

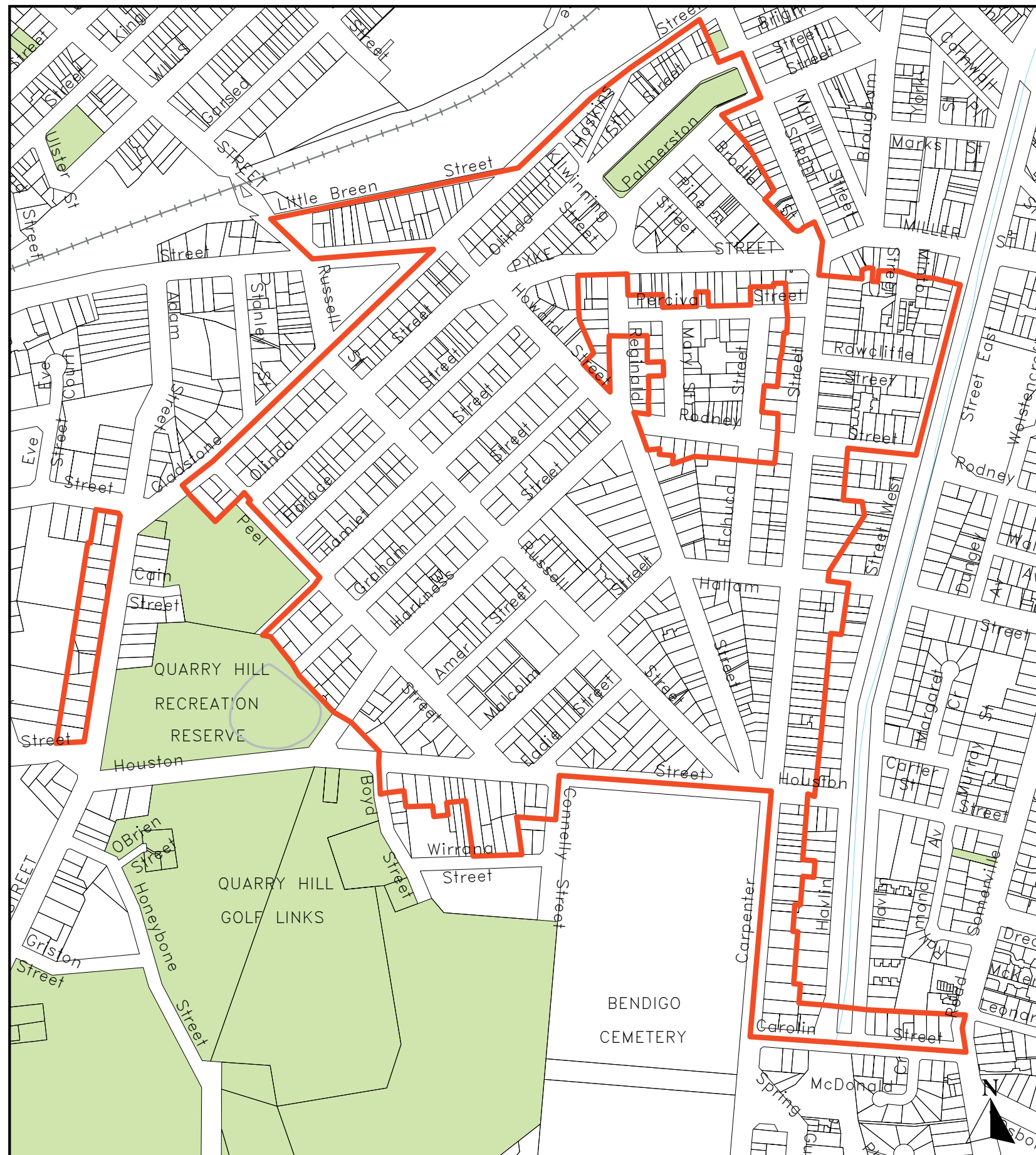
PRECINCT MAP

QH1

RESIDENTIAL CHARACTER STUDY

QH1 QUARRY HILL

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

QH1

Character Description

The area forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some of it has an intimate 'cottage' character, derived from the modest scale of the dwellings and the small garden setbacks, and the open front fences. Elsewhere, larger houses, particularly from the Edwardian, inter war and later eras, produce a more 'middle' suburban character. Setbacks vary according to the size of lot and housing, but are often consistent within a particular streetscape. Lots often extend from street to street. Some streets have mature trees, either exotic or native. Much of the area has heritage significance.

Key Characteristics

- The predominant architectural era is Victorian and Inter-war with some 1950s infill development
- Generally front setbacks are of a standard size with some smaller setbacks evident with a consistent variation of 1 to 2 metres in some streets
- Building materials vary including brick and timber with mixed roofs
- Front fences are of an average height and open in style
- Gardens are well established with exotic vegetation
- Roads are sealed with a kerb and some have a footpath on both sides of the street
- Street trees are generally large and are either native or exotic but generally not a mix

Community Values

Retain and ensure planting of appropriate street trees
Retain large lots
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Retain and enhance laneways in Bendigo
Retain older style homes
Encourage appropriate fence styles to dwellings
Larger family homes need to be retained
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment
Retain wide nature strips
Encourage development of footpaths

STATEMENT OF DESIRED FUTURE CHARACTER

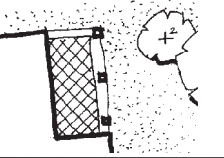
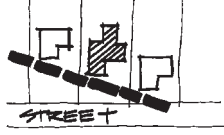
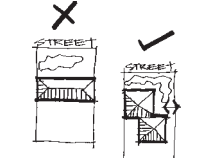
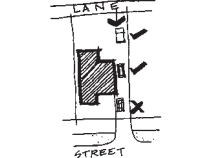


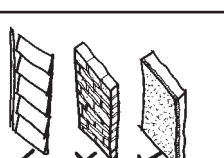
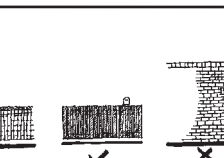

The heritage qualities and the combination of intimate, cottage feel and 'middle' suburb character will be maintained by:

- Retaining Victorian, Edwardian and Inter-war era buildings that contribute to the character of the area, and encouraging appropriate extensions and alterations
- Retaining the identified heritage buildings and ensuring adjacent dwellings respect the form, scale and materials of these buildings
- Where timber predominates, encouraging the use of lighter looking building materials such as timber and painted surfaces
- Attention to the appropriate roof form and front fence type
- Ensure buildings respect the predominant front and side setbacks in the street
- Encouraging buildings to be setback from one side boundary
- Encourage the articulation of buildings
- Ensure development along narrower streets is setback from the street and addresses the street frontage
- Ensure front fences are appropriate to the building era and open style

Threats to Desired Character

- Large, bulky buildings in cottage character streetscapes
- Exposed brick in a street with predominantly timber dwellings
- Demolition of heritage properties
- Development that dominates the streetscape
- Dominating garages, carports and rear extensions

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.	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 off-set from one side boundary.		
	To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling. Use rear access where possible.	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.	
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.	
	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 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.	

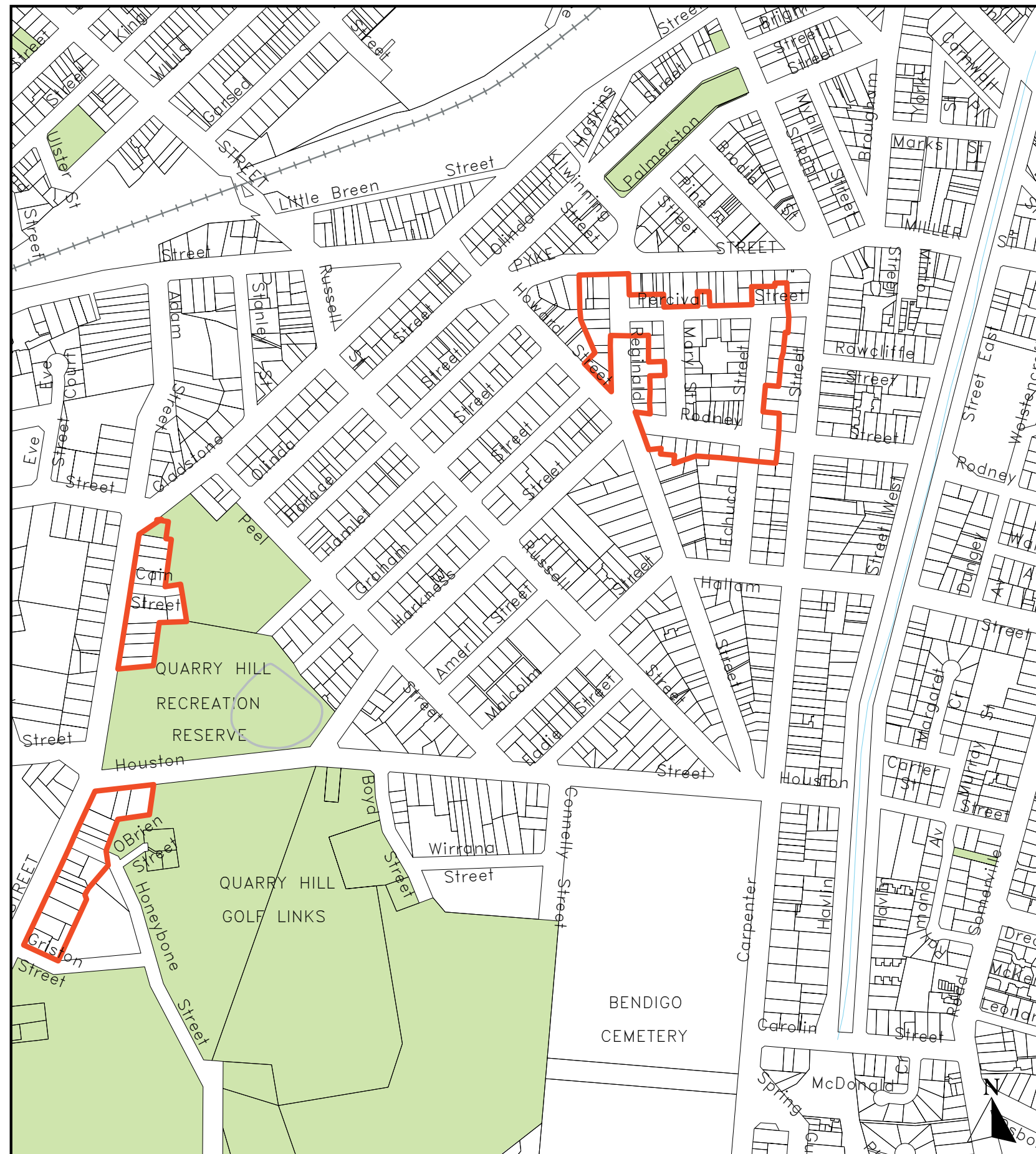
PRECINCT MAP

QH2

RESIDENTIAL CHARACTER STUDY

QH2 QUARRY HILL

PRECINCT 2



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CHARACTER STATEMENT

QH2

Character Description

Although the area has a mix of building styles, materials and setbacks, there is usually some consistency in the way buildings are sited within a particular streetscape. Front gardens are low in scale and mostly exotic, and front fences are mainly low in height, creating an open feel to the streetscape. In some locations, mature trees in reserves or private gardens dominate the skyline.

Key Characteristics

- Architectural era is predominantly Interwar to 1950s with some more recent development examples evident
- A variety of setbacks exist from small to standard in size with some pockets of inconsistent setbacks
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are generally of an average height and open in style
- Gardens are generally established with exotic vegetation with some pockets of more low level gardens evident
- Roads are sealed with a kerb and sometimes a footpath

Community Values

Retain and ensure planting of appropriate street trees
Retain large lots
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Retain and enhance laneways in Bendigo
Retain older style homes
Encourage appropriate fence styles to dwellings
Larger family homes need to be retained
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment
Retain wide nature strips
Encourage development of footpaths

STATEMENT OF DESIRED FUTURE CHARACTER

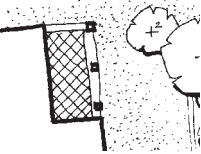
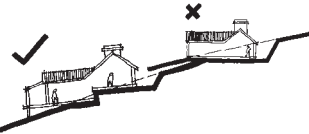
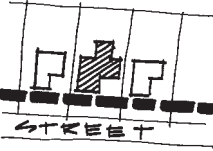


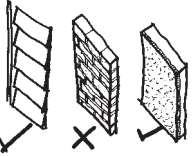

The spacious, garden suburb qualities of the streetscapes will be maintained by:

- Attention to appropriate roof form and materials
- Ensuring buildings respect neighbouring front and side setbacks
- Articulating plan forms and elevation treatments

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences
- Demolition of heritage properties
- Development that dominates the streetscape
- Dominating garages, carports and rear extensions

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 rhythm of dwelling spacing.	Buildings should be setback 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. Where there is a predominance of single storey, the height of the dwelling at the front of the dwelling should match the typical single storey wall height.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties. Large, bulky buildings with unarticulated front and side wall surfaces.	
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. Use low, pitched roof forms.	Period reproduction detailing. High pitched roof forms.	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide low front fencing.	High, solid front fencing.	

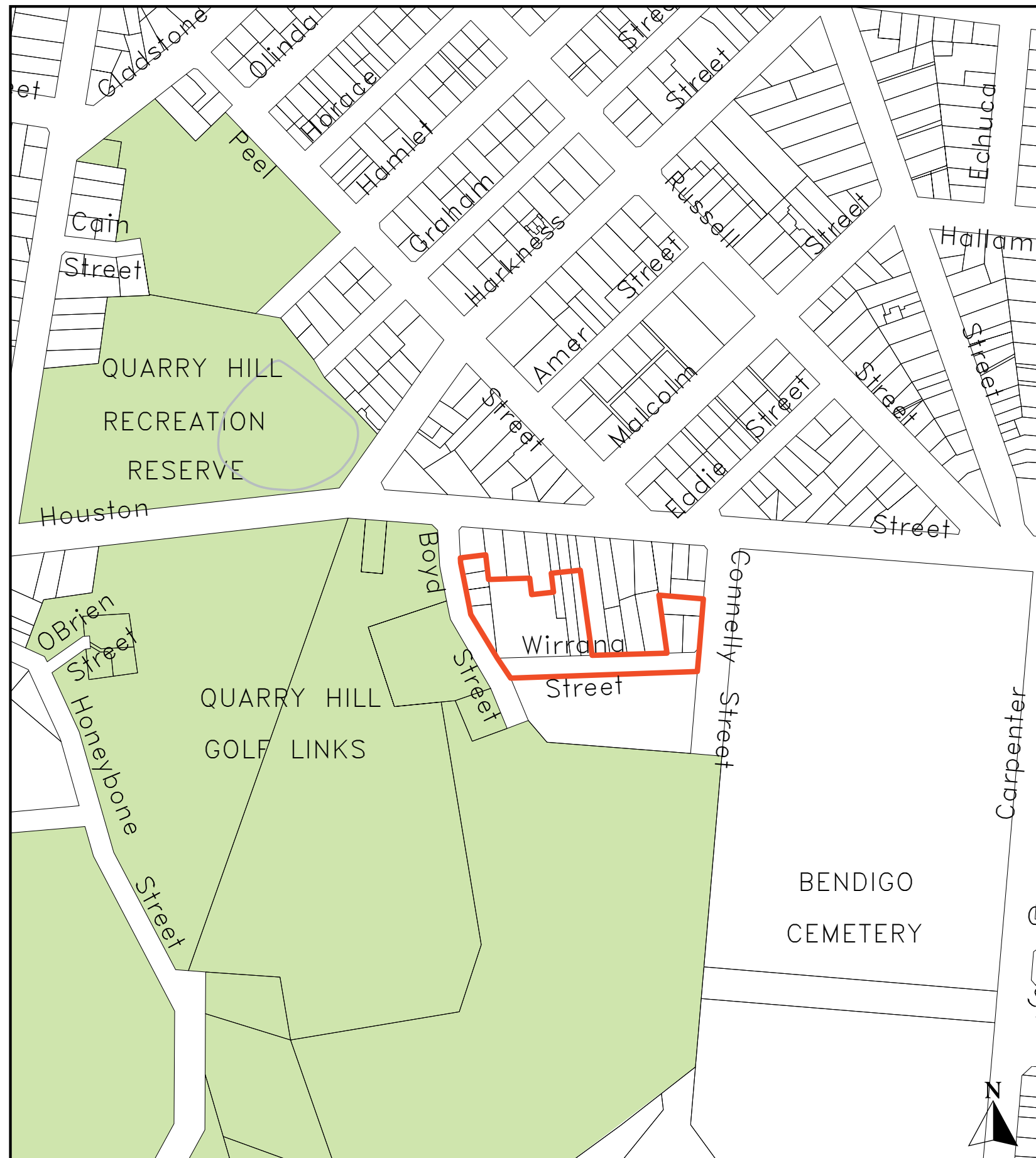
PRECINCT MAP

QH3

RESIDENTIAL CHARACTER STUDY

QH3 QUARRY HILL

PRECINCT 3



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CHARACTER STATEMENT

QH3

Character Description

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

Key Characteristics

- Architectural era is predominantly 1960s to present
- Dwelling setbacks are generally standard in size with 1 to 3 metre side setbacks evident
- Generally there are no front fences, creating an open feel
- Front gardens are generally low level
- Roads are generally unsealed with no kerbs or footpaths
- Remnant vegetation exists as street trees

Community Values

Retain and ensure planting of appropriate street trees
Retain large lots
Encourage retention of vegetation
Like the diversity of building styles throughout the municipality
Retain older style homes
Encourage appropriate fence styles to dwellings
Larger family homes need to be retained
Protect privacy of adjoining properties
Houses should be proportioned to their lot size
Encourage consistent kerb treatment
Retain wide nature strips

STATEMENT OF DESIRED FUTURE CHARACTER

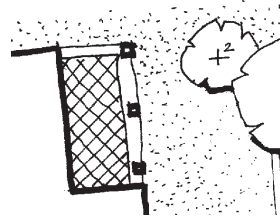
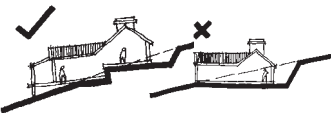
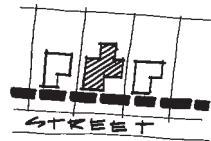
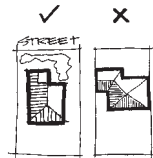
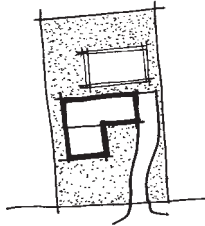

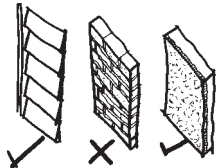

The bush garden qualities will be maintained by:

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

Threats to Desired Character

- Loss of native vegetation
- Buildings lacking bush vegetated front setbacks
- High or solid front fences, or fences constructed where previously there was no front fence
- Development that dominates the streetscape

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native vegetation dominated streetscapes.	Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. Retain existing high canopy trees and understorey wherever possible. Replace any trees lost due to development with similar size indigenous or native trees.	Removal of high canopy native and indigenous trees. Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees. 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 rhythm of existing 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.	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces), should not exceed 50%. Proposals that exceed the specified site coverage maximums must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.	Buildings that exceed the site coverage specified by more than 5%.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. 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 that exceed by more than one storey the predominant building height in the street and nearby properties. High pitched roof forms.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape and the bush garden setting.	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. Urban period reproduction styles and detailing.	
Front boundary treatment	To maintain and enhance the continuous flow of the bush garden settings and the openness of the streetscape.	Provide no fencing.	Solid front fencing.	

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Other Design Responses that meet the Objective may be considered.