

HC1



HC1

PRECINCT 1



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CHARACTER STATEMENT

HC1

HEATHCOTE TOWNSHIP VISION

The identity of Heathcote as a country township surrounded by rural bushland, will be strengthened and maintained and its diversity will be unified by:

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

Character Description

This Precinct is distinctive as it incorporates the core of the township including the older style dwellings that reflect the history of settlement of the township. The area has an informal and spacious feel due to the frequent lack of formal kerbing and footpath, the open style front fencing and the variety of building materials. The use of weatherboard also adds a lightness to the streetscapes, which counteracts the generally smaller than average setbacks.

Key Characteristics

- Victorian to 1950s architecture, with some two storey
- Low level front gardens
- Small front setbacks with 1-3m side setbacks
- Variety of fence types, but predominantly low to average open style fencing
- A variety of building materials including brick and timber
- Roads are sealed predominantly with no kerbing or footpaths

Community Values

Retain rural setting of township
Maintain wide roads
Maintain wide nature strips
Encourage diversity of dwelling styles
Maintain large blocks where appropriate
Retain opportunity for native vegetation and bird life
Encourage appropriate street tree planting

STATEMENT OF DESIRED FUTURE CHARACTER

The rural township character and openness of the streetscapes will be retained and enhanced by:

- Victorian, Edwardian and Inter-war era buildings and encouraging appropriate alterations and extensions.
- Encouraging the use of lighter looking building materials, including timber and other non-masonry cladding.
- Ensuring dwellings are set back from the front in accordance with the predominant setback in the street, and are off-set from at least one side boundary.
- Encouraging open style front fencing.

Threats to Desired Character

- Formal street treatments including kerbing of roads.
- Large bulky buildings that dominate the streetscape.
- A predominance of exposed brick buildings.
- High or solid 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 Californian Bungalow era dwellings. Alterations and extensions should be appropriate to the dwelling era.	Demolition of the parts of intact dwellings from these eras, visible from the street.	
Vegetation	To strengthen the township character of the area by planting of appropriate indigenous species.	Prepare a landscape plan to accompany all development proposals that utilises appropriate species.	Lack of a landscape plan. Planting of large exotic tree species.	
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 two adjoining properties.	
	To reflect the rhythm of existing dwelling spacing.	Buildings should be setback from at least one side boundary, and preferably both.	Boundary to boundary development.	
	To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling. Use rear access where available.	Garages and carports forward of the dwelling.	
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 the predominant building height by more than one storey.	
Materials and design detail	To use building materials and finishes that compliment 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 predominant weatherboard areas. Urban period reproduction styles and detailing.	
Front boundary treatment	To ensure front fences are appropriate to the era of the dwellings and maintain an openness to the streetscape.	Provide low, open style front fencing up to a maximum of 1.2 metres.	High or solid front fences.	

PRECINCT MAP

HC2

RESIDENTIAL CHARACTER STUDY

HC2 HEATHCOTE TOWNSHIP

PRECINCT 2



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CHARACTER STATEMENT

HC2

HEATHCOTE TOWNSHIP VISION

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

Character Description

The character of the Precinct is created by the mixture of low level building styles within spacious garden settings. The mixture of building materials provides an informality and lightness to the streetscape that is aided by the lack of formal kerbing and footpaths, the low pitched roof styles and the predominantly low, open style front fencing.

Key Characteristics

- Predominantly 50-80s architecture, with pockets of new styles, single storey
- Generally standard spacious front and side setbacks with some areas having larger setbacks
- A mixture of fencing styles but predominantly low open style
- Low level front gardens
- Mixture of dwelling materials
- Roads are sealed predominantly with no kerbing or footpaths

Community Values

Retain rural setting of township
Maintain wide roads
Maintain wide nature strips
Encourage diversity of dwelling styles
Maintain large blocks where appropriate
Retain opportunity for native vegetation and bird life
Encourage appropriate street tree planting

STATEMENT OF DESIRED FUTURE CHARACTER

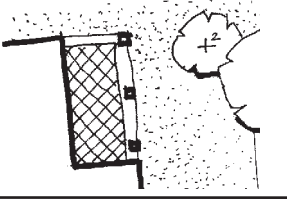
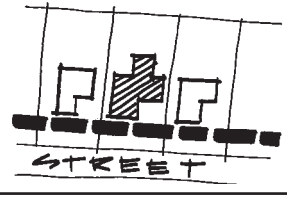
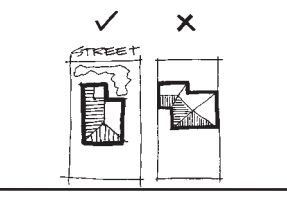

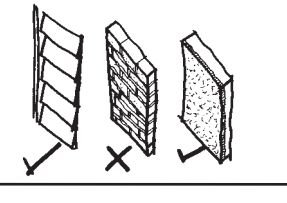

The informal rural township feel and spacious garden settings of the dwellings will be maintained and enhanced by:

- Encouraging buildings that respect the predominantly low scale of dwellings
- Ensuring building front set backs are consistent with the predominant setbacks in the street, and buildings are setback from both side boundaries
- Encouraging low open style front fencing.

Threats to Desired Character

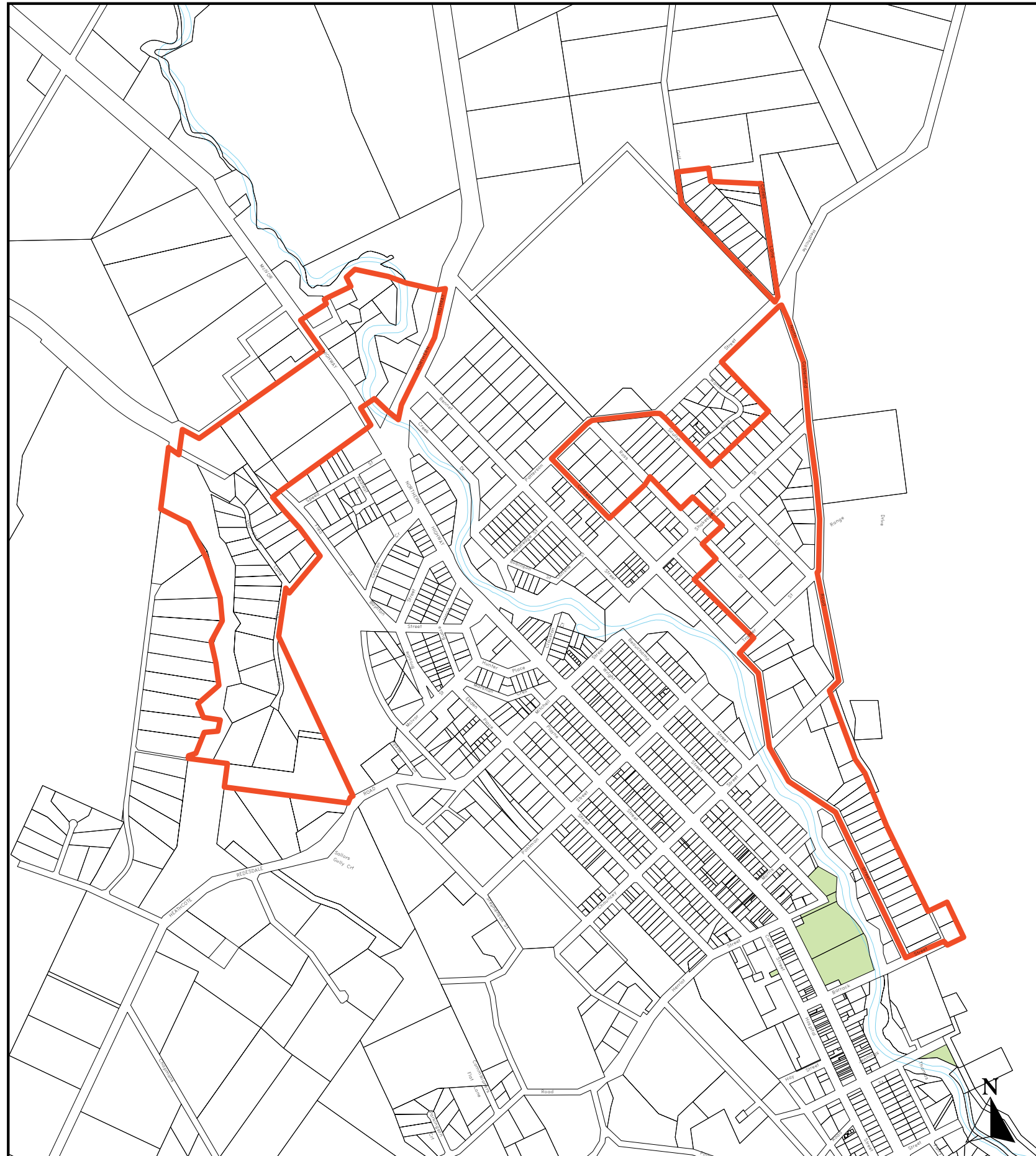
- *Formal street treatments including kerbing of roads.*
- *Large bulky buildings*
- *Buildings set too far forward on the site, or built to the boundaries.*
- *High, solid front fences.*

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the township character of the area by planting of appropriate indigenous species.	Prepare a landscape plan to accompany all development proposals that utilises appropriate species.	<i>Lack of a landscape plan. Planting of large exotic tree species.</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 two adjoining properties.</i>	
	To reflect the rhythm of existing dwelling spacing.	Buildings should be setback from both side boundaries	<i>Boundary to boundary development.</i>	
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. Use low pitched roof forms.	<i>Buildings that exceed the predominant building height by more than one storey. Large, bulky buildings with unarticulated front and side wall surfaces.</i>	
Materials and design detail	To use building materials and finishes that compliment 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 surfaces.	<i>Exposed red or orange brick in streets where timber predominates. Urban period reproduction styles and detailing.</i>	
Front boundary treatment	To maintain and enhance the continuous flow of the garden settings and the openness of the streetscape.	Provide low, open style front fencing.	<i>High or solid front fences.</i>	

PRECINCT MAP

HC3



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

RESIDENTIAL CHARACTER STUDY

HC3

HEATHCOTE TOWNSHIP

PRECINCT 3



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CHARACTER STATEMENT

HC3

HEATHCOTE TOWNSHIP VISION

The identity of Heathcote as a country township surrounded by rural bushland, will be strengthened and maintained and its diversity will be unified by:

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

Character Description

The area within this Precinct has a spacious semi-rural open bushland character created by the rural style houses in a spacious, low-density residential setting with generally low level native gardens, set amongst remnant native trees. Dwellings are average in size, are usually low scale and horizontal in form, and are usually offset large distances from all boundaries. The semi-rural appearance is assisted by the frequent lack of front fencing or use of farm style fencing, the use of a mixture of building materials, the sometimes informal placing of buildings on the site and the unmade street treatments and informal remnant street trees.

Key Characteristics

- Predominantly 60-80s architecture, single storey
- Generally large setbacks, with a minority of standard front and side setbacks
- Predominantly farm style post and wire or no front fencing
- Low level front gardens
- Mixture of dwelling materials
- Roads are predominantly unsealed, with no kerb or footpath
- Street trees are predominantly remnant vegetation, large in size with irregular planting

Community Values

Retain rural setting of township
Maintain wide roads
Maintain wide nature strips
Encourage diversity of dwelling styles
Maintain large blocks where appropriate
Retain opportunity for native vegetation and bird life
Encourage appropriate street tree planting
Maintain affordable housing

STATEMENT OF DESIRED FUTURE CHARACTER

The semi-rural open bushland environment and spaciousness of the area will be retained and enhanced by:

- Encouraging low scale dwellings that sit within the landscape
- Encouraging buildings to be setback large distances from the front and side boundaries.
- Retaining and encouraging the retention and planting of native and indigenous trees.
- Ensuring sufficient space for plantingof trees.
- Discouraging front fencing and solid side fencing.

Threats to Desired Character

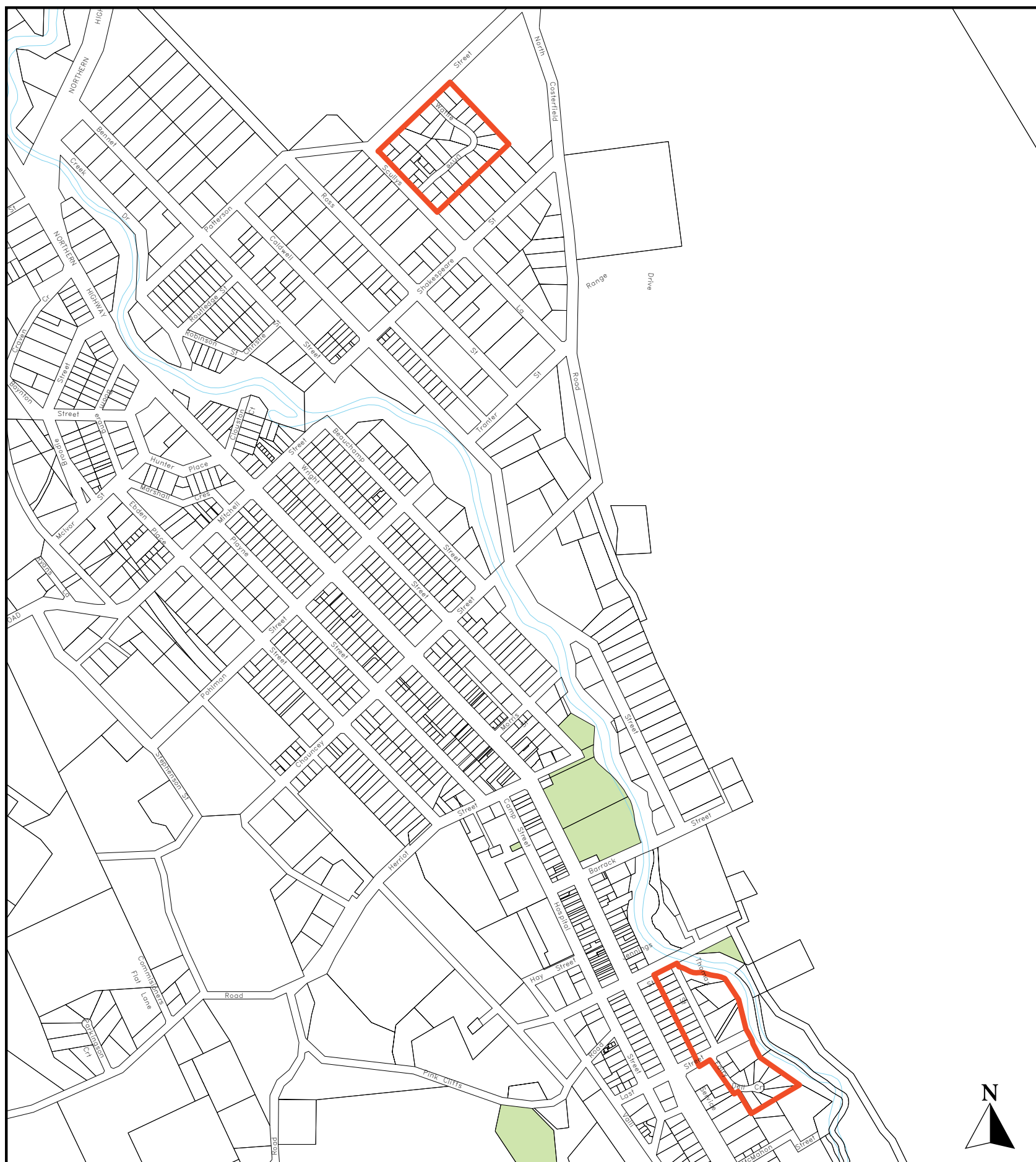
- Formal street treatments including kerbing of roads and street tree planting.
- Dwellings with high site coverage, including expanses of paving.
- Large dwellings set forward on the block or not providing adequate separation between buildings.
- Construction of solid front and side fences forward of the dwelling.
- Removal of remnant vegetation.

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To retain the semi-rural open bushland township character of the area by maintaining and strengthening the native and indigenous vegetation dominated streetscapes.	Retain established, indigenous tree and understorey species. Replace any indigenous trees lost due to the development with similar species and size trees. Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. (Locate footings outside root zone). Prepare a landscape plan to accompany all development proposals.	Removal of high canopy native and indigenous trees. Dwellings that do not provide sufficient setbacks from all boundaries to accommodate trees. Lack of a landscape plan.	
Siting	To maintain the semi-rural bushland setting of the dwellings.	Buildings should be set back substantial distances from front and side boundaries.	Buildings that do not provide sufficient setbacks from all boundaries to accomodate trees and substantial screening plants.	
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 buildings and extensions do not dominate the streetscape and wider landscape setting.	Buildings should not protrude above the predominant tree canopy height.	Buildings that protrude above that tree canopy height.	
Materials and design detail	To use materials and finishes that harmonise with the 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 vegetation across the landscape.	Provide no fencing or post and wire style only to the front, sides and rear.	Solid front, side or rear fencing.	

PRECINCT MAP

HC4



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

RESIDENTIAL CHARACTER STUDY

HC4

HEATHCOTE TOWNSHIP

PRECINCT 4



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CHARACTER STATEMENT

HC4

The identity of Heathcote as a country township surrounded by rural bushland, will be strengthened and maintained and its diversity will be unified by:

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

Character Description

The areas within this Precinct are isolated pockets of newer styles of development, set within a semi-rural landscape. The areas are distinctive due to the predominantly brick materials, the formal street treatments with kerbing, the standard setbacks and the establishing gardens. Cohesiveness of these areas with the remainder of the township is assisted by the remnant street tree vegetation and the openness of the streetscapes created by the lack of front fencing.

Key Characteristics

- Predominantly 80s -90s, single storey
- Generally standard front and side setbacks
- Open style development with no front fences and no side fences forward of the dwelling
- New establishing gardens
- Predominantly brick dwellings with mixed roofs
- Roads are sealed, with kerb but no footpath
- Street trees are predominantly remnant vegetation, large in size with irregular planting

Community Values

Retain rural setting of township
Maintain wide roads
Maintain wide nature strips
Encourage diversity of dwelling styles
Maintain large blocks where appropriate
Retain opportunity for native vegetation and bird life
Encourage appropriate street tree planting

STATEMENT OF DESIRED FUTURE CHARACTER

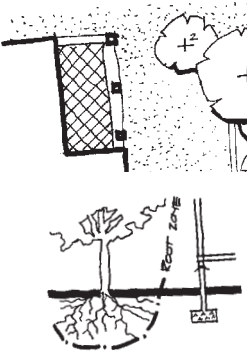
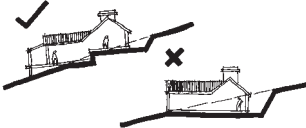
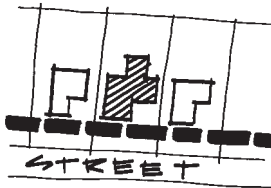
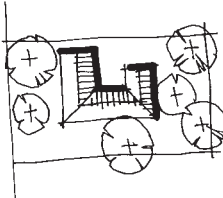

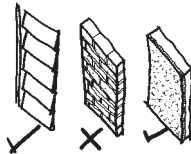
The visual cohesiveness of the areas within this Precinct with the remainder of the township will be enhanced by:

- Encouraging the retention of remnant vegetation and the planting of native and indigenous species.
- Encouraging low, horizontal building forms.
- Encouraging the use of lighter looking building matierals, including timber and render in new dwellings.
- Encouraging a lack of front fencing.

Threats to Desired Character

- *Further installation of formal street treatments including kerbing of roads.*
- *Large bulky buildings*
- *Front fencing..*
- *Heritage reproduction detailing.*

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To retain the semi-rural landscape township character of the area by maintaining and strengthening 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.	<i>Removal of high canopy native and indigenous trees.</i> <i>Dwellings that do not provide sufficient setbacks from at least three boundaries to accommodate trees or screening plants.</i>	
Topography/ landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	<i>Major excavation works to accommodate dwellings or outbuildings.</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 continuity of vegetation in front of and between dwellings.	Buildings should be setback from the side and rear boundaries sufficient distance to ensure substantial tree and understorey vegetation can be provided.	<i>Buildings built too close to the side boundary to allow the establishment of substantial vegetation.</i>	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape and wider landscape setting.	Respect the predominant building height in the street and nearby properties. Where that is a dominance of single storey, the height at the front of the dwelling should match the typical single storey wall height. Buildings should not protrude above the predominant tree canopy height.	<i>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</i> <i>Buildings that protrude above the tree canopy height.</i>	
Materials and design detail	To use materials and finishes that harmonise with the bushland setting.	Use earthy toned building materials, finishes or colours.	<i>Expanses of highly reflective colour or material.</i>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	Provide no fencing or post and wire style only to the front, sides and rear.	<i>Solid front, side or rear fencing.</i>	