

PRECINCT MAP

NB1

RESIDENTIAL CHARACTER STUDY

NB1 NORTH BENDIGO

PRECINCT 1



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CHARACTER STATEMENT

NB1

Character Description

An area of housing built since the 1950s, in which roof shapes and position on the site are often important as they provide a consistent theme. The horizontal emphasis of the dwelling form results from the long, low elevations of the buildings in relation to their height. Low and transparent front fences create an open feel to the streetscape.

Key Characteristics

- Architectural style is predominantly 1950s to early 1980s
- Front setbacks are generally standard with some areas having small front setbacks with 1-3 metre side setbacks
- A variety of building materials exist including brick and timber with mixed roofs
- Gardens are generally established with a mixture of native and exotic vegetation, with pockets of low level gardens
- A mixture of front fence types exists, with many being low and either open or solid
- Roads are sealed with a kerb and generally have a footpath
- Street trees are generally a mixture of exotic and native vegetation of medium size

Community Values

Maintain diversity of housing form
Where possible retain large lots
Encourage appropriate street tree planting
Maintain 'community' feel of area
Encourage housing to be proportioned to the lot size
Maintain older style homes

STATEMENT OF DESIRED FUTURE CHARACTER

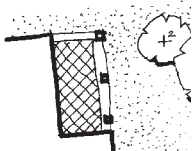
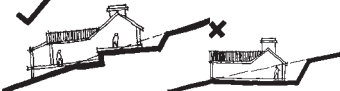
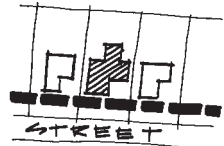
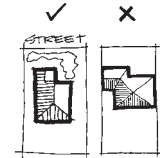

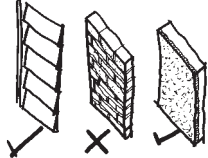

The horizontality and articulation of the dwellings, and the openness of streetscapes, will be maintained by:

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

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 landscape plan.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	Major excavation works to accommodate dwellings or outbuildings.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback between 1 and 3 metres from both side boundaries, based on the predominant pattern in the streetscape.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use building materials and finishes which complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.	Exposed red or orange brick in streetscapes where timber predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fences.	High, solid front fencing.	

PRECINCT MAP

NB2



NB2

NORTH BENDIGO

PRECINCT 2



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CHARACTER STATEMENT

NB2

Character Description

This is a newly developed area of Bendigo distinctive for its semi-rural residential character, with large lots, farm or ranch style fencing (or no fencing), and sealed roads but no kerbs or footpaths. Setbacks are substantial, and some dwellings stand in large grounds. Some blocks contain substantial remnant native trees.

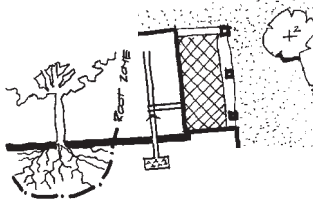
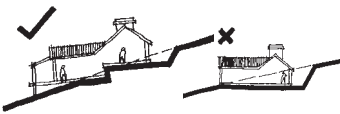
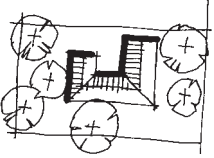

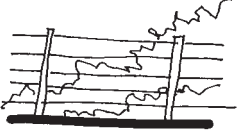
Key Characteristics

- Architectural style is predominantly 1980s to present day development
- A variety of building materials exist including brick and timber with mixed roofs
- Generally low level front gardens
- Front setbacks vary from standard size to more generous setbacks
- Varieties of fencing exists but generally open style with no front fences or farm style fencing
- Roads are generally sealed but with no kerb or footpath

Community Values

Maintain diversity of housing form
Where possible retain large lots
Encourage appropriate street tree planting
Maintain 'community' feel of area
Encourage housing to be proportioned to the lot size

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native and indigenous vegetation backdrop	Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development with similar size indigenous or native trees. Prepare a landscape plan to accompany all applications for new dwellings.	Lack of a landscape plan. Planting of large exotic tree species. Removal of large trees.	
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 reflect the existing rhythm of dwelling spacing.	Buildings should be setback substantial distances from all boundaries.	Buildings that do not allow sufficient setbacks from all boundaries to accommodate trees or substantial vegetation.	
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. Large, bulky buildings with unarticulated front and side wall surfaces.	
Front boundary treatment	To maintain and enhance the openness of the streetscape	Provide no fencing or post and wire style only to the front, sides and rear.	Solid front fences.	

STATEMENT OF DESIRED FUTURE CHARACTER

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

- Siting development in a way that minimises its impact on the landscape
- Retaining large trees where possible
- Encouraging planting of native trees
- Minimising the area of hard surfaces
- Maintaining open, farm style fencing (or no fencing)
- Integrating development into existing vegetation

Threats to Desired Character

- Excessive hard surfaced area
- High, solid or semi-solid front fences or entrance gateway 'features'
- Development from boundary to boundary
- Clearance of vegetation
- Fences constructed where previously there was no front fence

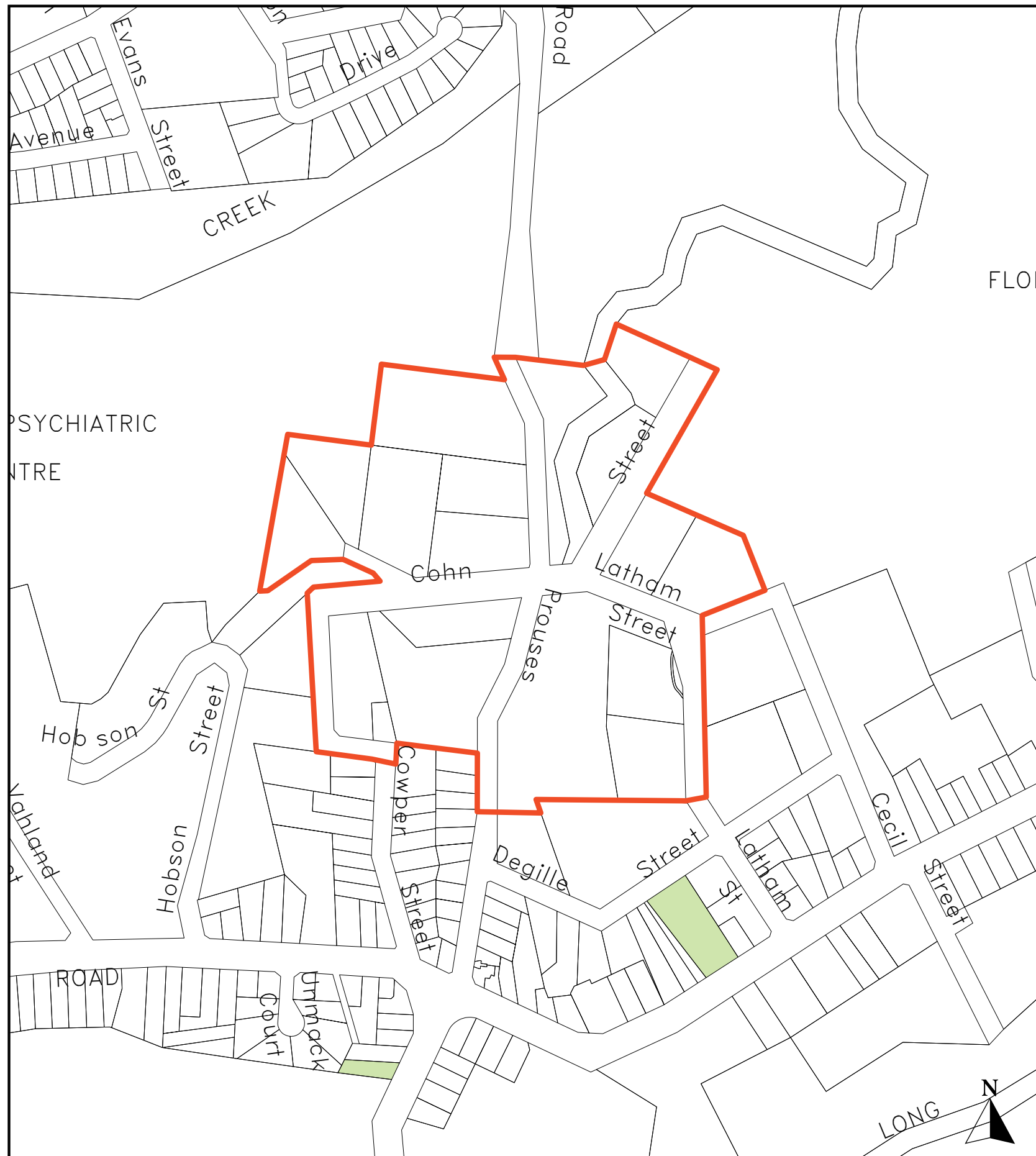
PRECINCT MAP

NB3

RESIDENTIAL CHARACTER STUDY

NB3 NORTH BENDIGO

PRECINCT 3



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CHARACTER STATEMENT

NB3

Character Description

An area of Bendigo distinctive for its semi-rural and bushland residential character, with large lots, farm or ranch style fencing (or no fencing), and unsealed roads. Setbacks are substantial, and some dwellings stand in large grounds. In the bush character parts, native vegetation (largely remnant) flows from block to block and onto the edges of the road reserve.

Key Characteristics

- Architectural era is predominantly 1960s to 1980s
- There is a variety of building materials including brick and timber with mixed roofs
- Dwellings have generous to large front setbacks
- Generally fencing is open style with no front fences or side fences forward of the dwelling
- Gardens generally consist of indigenous ironbark
- Roads are generally unsealed with no kerb or footpath

Community Values

Maintain diversity of housing form
Where possible retain large lots
Encourage appropriate street tree planting
Maintain 'community' feel of area
Encourage housing to be proportioned to the lot size

STATEMENT OF DESIRED FUTURE CHARACTER

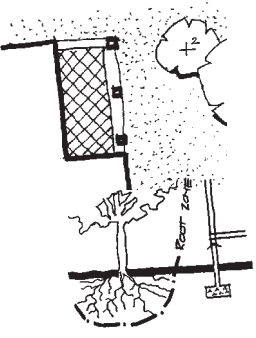
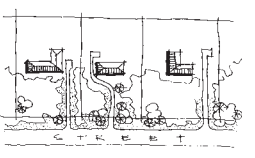
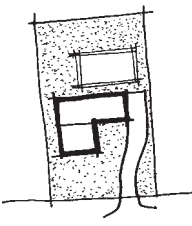

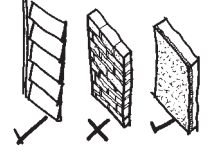

The bushland qualities of the area will be maintained and strengthened by:

- Siting development in a way that minimises its impact on the landscape
- Retaining large trees and under-storey where possible
- Encouraging planting of native trees
- Minimising the area of hard surfaces
- Keeping site coverage to a low percentage
- Maintaining open, farm style fencing (or no fencing)
- Integrating development into existing vegetation
- Locating dwellings behind a screen of planting, where possible
- Limiting building height in relation to tree canopy

Threats to Desired Character

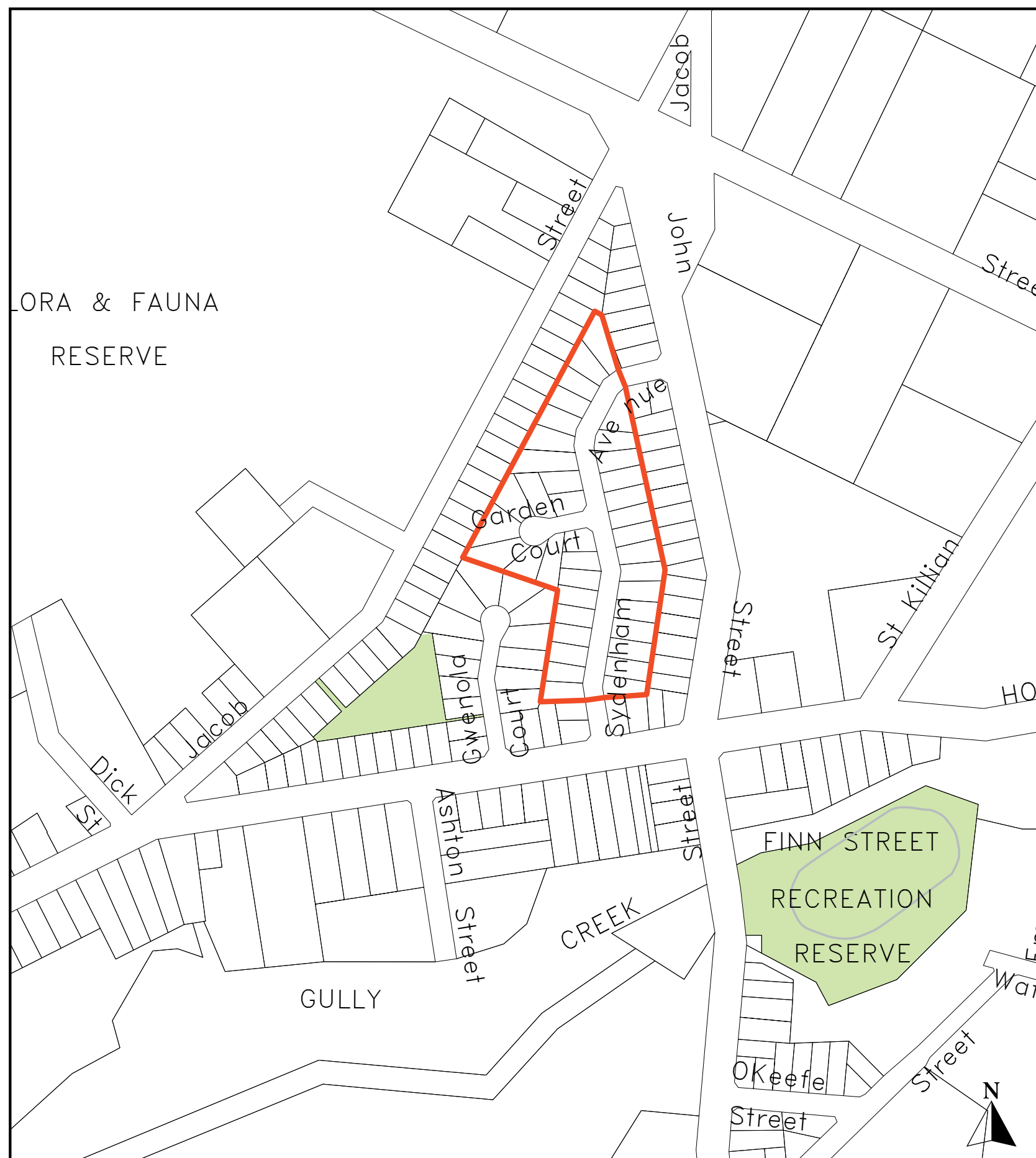
- Excessive hard surfaced area
- High, solid or semi-solid front fences or entrance gateway 'features'
- Buildings of excessive size (height or site coverage)
- Development from boundary to boundary
- Clearance of vegetation
- Buildings lacking bush vegetated front setbacks
- Fences constructed where previously there was no front fence

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native and indigenous vegetation dominated streetscapes.	Retain 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 rootzone). 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 minimise the visibility of buildings from the road.	Locate buildings well back from the road and within the landform and vegetation so as to be wholly or partly obscured from view.	Buildings that are wholly visible from the road.	
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 bushland 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

NB4



NB4

NORTH BENDIGO

PRECINCT 4



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CHARACTER STATEMENT

NB4

Character Description

This area was developed in the 70s and 80s with a backdrop of native vegetation making it distinctive. Most dwellings are brick, with small setbacks, often sited irregularly. There is a sense of openness brought about by the lack of front fences.

Key Characteristics

- Predominant architectural style is 1970s to 1980s to present day modern villa style dwellings
- Dwellings have a small front setback with side setbacks of 1 -3 metres
- Buildings material is predominantly brick with tiled roofs
- Gardens are established with a mixture of native and exotic vegetation
- Generally there are no front fences, however side fences are present forward of the dwelling
- Roads are sealed, have kerbs and generally there is a footpath on both sides
- Street trees are of medium size and exotic vegetation

Community Values

Maintain diversity of housing form
Where possible retain large lots
Encourage appropriate street tree planting
Maintain 'community' feel of area
Encourage housing to be proportioned to the lot size

STATEMENT OF DESIRED FUTURE CHARACTER

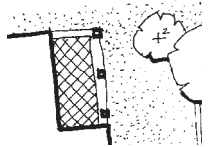

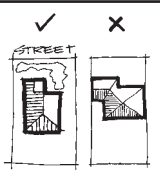
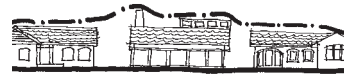
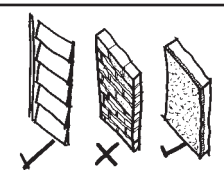

The openness of streetscapes will be maintained, and the bush character will be strengthened by:

- Encouraging planting of native trees
- Limiting site coverage
- Maintaining the absence of front fences

Threats to Desired Character

- Loss of large canopy trees
- Fences constructed where previously there was no front fence

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. Removal of large, canopy trees.	
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 no front fences.	Front fencing.	

NB5



PRECINCT 5



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CHARACTER STATEMENT

NB5

Character Description

An area of housing mostly built from 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. The modest front setbacks lend an intimacy and consistency to the area. Low or transparent front fences create an open feel to the streetscape. Mature but low level gardens (mostly exotic) and wide nature strips in some streets provide a pleasant garden suburb character.

Key Characteristics

- Architectural era is predominantly 1950s to 1970s, single storey
- Dwelling materials are either brick or timber with tiled roofs
- Front setbacks are predominantly small with some pockets of standard front setbacks
- Generally low level gardens with some pockets of more established native and exotic vegetation
- Front fences are low and solid, with some being open style
- Roads are sealed and generally have a kerb and sometimes a footpath
- Street trees are of medium size and are generally exotic with some areas being a mixture of native and exotic vegetation

Community Values

Dislike development of narrow streets
Maintain diversity of housing form
Where possible retain large lots
Encourage appropriate street tree planting
Maintain 'community' feel of area
Encourage housing to be proportioned to the lot size
Maintain older style homes

STATEMENT OF DESIRED FUTURE CHARACTER

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

- Attention to appropriate roof form
- Ensuring buildings maintain consistent front and side setbacks
- Articulating plan forms and elevation treatments
- Maintaining low fence heights or transparency 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.	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 fences.	High, solid front fencing.	

PRECINCT MAP

NB6



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

RESIDENTIAL CHARACTER STUDY

NB6

NORTH BENDIGO

PRECINCT 6



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CHARACTER STATEMENT

NB6

Character Description

An area of mostly post war housing, in which consistency of setbacks 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.

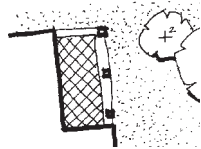

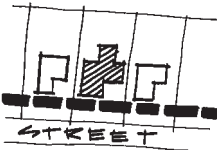
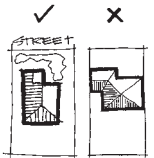

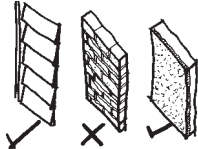

Key Characteristics

- Architectural era is predominantly 1950s to 1970s
- Front setbacks are predominantly standard in size with side setbacks of 1-3 metres
- Dwelling materials consist of brick and timber, generally with a tiled roof
- Front fences are generally open, and low to average in size
- Low level front gardens exist
- Roads are sealed with a kerb and generally have a footpath
- Street trees are medium to large in size and are exotics or a mixture of native and exotic vegetation

Community Values

Maintain diversity of housing form
Where possible retain large lots
Encourage appropriate street tree planting
Maintain 'community' feel of area
Encourage housing to be proportioned to the lot size
Maintain older style homes

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.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	Major excavation works to accommodate dwellings or outbuildings.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback between 1 and 3 metres from both side boundaries, based on the predominant pattern in the streetscape.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Use low pitched roof forms.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
Materials and design detail	To use building materials and finishes which complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, render, bag or paint brick surfaces.	Exposed red or orange brick in streetscapes where timber predominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fences.	High, solid front fencing.	

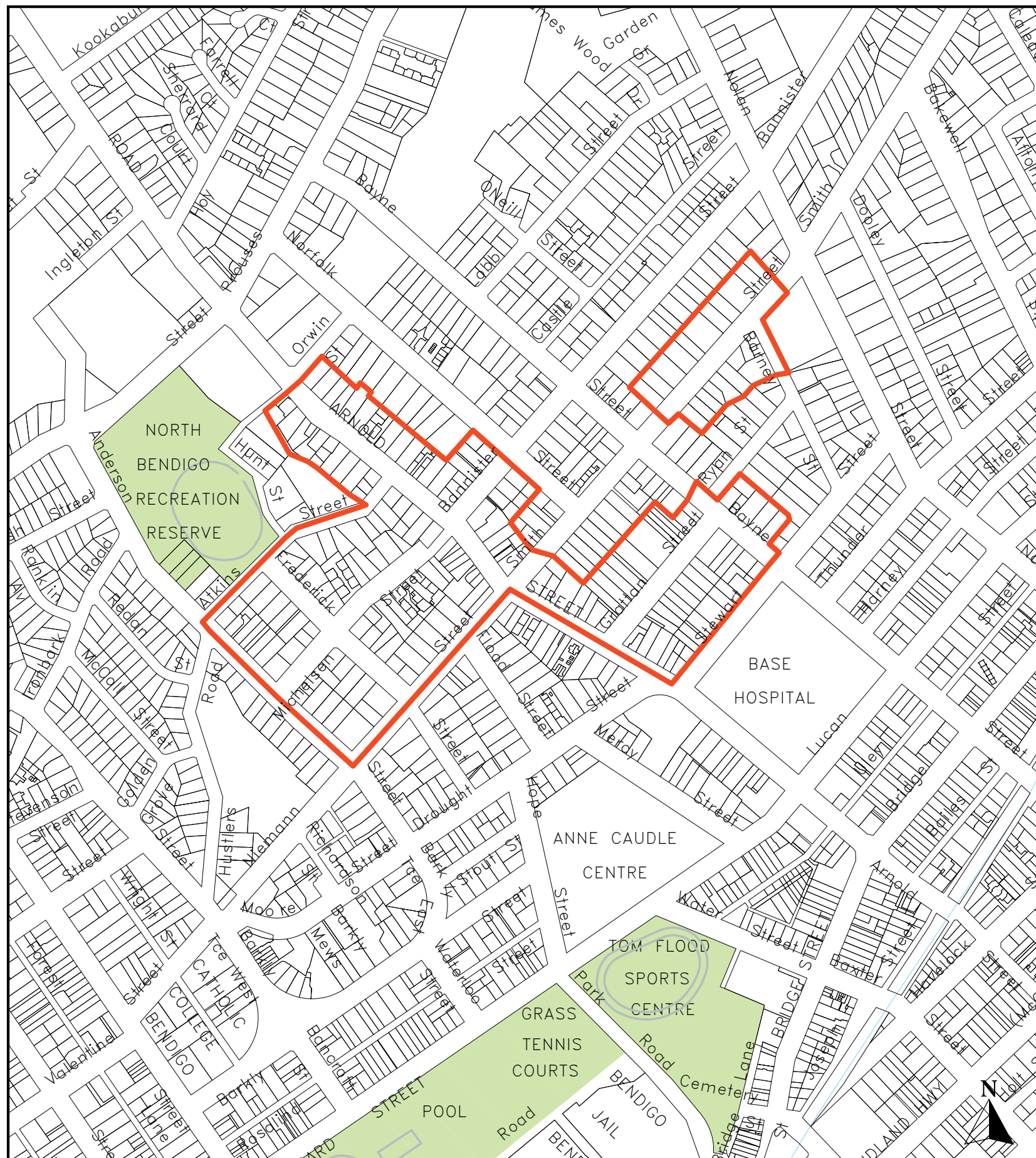
STATEMENT OF DESIRED FUTURE CHARACTER

The open qualities of the streetscapes will be maintained by:

- Attention to appropriate roof form
- Ensuring buildings respect the predominant front and side setbacks in the street
- Articulating plan forms and elevation treatments
- Maintaining low fence heights

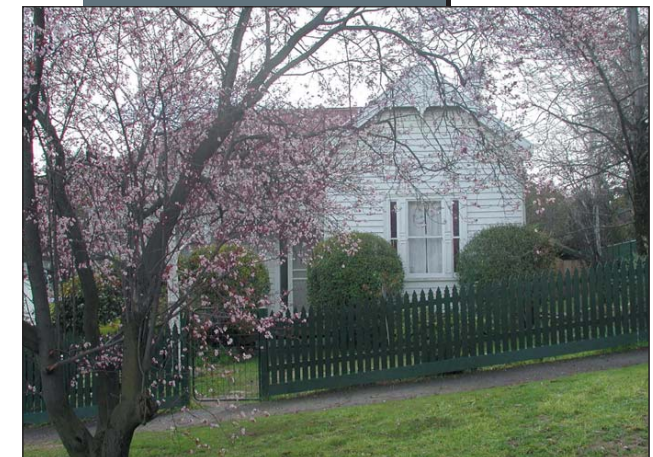
Threats to Desired Character

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

NB7

NB7
NORTH BENDIGO

PRECINCT 7



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CHARACTER STATEMENT

NB7

Character Description

This area has a mixed character, marking a 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 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.

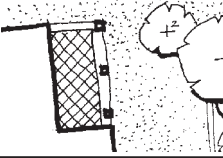
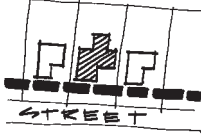
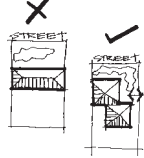

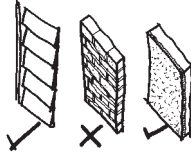
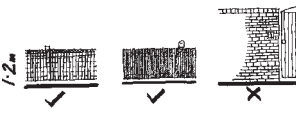
Key Characteristics

- Architectural era is predominantly Victorian and Inter-war with some 1950s onwards infill
- Building materials are varied and include brick and timber with mixed roofs
- Front setbacks are a mixture of small to standard setbacks with generally a 1-3 metre side setback
- Gardens are generally established and have a mix of exotic and native vegetation, with some pockets of just exotic species
- Front fences are predominantly low open style
- Roads are sealed with a kerb and some have footpaths
- Street trees are generally of medium size and are either native or exotic vegetation

Community Values

Maintain diversity of housing form
Where possible retain large lots
Encourage appropriate street tree planting
Maintain 'community' feel of area
Encourage housing to be proportioned to the lot size
Maintain older style homes

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.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	Buildings should be off-set from one side boundary.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. Where there is a predominance of single storey, the height of the dwelling at the front of the dwelling should match the typical single storey wall height.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.	Exposed red or orange brick. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide open style front fencing. Front fences should not exceed 1.2 metres other than in exceptional cases.	High, solid front fencing.	

STATEMENT OF DESIRED FUTURE CHARACTER

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

- In cottage streetscapes, encouraging the use of building materials such as timber and render
- Attention to the appropriate roof form and front fence type
- Ensure buildings respect the predominant front and side setbacks in the street
- Encourage the articulation of buildings

Threats to Desired Character

- Large, bulky buildings in cottage character streetscapes
- High, solid front fencing
- Boundary to boundary development