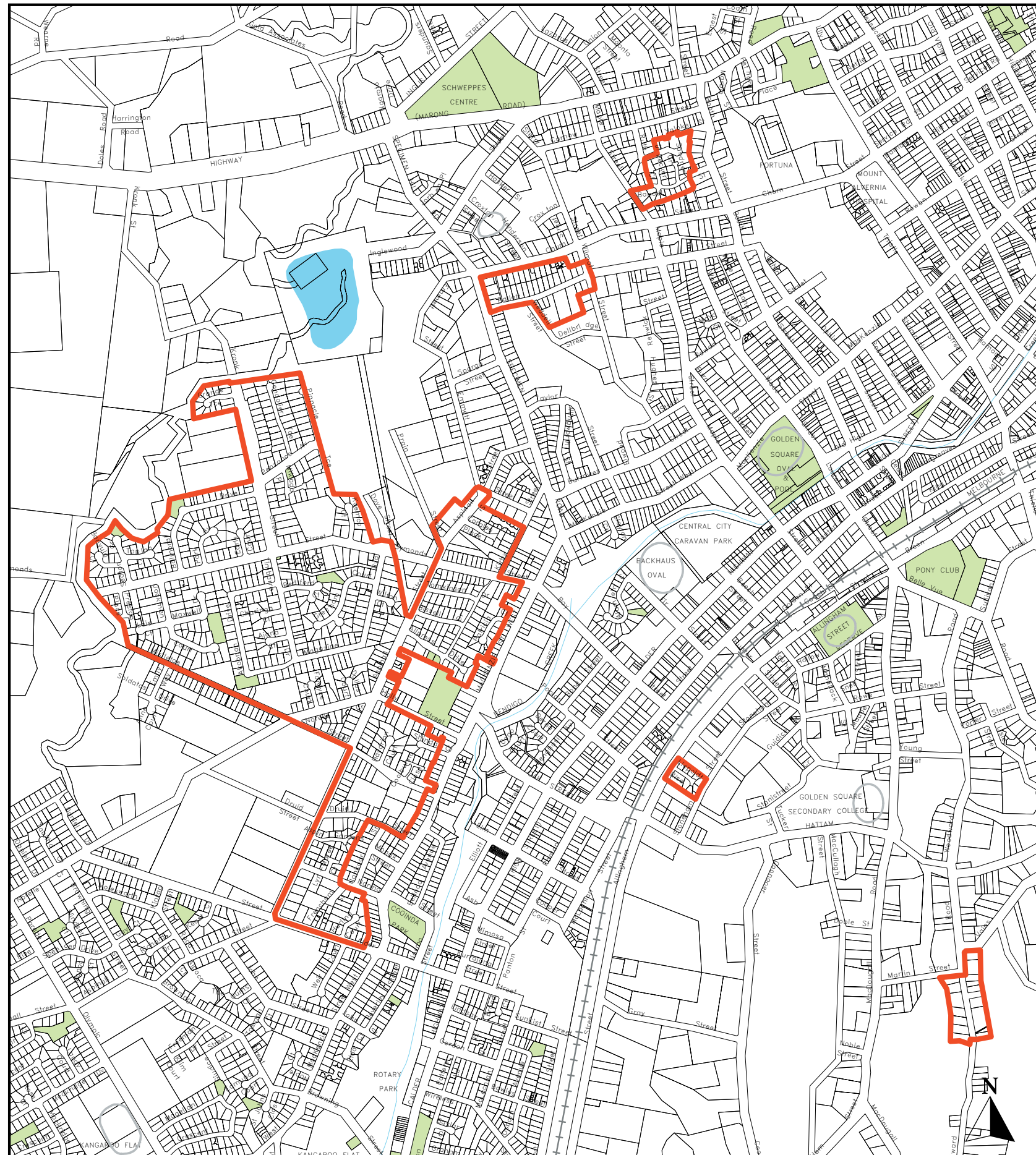
# PRECINCT MAP

# GS6

RESIDENTIAL CHARACTER STUDY

## GS6 GOLDEN SQUARE

### PRECINCT 6



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CHARACTER STATEMENT

GS6

Character Description

The pockets of development grouped in this precinct are recently developed with small setbacks and numbers of larger dwellings, set within low level gardens, with occasional remnant or native trees. Large canopy trees form a backdrop to some areas largely from the surrounding undeveloped land. Buildings are generally single storey and with a horizontal emphasis and a compact form. Spaciousness is created by a lack of front fencing with grassy verges extending to the roadway.

Key Characteristics

- Architectural era is predominantly 1980s to present day
- Many of the dwellings have small front and side setbacks with some located on a more standard sized lot
- Dwelling materials are predominantly brick and/or render with tiled or iron roofs
- Gardens are generally new and establishing with some examples of more established garden, with a mixture of native and exotic vegetation
- Predominantly there are no front fences or side fences forward of the dwelling
- Roads are sealed with a kerb and generally a footpath sometimes on both sides of the street

Community Values

Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek  
Encourage retention of native vegetation in new subdivisions  
New subdivisions should have well planned pedestrian links

STATEMENT OF DESIRED FUTURE CHARACTER

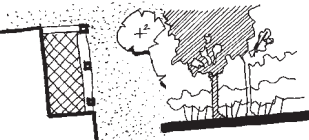
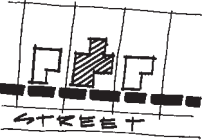
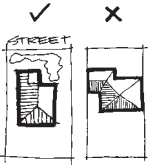


The garden setting and spacious qualities of the streetscape will be strengthened by:

- Retaining and encouraging planting of native trees
- Ensuring dwellings are setback from the front in accordance with the predominant setback in the street, and are off set from both side boundaries
- Encouraging development that respects the low scale buildings of the area
- Maintaining the absence of front fences

Threats to Desired Character

- Front fences
- Buildings built too far forward
- Large bulky buildings
- Boundary to boundary development
- Removal of high canopy trees

DESIGN GUIDELINES

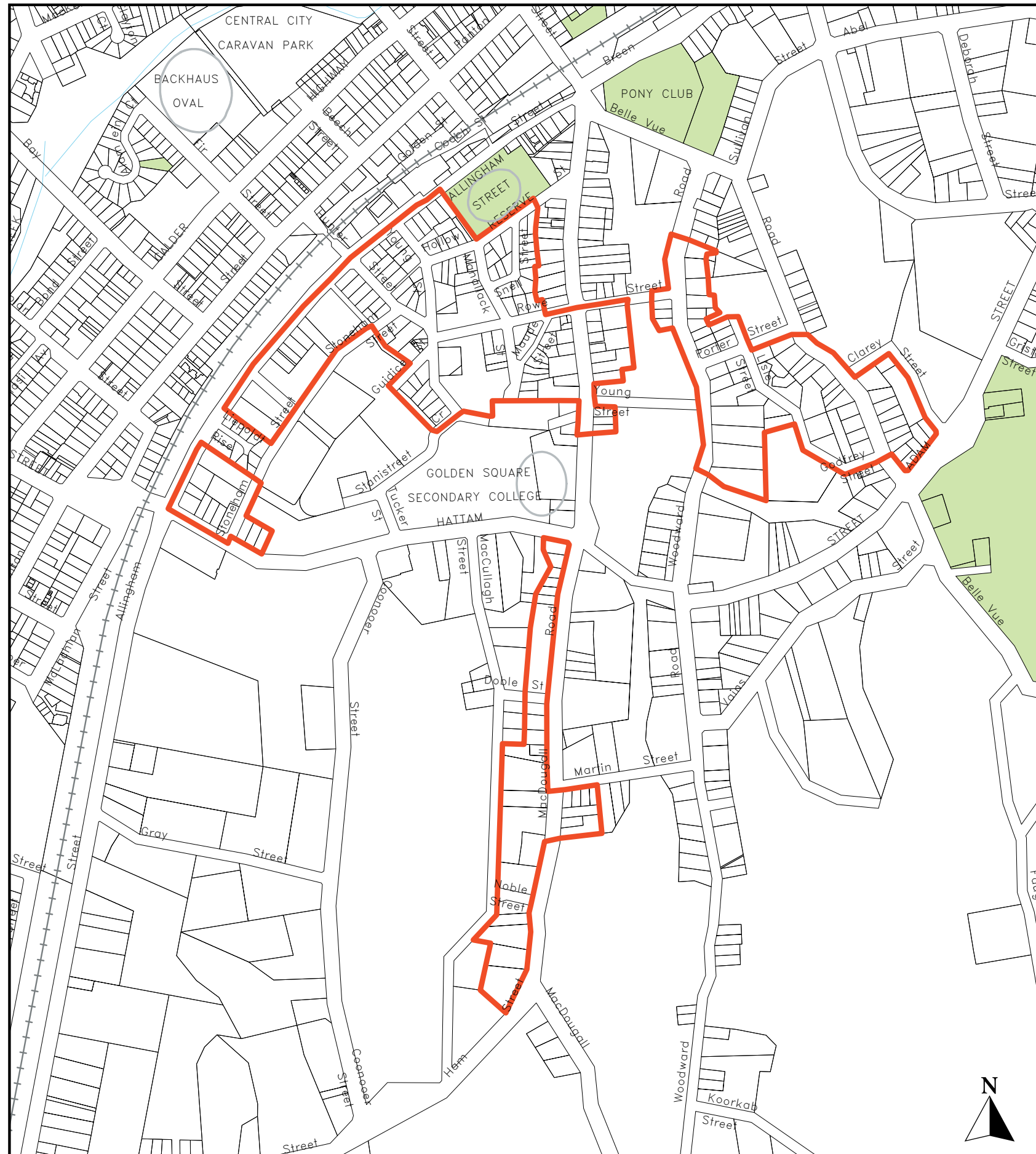
Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To encourage additional planting of trees to achieve the future preferred character of the area.	Retain existing high canopy trees and understorey wherever possible. Prepare a landscape plan to accompany all development proposals.	Removal of high canopy native and indigenous trees. 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 reflect the existing rhythm of dwelling spacing.	Buildings should be off-set from both side boundaries.	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. Use flat or low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide no front fencing.	Solid front fencing.	



# PRECINCT MAP

# GS7

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

# GS7 GOLDEN SQUARE

## 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

## GS7

### Character Description

These disparate areas of twisting roads and varied dwelling styles and ages illustrate a particular semi-rural style of development in the Bendigo character. Miners cottages and an occasional modest Californian bungalow may stand in the same streetscape as a sprawling 1980s ranch style house. Lots vary in size and shape and tend to be large, sometimes appearing more like paddocks than gardens. Roadways may only occupy a small proportion of the road reserve, separated from property boundaries by wide expanses of nature strip or grassed road edge.

### Key Characteristics

- Architectural era is predominantly 1950s with some examples of development through to the early 1980s
- Front setbacks vary from small to standard in size with 1 to 3 metre side setbacks
- A variety of building materials exist including brick and timber with mixed roofs
- Generally front fences are low in height and are predominantly solid
- Predominantly low level front gardens
- Roads are sealed and some have a kerb and footpath

### Community Values

Enhance the opens spaces and parks  
Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek  
Encourage retention of native vegetation in new subdivisions  
New subdivisions should have well planned pedestrian links

### STATEMENT OF DESIRED FUTURE CHARACTER

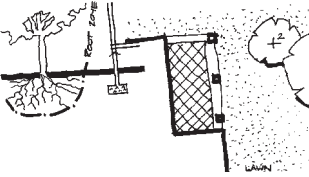
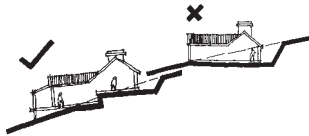
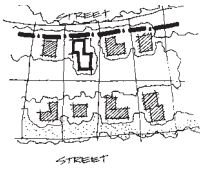
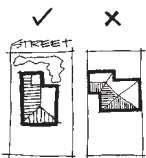

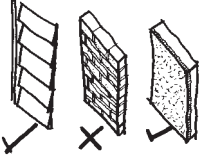

**The semi-rural qualities of the area will be maintained and bush qualities strengthened by:**

- Retaining large trees and planting native trees where possible
- Respecting the low, horizontal scale of buildings in the area
- Ensuring predominant front setbacks are respected
- Ensuring buildings are setback from side boundaries
- Using lighter looking building materials where timber predominates
- Maintaining low or open, farm style fencing (or no fencing)

### Threats to Desired Character

- 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
- New buildings dominating the streetscape

# DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the semi rural landscape setting 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. (Locate footings outside root zone.)	Lack of a landscape plan. Exclusive use of 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 setback.	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.	Use timber or other non-masonry cladding materials where possible. 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 farm style front fences. Front fences should not exceed 1.2 metres.	High, solid front fencing.	



# PRECINCT MAP

GS8

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY



GS8

GOLDEN SQUARE

PRECINCT 8



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

GS8

Character Description

This area is distinctive for its largely pristine collection of timber housing from the 1950s. The horizontal emphasis of dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. Most have similar, modest front and side setbacks, creating a more intimate street feel, combined with an absence of front fencing in most instances.

Key Characteristics

- Architectural era is predominantly 1950s
- Small front setbacks are dominant
- Dwellings are timber with tiled roofs
- Predominantly there are no front fences and side fences are present forward of the dwelling
- Gardens are established with a mixture of native and exotic vegetation
- Roads are sealed with a kerb and with a footpath on both sides

Community Values

Enhance the opens spaces and parks  
Retain and ensure planting of appropriate street trees  
Retain large lots  
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 development of footpaths  
Encourage enhancement of Bendigo Creek  
Encourage retention of native vegetation in new subdivisions  
New subdivisions should have well planned pedestrian links

STATEMENT OF DESIRED FUTURE CHARACTER

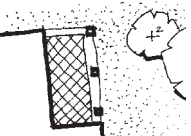

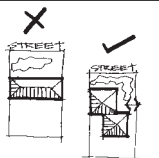
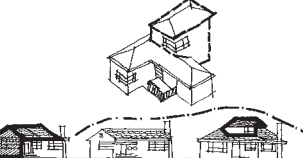
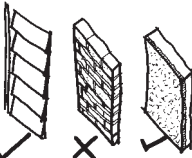
The horizontality of the dwellings, and the flow of landscape up to the face of the dwellings, will be maintained by:

- Encouraging buildings that respect the low scale dwellings in the area
- Ensuring buildings respect the predominant front setback in the street
- Encouraging buildings to be setback from at least one side boundary
- Encouraging the use of timber building materials
- Articulating plan forms and elevation treatments
- Maintaining the absence of fencing

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- High or solid front fences
- New buildings that dominate the streetscape

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 reflect the existing rhythm of dwelling spacing.	Buildings should be setback 2 metres from at least one side boundary.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. The height of the dwelling at the front of the dwelling should match the typical single storey wall height. Use low pitched roof forms.	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.	Use timber or other non-masonry cladding materials where possible.	Period reproduction detailing. The use of exposed red or orange brick.	
Front boundary treatment	To maintain and enhance the continuous flow of the garden settings and the openness of the streetscape.	Provide no front fencing.	Solid front fencing.	