

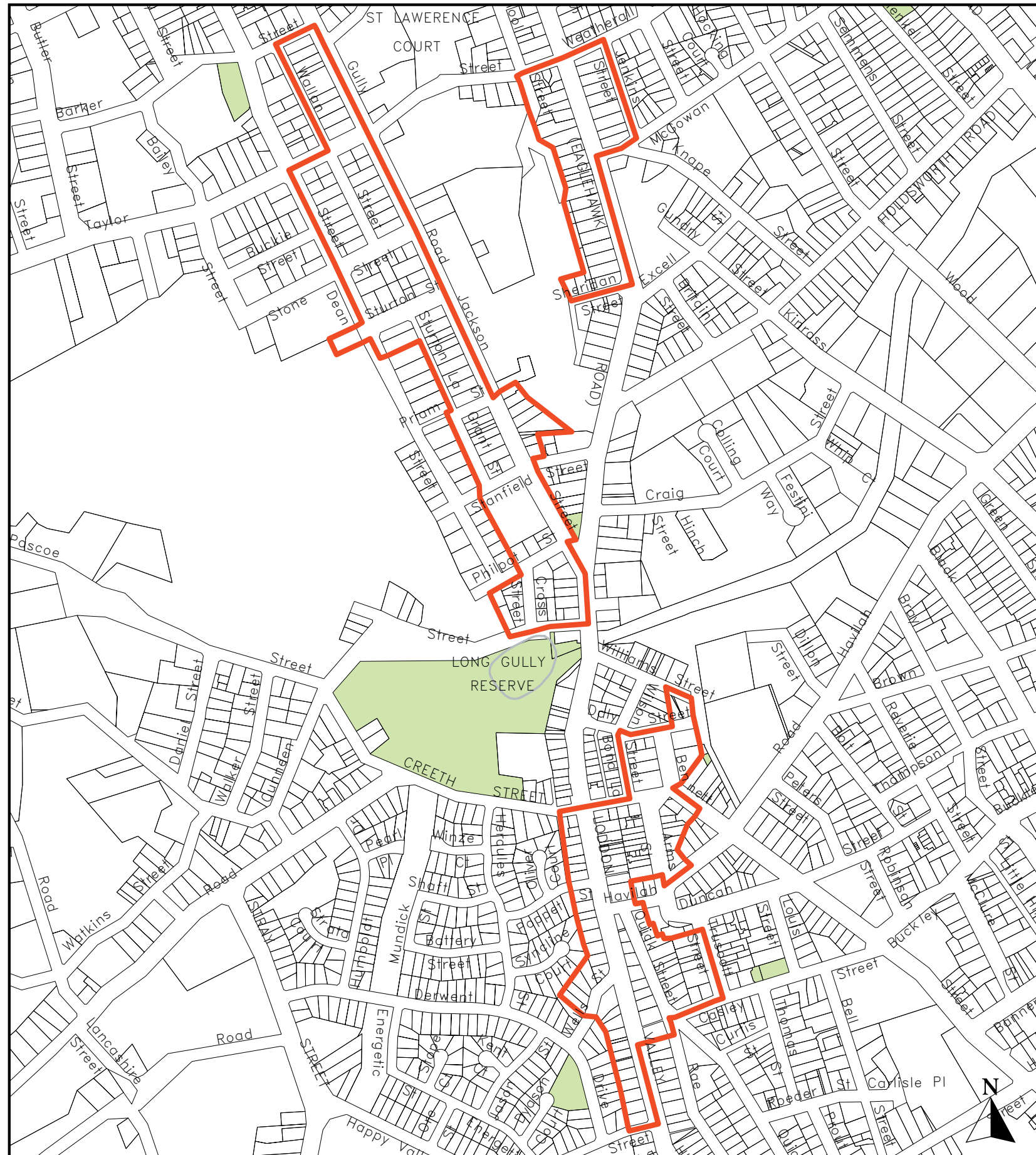
# PRECINCT MAP

# LG1

RESIDENTIAL CHARACTER STUDY

## LG1 IRONBARK/LONG GULLY

### PRECINCT 1



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# CHARACTER STATEMENT

## LG1

### Character Description

The area forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some dwellings have a 'cottage' character, derived from the modest scale and small garden setbacks of some dwellings, and the open front fences. There is also something of a semi-rural feel because of the undeveloped rear lands and large trees sometimes visible behind. Most of the roadway is without kerbs and footpaths.

### Key Characteristics

- Architectural era is predominantly Victorian and Inter-war with some 1950s development
- Front setbacks vary from small to medium size and have an average side setback of 1-3 metres
- Low level front gardens dominate with pockets of more established gardens with native and exotic vegetation
- A variety of building materials exist including brick and timber with mixed roofs
- A variety of fence heights exist with a majority of them being open style
- Roads are sealed and some have kerbs and footpaths, others do not

### Community Values

Need to protect the miners' cottages  
Retain larger lots with older houses  
Protect and enhance heritage  
Need to discourage development of two storey dwellings  
Like diversity. Do not want sameness that occurs in new subdivision  
Ensure where appropriate vegetation is retained, particularly ironbarks  
Town entrance and main streets need to be redeveloped - landscaping etc

### STATEMENT OF DESIRED FUTURE CHARACTER

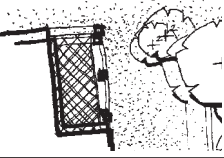
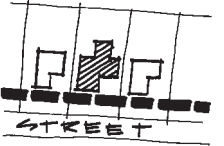
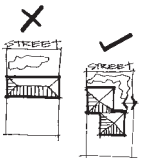
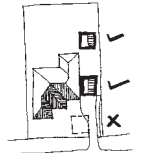

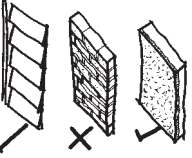

#### The semi-rural, cottage feel will be maintained by:

- Retaining any identified heritage buildings and ensuring adjacent dwellings respect the form, scale and materials of these buildings
- Retaining Victorian, Edwadian and Inter-war buildings and encouraging appropriate alterations and extensions
- Encouraging the use of lighter looking building materials such as timber and render
- Using transparent front fence types
- Maintaining large trees in the public and private domain
- Ensuring buildings respect the siting patterns of their neighbours

#### Threats to Desired Character

- Large, bulky buildings
- Exposed brick among predominantly timber dwellings
- Loss of vegetation on private property
- Excessive site coverage

# 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 dwelling era.	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.	Removal of high canopy 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 maintain the rhythm of dwelling spacing.	Buildings should be off-set from 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.	Garages and carports forward of the dwelling.	
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 dwellings and maintain an openness to the streetscape.	Provide open style front fencing.  Front fences should not exceed 1.2 metres other than in exceptional cases.	High, solid front fencing.	

# PRECINCT MAP

# LG2

# LG2

## IRONBARK/LONG GULLY

### PRECINCT 2



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CHARACTER STATEMENT

LG2

Character Description

An area of post war housing, in which consistency of siting within streetscapes is important. In some streetscapes, buildings are sited at an angle to the street. Roof shapes are also important as they are prominent in streetscapes and provide a consistent theme. Front fences are low in height or transparent, creating an open feel to the streetscape. Large native and other trees, informally positioned in both public and private domains, enhance the landscape setting of the neighbourhood.

Key Characteristics

- Architectural style is predominantly 1950s to 1970s
- Front setbacks are standard in size with pockets of dwellings angled to the street
- Building materials are predominantly brick with tiled roofs
- Low level gardens are dominant
- Front fences are low to average in height and are open style
- Roads are sealed with a kerb and generally a footpath on both sides of the street

Community Values

Need to protect the miners' cottages  
Retain larger lots with older houses  
Protect and enhance heritage  
Need to discourage development of two storey dwellings  
Like diversity. Do not want sameness that occurs in new subdivisions  
Ensure where appropriate vegetation is retained, particularly ironbarks  
Town entrance and main streets need to be redeveloped - landscaping etc

STATEMENT OF DESIRED FUTURE CHARACTER

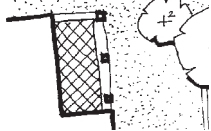
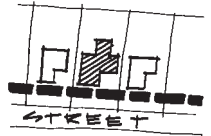
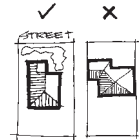

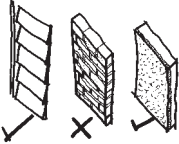
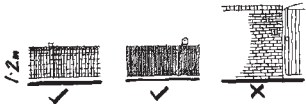
The open qualities of the streetscapes will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant siting characteristics in the streetscape
- Maintaining low fence heights or absence of front fencing

Threats to Desired Character

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

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of trees whenever possible.	Lack of a landscape plan. Exclusive use of 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 adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback between 1 and 3 metres from both side boundaries, based on the predominant pattern in the streetscape.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use building materials and finishes which complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.	Exposed red or orange brick in streetscapes where timber predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fences.	High, solid front fencing.	

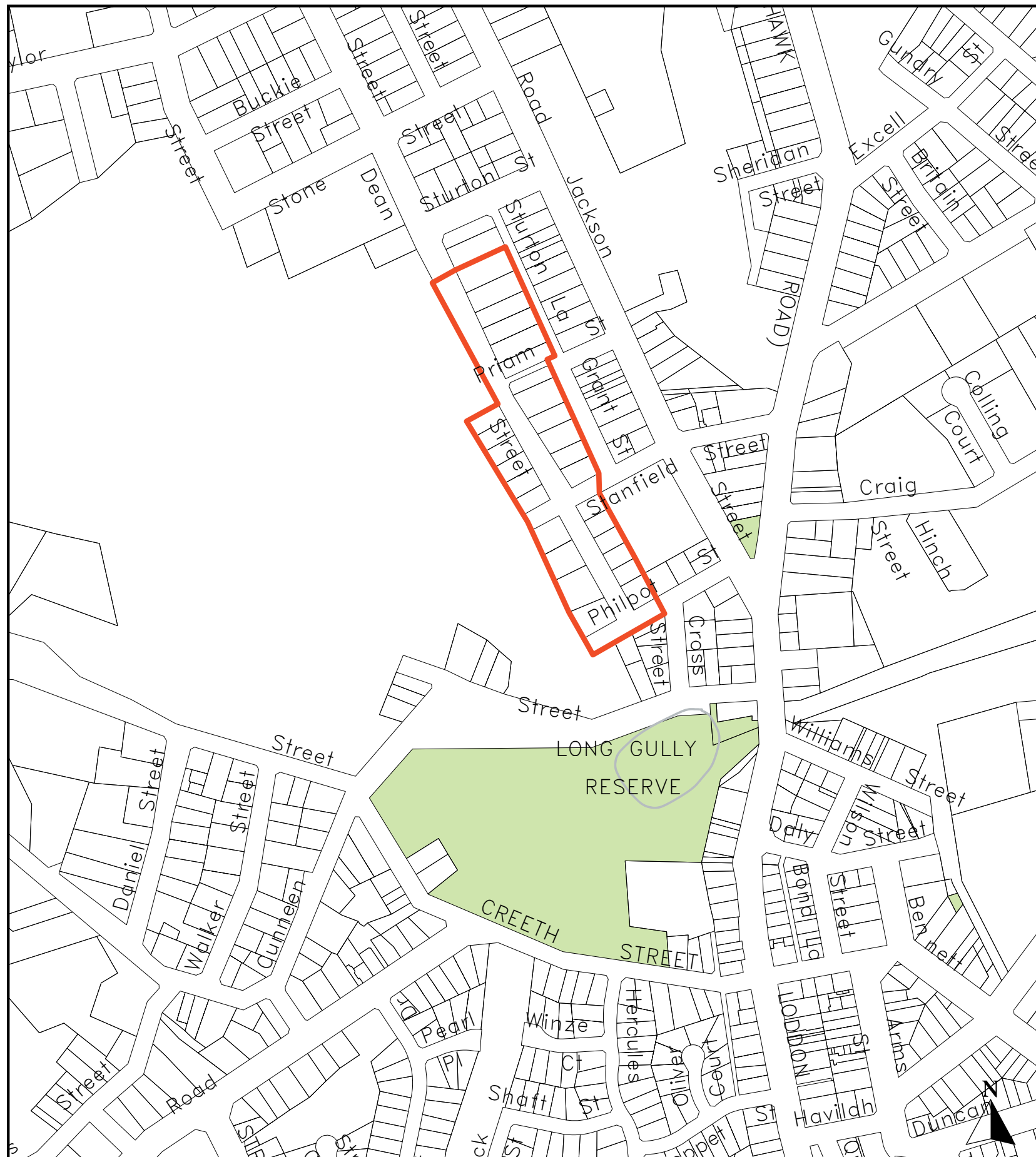
# PRECINCT MAP

# LG3

RESIDENTIAL CHARACTER STUDY

## IRONBARK/LONG GULLY

### PRECINCT 3



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# CHARACTER STATEMENT

## LG3

### Character Description

This area developed mostly from the 1960s to the 1980s (but has some inter war and Victorian buildings). Brick and tile is the predominant building material. The area has an open, semi-rural feel because of the presence of larger lots, the side setbacks, and the lack of development visible behind.

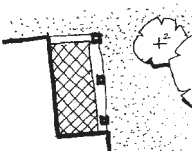
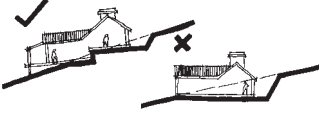
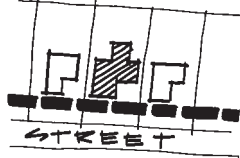
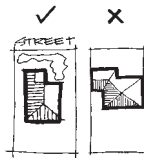

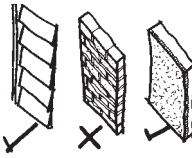
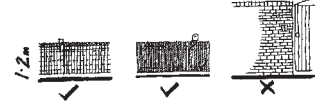
### Key Characteristics

- Architectural style predominantly reflects the 1960s to early 1980s, two storey
- Front setbacks are predominantly average in size and have a 1 to 3 metre side setback
- Dwelling materials generally brick with tiled roofs
- Low open style front fences dominate
- Gardens are generally low level
- Roads are sealed with a kerb and sometimes a footpath

### Community Values

Retain larger lots with older houses  
Need to discourage development of two storey dwellings  
Like diversity. Do not want sameness that occurs in new subdivisions  
Ensure where appropriate vegetation is retained, particularly ironbarks  
Town entrance and main streets need to be redeveloped - landscaping etc

# DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees whenever possible.	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.	In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.	Exposed red or orange brick in streetscapes where timber predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fences.	High, solid front fencing.	

## STATEMENT OF DESIRED FUTURE CHARACTER

### The open, semi-rural qualities of the area will be maintained by:

- Maintaining large front and side setbacks, where they exist
- Keeping site coverage to a low percentage
- Maintaining open fencing or no fencing

### Threats to Desired Character

- High, solid or semi-solid front fences
- Development from boundary to boundary
- Fences constructed where previously there was no front fence

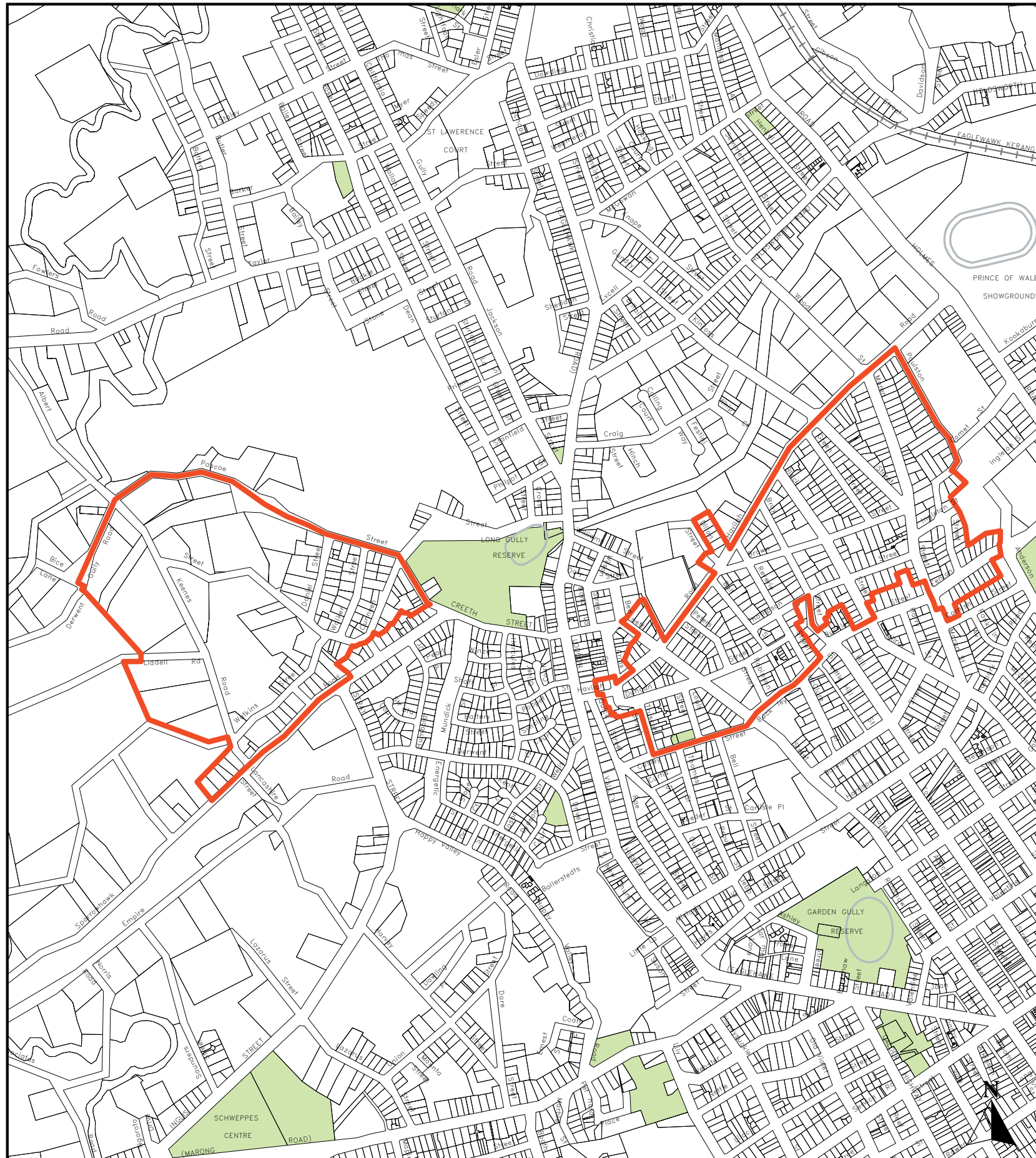
# PRECINCT MAP

# LG4

RESIDENTIAL CHARACTER STUDY

## LG4 IRONBARK/LONG GULLY

### PRECINCT 4



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CHARACTER STATEMENT

LG4

Character Description

An area of housing mostly built in the 1950s, in which roof shapes are often important as they provide a consistent theme. The horizontal emphasis of the dwelling form results from the long, low elevations of the buildings in relation to their height. In some locations, mature trees in reserves or private gardens dominate the skyline. Absence of front fences in some areas creates an open feel to the streetscape.

Key Characteristics

- Architectural style is predominantly 1950s with some Victorian examples as well as a small amount of recent development
- Front setbacks are inconsistent, with many being generally of standard size
- Building materials are varied and included brick and timber with mixed roofs
- Generally low level gardens, with pockets of more established gardens with exotic vegetation
- Front fences are generally open style.
- Roads are sealed but vary as to whether they have a kerb or a footpath
- Pocket to the east has medium sized street trees and are either native or exotic

Community Values

Need to protect the miners' cottages  
Retain larger lots with older houses  
Protect and enhance heritage  
Need to discourage development of two storey dwellings  
Like diversity. Do not want sameness that occurs in new subdivisions  
Ensure where appropriate vegetation is retained, particularly ironbarks  
Town entrance and main streets need to be redeveloped - landscaping etc

STATEMENT OF DESIRED FUTURE CHARACTER

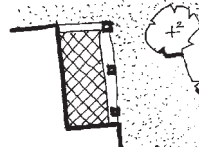
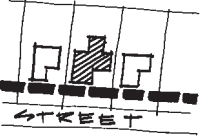
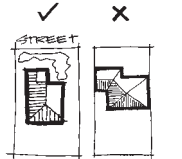

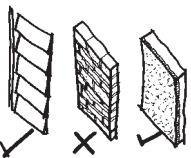

The horizontality and articulation of the dwellings, and the openness of streetscapes, will be maintained by:

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

Threats to Desired Character

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

DESIGN GUIDELINES

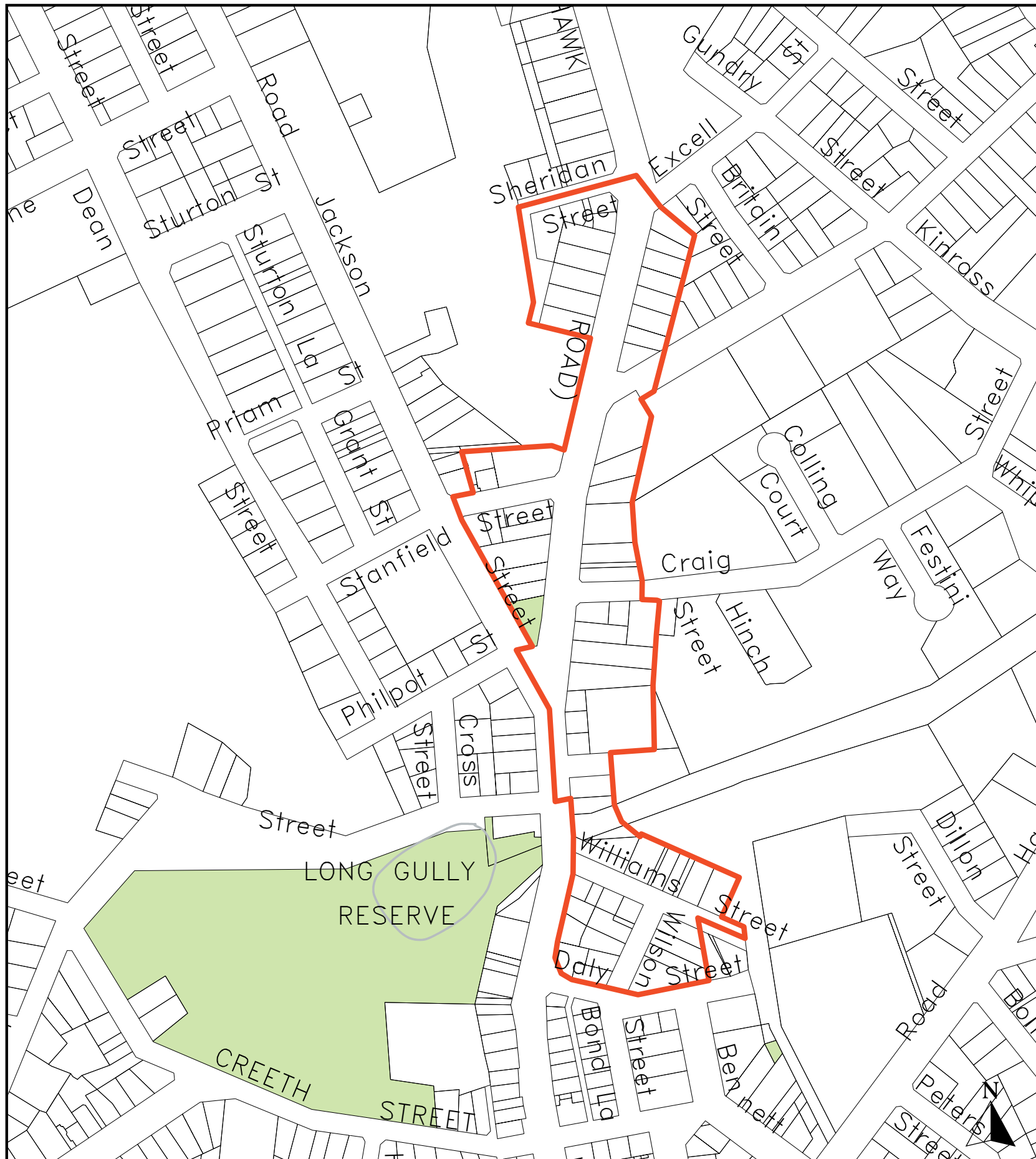
Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees wherever possible.	Lack of a landscape plan.	
	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 rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary, preferably 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.	Exposed red or orange brick. Period reproduction detailing.	
Front boundary treatment	To maintain and enhance 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.	

# PRECINCT MAP LG5

RESIDENTIAL CHARACTER STUDY

## LG5 IRONBARK/LONG GULLY

### PRECINCT 5



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CHARACTER STATEMENT

LG5

Character Description

An area of mainly post war housing, in which consistency of siting within streetscapes is important. Roof shapes are also important as they are prominent in streetscapes and provide a consistent theme. Front fences are low in height or transparent, creating an open feel to the streetscape. Large native and other trees, informally positioned in both public and private domains, enhance the landscape setting of parts of the neighbourhood.

Key Characteristics

- Architectural style is reflective of the 1950s with minimal other examples
- Front setbacks are generally average in size with some smaller setbacks present
- Dwelling materials are predominantly brick with tiled roofs
- Generally low level gardens
- Front fences are generally open and low in height with some having no front fence but side fences forward of the dwelling
- Roads are sealed with kerbs and generally have a footpath

Community Values

Need to protect the miners' cottages  
Retain larger lots with older houses  
Protect and enhance heritage  
Need to discourage development of two storey dwellings  
Like diversity. Do not want sameness that occurs in new subdivisions  
Ensure vegetation is retained, particularly ironbarks  
Town entrance and main streets need to be redeveloped - landscaping etc

STATEMENT OF DESIRED FUTURE CHARACTER

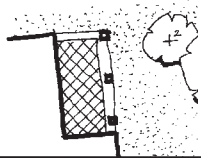
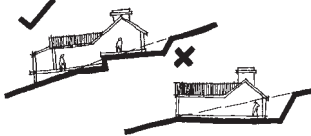
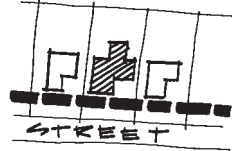
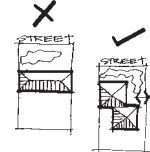

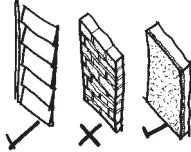
The open qualities of the streetscapes will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant siting characteristics in the streetscape
- Maintaining low fence heights or absence of front fencing

Threats to Desired Character

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

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To encourage consideration of the landscape setting of new dwellings.	Prepare a landscape plan to accompany all applications for new dwellings.	Lack of a landscape plan.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	Major excavation works to accommodate dwellings or outbuildings.	
Siting	To maintain the consistency, where present, of building 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 building materials and finishes that complement the dominant pattern within the streetscape.	Use timber or other non-masonry cladding materials where possible.	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.	High, solid front fencing.	