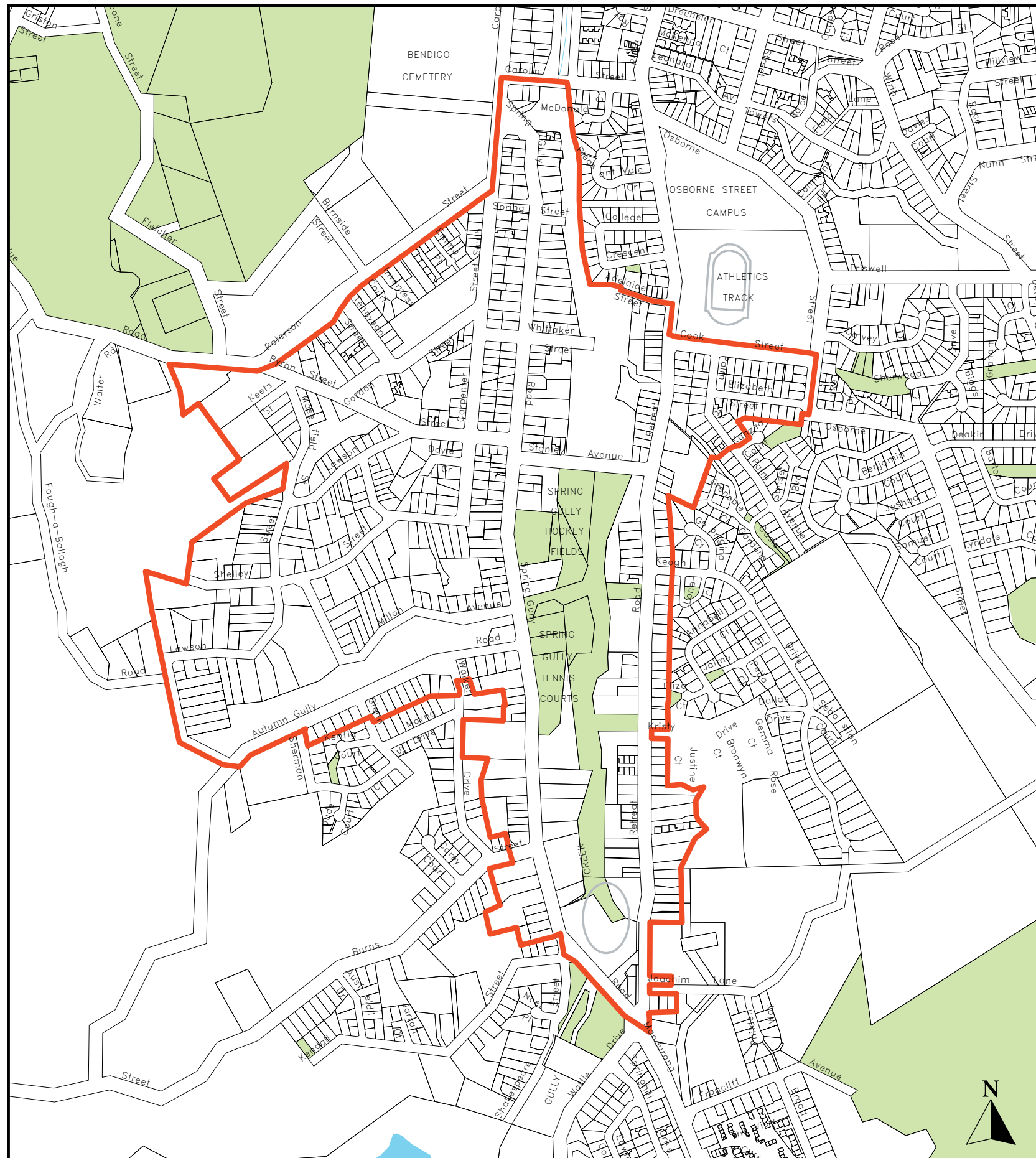


# PRECINCT MAP

# SG1

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

## SG1 SPRING GULLY

### 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

## SG1

### Character Description

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

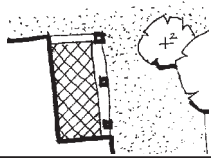
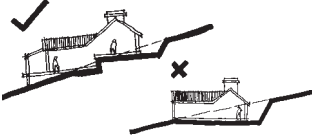
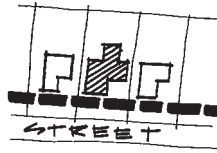
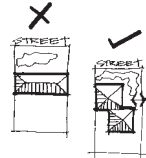


### Key Characteristics

- Architectural era is predominantly 1950s through to early 1980s
- Front setbacks are predominantly standard in size
- A variety of building materials exist including brick and timber with mixed roofs
- Generally there is a mixture of no front fences, with side fences forward of the dwelling, and low solid front fencing
- Gardens are generally well established and are either exotic or a mix of native and exotic vegetation
- Roads are sealed with a kerb and some have footpaths
- Street trees are generally of medium height and there is a variety of native, exotic and remnant vegetation

### Community Values

Need to protect vegetation and surrounding bushland  
Like the native and exotic mix of gardens  
Encourage retention of native vegetation  
Like the diversity in the built form  
Area has a single dwelling image  
Like the pedestrian links and these should be expanded where possible  
Enhance the creek for recreational use  
Encourage residents to respect the surrounding bushland  
Retention of vegetation should be part of subdivisions

# 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 and preferably both.	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. Large, bulky buildings with unarticulated front and side wall surfaces.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or no front fences. Front fences should not exceed 1.2 metres other than in exceptional circumstances.	High, solid front fencing.	

## STATEMENT OF DESIRED FUTURE CHARACTER

### The consistency of siting and horizontality of the dwellings, and the openness of the streetscape 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 or absence of fencing

### Threats to Desired Character

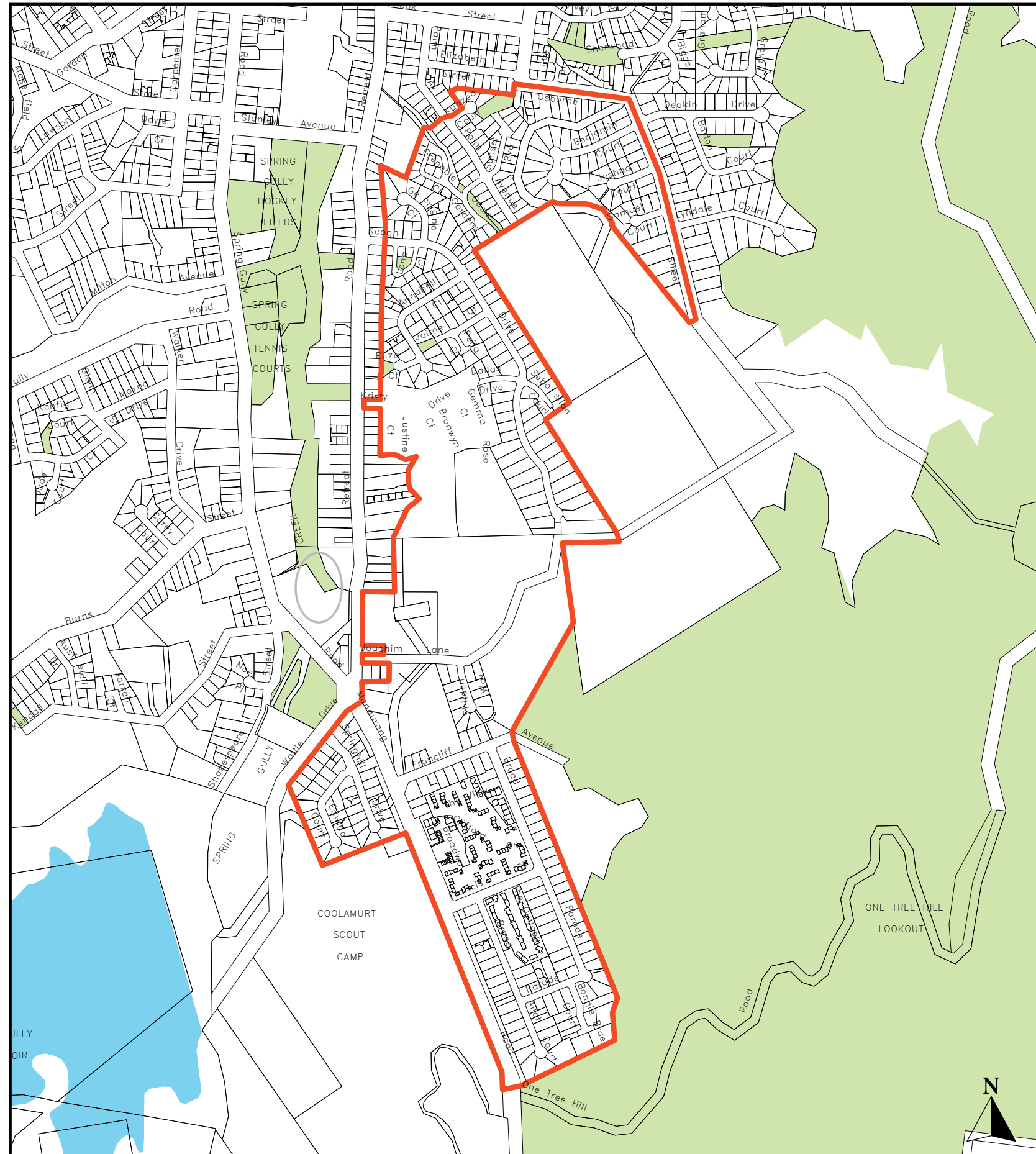
- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences



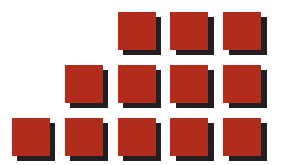
# PRECINCT MAP

# SG2

RESIDENTIAL CHARACTER STUDY



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY



# SG2

## SPRING GULLY

## PRECINCT 2



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CHARACTER STATEMENT

SG2

Character Description

This area is mostly newly developed with relatively higher site coverage and small setbacks. Some remnant native vegetation has been incorporated into the subdivision, and much of the area has a backdrop of mature native trees. Street spaces generally flow uninterrupted between building lines, in the absence of front fences, and through the use of roll-over kerbs, creating an open streetscape. Palms as street trees at the entrance to the estate, present a distinctive, if incongruous, characteristic.

Key Characteristics

- Architectural era is from the 1980s through to the present
- Brick dwellings with iron or tiled roofs dominate
- Front and side setbacks are small with pockets of more standard setbacks throughout
- Predominantly there are no front fences and no side fences forward of the dwelling
- Gardens vary from new and establishing through to more established gardens with native and exotic vegetation
- Roads are sealed with a kerb and some have footpaths

Community Values

Need to protect vegetation and surrounding bushland  
Like the native and exotic mix of gardens  
Encourage retention of native vegetation  
Like the diversity in the built form  
Area has a single dwelling image  
Like the pedestrian links and these should be expanded where possible  
Enhance the creek for recreational use  
Encourage residents to respect the surrounding bushland  
Retention of vegetation should be part of subdivisions

STATEMENT OF DESIRED FUTURE CHARACTER

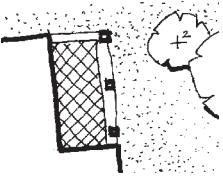
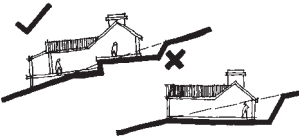
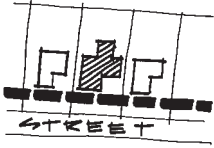
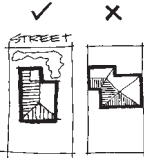

Integration with adjoining bush landscape character will be strengthened by:

- Retaining native trees
- Encouraging planting of native trees
- Maintaining the absence of front fences
- Encouraging consideration of the landscape context of the dwelling

Threats to Desired Character

- Loss of native vegetation
- Front fencing
- Boundary to boundary development

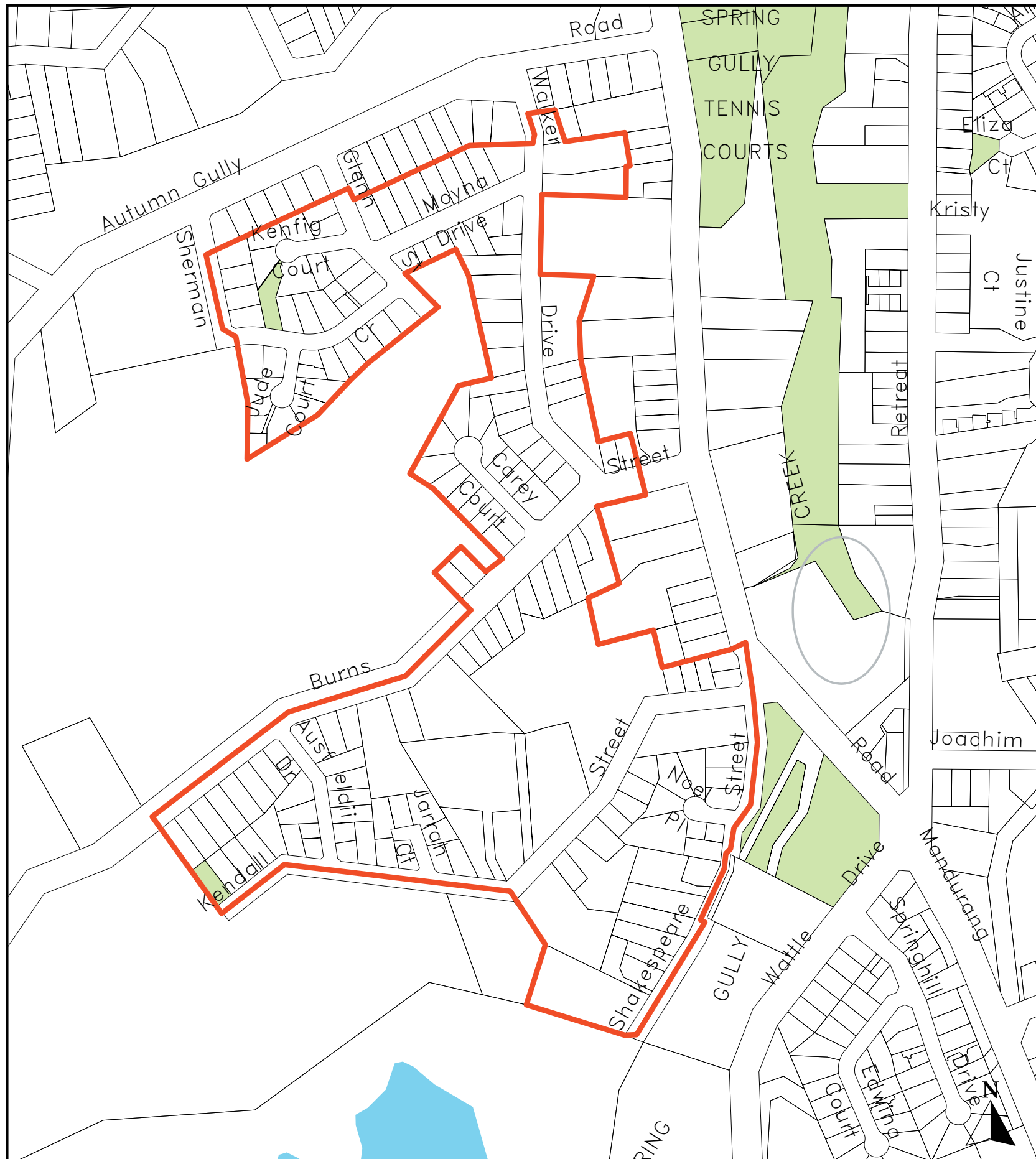
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the character of the area and the bush garden settings of the dwellings by planting of appropriate indigenous species.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new indigenous and native trees whenever possible.	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.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide no front fences.	Front fencing.	



# PRECINCT MAP

## SG3



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

RESIDENTIAL CHARACTER STUDY

## SG3 SPRING GULLY

### PRECINCT 3



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

SG3

Character Description

This area is developed in the last two decades, with small setbacks and numbers of larger dwellings, but in parts substantial remnants of native vegetation (including iron bark) make it distinctive. The native character is strongest when the vegetation flows from block to block and into the road reserve. Street spaces generally flow uninterrupted between building lines, in the absence of front fences, and through the use of roll-over kerbs, creating an open streetscape.

Key Characteristics

- Architectural era is predominantly 1980s to the present with some earlier 1970's examples
- Generally front setbacks are small with some more generous setbacks throughout
- Dwellings are predominantly brick with iron or tiled roofs
- Predominantly there are no front fences or side fences forward of the dwelling
- Gardens vary from new/establishing through to established with a mix of native and exotic vegetation
- Roads are sealed with a kerb and some have footpaths
- There are pockets of remnant vegetation as street trees throughout the precinct

Community Values

Need to protect vegetation and surrounding bushland  
Like the native and exotic mix of gardens  
Encourage retention of native vegetation  
Like the diversity in the built form  
Area has a single dwelling image  
Like the pedestrian links and these should be expanded where possible  
Enhance the creek for recreational use  
Encourage residents to respect the surrounding bushland  
Retention of vegetation should be part of subdivisions

STATEMENT OF DESIRED FUTURE CHARACTER

The bush garden qualities will be strengthened by:

- Retaining large trees and understorey
- Encouraging planting of native trees
- Limiting site coverage
- Limiting building height in relation to the tree canopy
- Maintaining the absence of front fences

Threats to Desired Character

- Loss of native vegetation
- Fences constructed where previously there was no front fence
- Buildings with excessive site coverage

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native vegetation dominated streetscapes.	<p>Buildings should be sited and designed to incorporate space for the planting of substantial vegetation.</p> <p>Retain existing high canopy trees and understorey wherever possible. (Locate footings outside root zone)</p> <p>Replace any trees lost due to development with similar size indigenous or native trees.</p> <p>Prepare a landscape plan to accompany all development proposals that utilises appropriate coastal species.</p>	<p>Removal of high canopy native and indigenous trees.</p> <p>Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees.</p> <p>Lack of a landscape plan.</p>	
Topography/ landform	To minimise site disturbance and impact of the building on the landscape.	<p>Buildings should be designed to follow the contours of the site or step down the site.</p>	<p>Major excavation works to accommodate dwellings or outbuildings.</p>	
Siting	To maintain the consistency, where present, of building front setbacks.	<p>The front setback should be not less than the average setback of the adjoining two dwellings.</p> <p>Buildings should be off-set from at least one side boundary.</p>	<p>Buildings that are set further forward than the closest of the buildings on the adjoining two properties.</p> <p>Boundary to boundary development.</p>	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	<p>The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces), should not exceed 50%.</p> <p>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.</p>	<p>Buildings that exceed the site coverage specified by more than 5%.</p>	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	<p>Respect the predominant building height in the street and nearby properties. Where there is a dominance of single storey, the height at the front of the dwelling should match the typical single storey wall height.</p> <p>Use flat or low pitched roof forms.</p>	<p>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the bush garden settings and the openness of the streetscape.	<p>Provide no fencing.</p>	<p>Solid front fencing.</p>	