

PRECINCT MAP

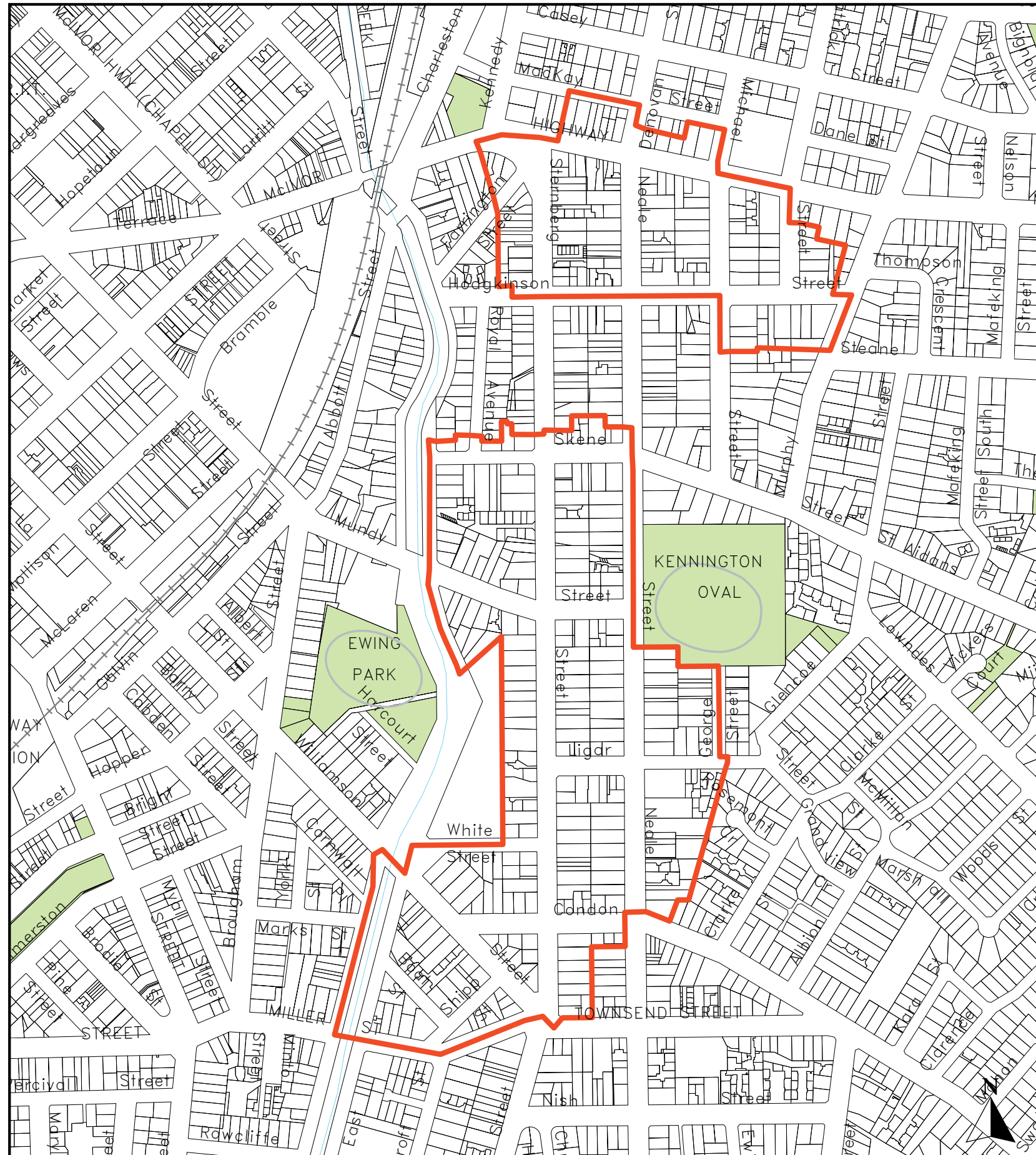
SK1

RESIDENTIAL CHARACTER STUDY

SK1

KENNINGTON/STRATHDALE

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

SK1

Character Description

There is a mix of building styles and materials, but the position of each house on its block is consistent and therefore important, as are spaces between the houses through which glimpses of back yard trees are visible. In some locations, mature trees in reserves or private gardens dominate the skyline. Front gardens form part of the street scene because of the low or transparent front fences. Some streets have avenues of large exotics, which add to the character of the area.

Key Characteristics

- Architectural era is predominantly Interwar with Victorian and 1950s eras also present
- Dwellings generally have small front setbacks with 1 to 3 metre side setbacks
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are average in height and are open in style
- Gardens are generally low level
- Roads are sealed with kerb and some have footpaths on both sides of the street
- There are large exotic street trees in a regular planting pattern

Community Values

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
Need to protect historic/old buildings

STATEMENT OF DESIRED FUTURE CHARACTER

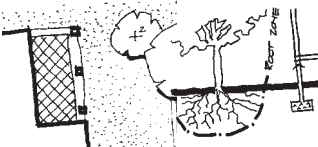

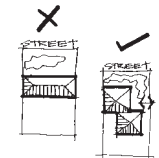



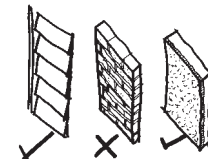

The spacious, garden suburb qualities of the streetscapes will be maintained by:

- Retaining heritage buildings that contribute to the character of the area
- Attention to appropriate roof form
- Minimising the impact of carstorage facilities
- Ensuring buildings respect the predominant front and side setbacks in the street
- Articulating plan forms and elevation treatments
- Ensuring low, open style fencing appropriate to the era of the dwelling

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- High, solid front fences

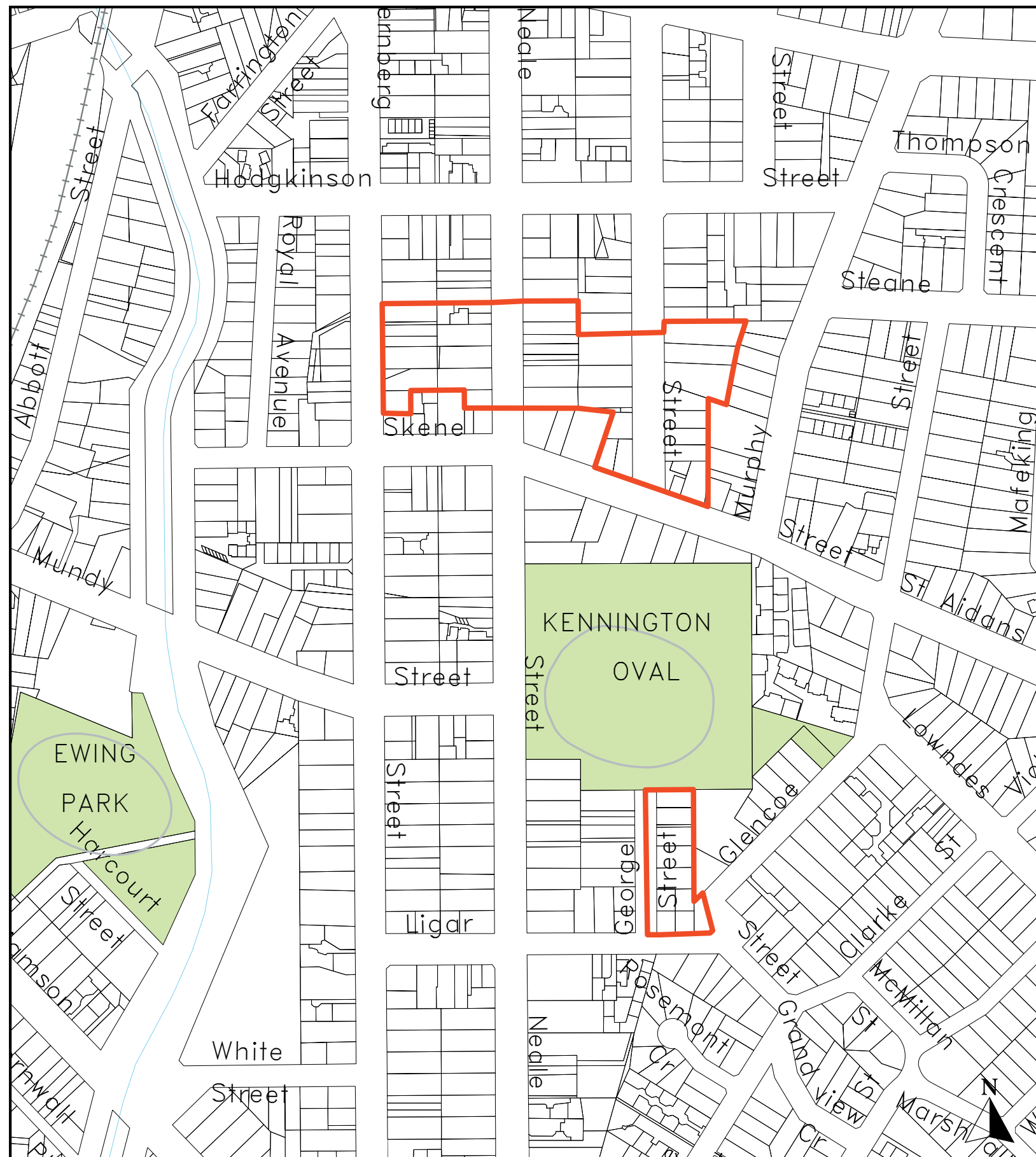
DESIGN GUIDELINES

| Character Element | Objective | Design Response | Avoid | Illustration |
|-----------------------------|--|--|--|---|
| Existing Buildings | To retain buildings that contribute to the valued character of the area. | Retain and restore wherever possible, intact Victorian, Edwardian, Federation and 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. | 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 setback from at least one side boundary by a minimum of 2 metres. | 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 streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces. | Exposed red or orange brick in streets where weatherboard predominates. Period reproduction detailing. |  |
| Front boundary treatment | To ensure front fences are appropriate to the era of the dwellings and maintain 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

SK2

RESIDENTIAL CHARACTER STUDY



SK2

KENNINGTON/STRATHDALE

PRECINCT 2



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

SK2

Character Description

This precinct is distinctive because it contains a near consistent late Inter-war period residential streetscape. There is a consistency in the plan forms of houses and the large, wide-spanned and gabled roof forms, and in the position of each house on its block. The large, heavy roof forms dominate the street scene, lending a strong horizontal emphasis that is reinforced by the strong horizontals and shadowing of the verandahs. Front gardens, which are neatly tended, low in scale and mostly exotic, form part of the street scene because of the low or transparent front fences. Street tree avenues of medium to large exotics form another important component of the area's character.

Key Characteristics

- Architectural era is predominantly late Inter-war with some earlier Victorian styles present
- Dwellings have a standard front setback
- A variety of building materials exist including brick and timber with mixed roofs
- Front fences are predominantly average in height and open style
- Gardens are generally well established with exotic vegetation
- Roads are sealed with a kerb and some have footpaths on both sides of the street
- There are large exotic street trees in a regular planting pattern

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings
Like proximity to City centre
Discourage narrow streets in new subdivisions

STATEMENT OF DESIRED FUTURE CHARACTER

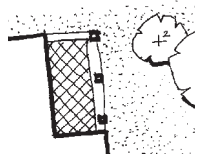
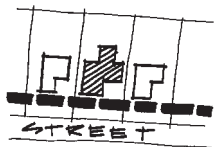


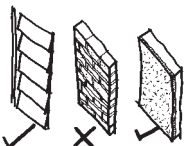
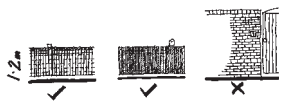
The garden settings of the dwellings will be maintained by:

- Maintaining the dominance of horizontal forms in building design
- Ensuring roof forms reflect the scale, span and articulation of existing roofs
- Ensuring buildings respect the predominant front and side setbacks in the street
- Articulating plan forms and elevation treatments

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- High, solid front fences
- Loss of avenue street trees

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. | 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 reflect the existing rhythm of dwelling spacing. | Buildings should be setback 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. 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. | Period reproduction detailing. |  |
| | | | Exposed red or orange brick in streets where weatherboard dominates. | |
| Front boundary treatment | To maintain and enhance the continuous flow of 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. |  |
| | | | | |

SK3



SK3

KENNINGTON/STRATHDALE

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

SK3

Character Description

An area of housing mostly built since the 1950s but including Inter-war, 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.

Key Characteristics

- Architectural era is predominantly 1950s with some development through to the 1970s
- Dwellings generally have small front setbacks with 1 to 3 metre side setbacks
- Generally dwellings are either brick or timber with tiled roofs
- Front fences are predominantly low and solid
- Gardens are generally well established with exotic vegetation
- Roads are sealed with a kerb and some have footpaths on both sides of the street
- There are medium exotic street trees in a regular planting pattern

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings
Like proximity to City centre
Discourage narrow streets in new subdivisions

STATEMENT OF DESIRED FUTURE CHARACTER

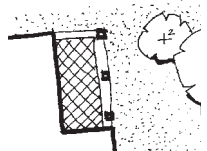

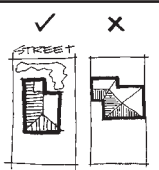

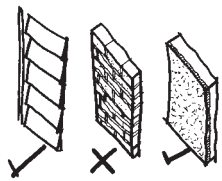

The horizontality and articulation of the dwellings, and the openness of streetscapes, will be maintained by:

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

Threats to Desired Character

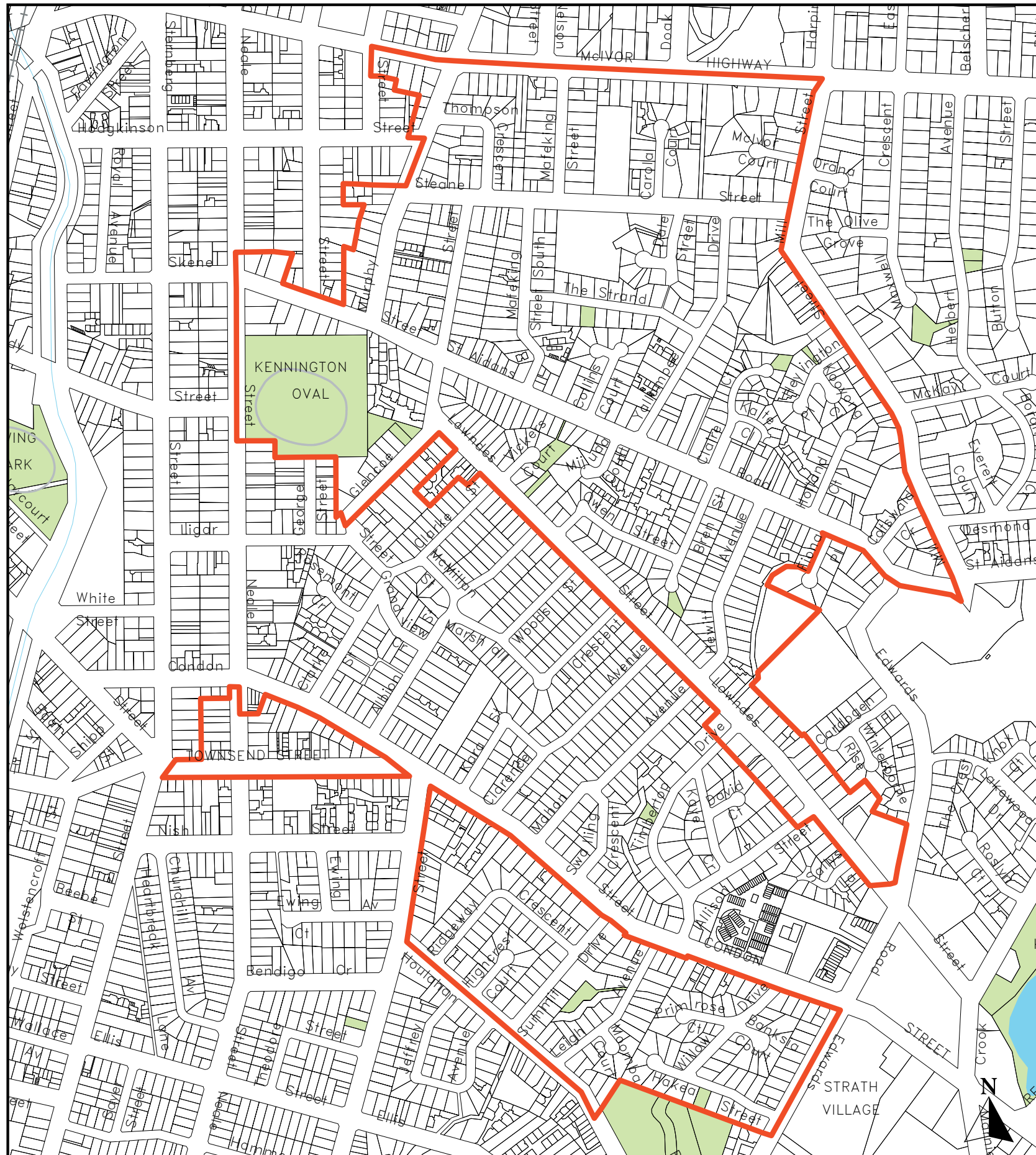
- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences, fences where there are none at present

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. | 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 reflect the rhythm of dwelling spacing. | Buildings should have 1 to 3 metre side setbacks. | 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 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. | Use timber or other non-masonry cladding materials where possible. In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces. | Exposed red or orange brick in streets where weatherboard predominates. Period reproduction detailing. |  |
| Front boundary treatment | To maintain the openness of the streetscape. | Provide low to no front fences. | High front fencing. |  |

PRECINCT MAP

SK4



RESIDENTIAL CHARACTER STUDY

SK4

KENNINGTON/STRATHDALE

PRECINCT 4



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

SK4

Character Description

An area of housing mostly built since 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 era is predominantly 1950 to 70s urban style with some early 1980s present
- A variety of front setbacks exist, from small through to standard
- A variety of building material exists including brick and timber with tiled roofs
- Front fences are open in style to an average height, with many not having any front fencing
- Gardens are generally well established with some pockets of low level gardens present
- Roads are sealed with a kerb and some have footpaths on both sides of the street
- Street trees are medium in size and are either native or exotic and in a regular planting pattern

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings
Like proximity to City centre
Discourage narrow streets in new subdivisions

STATEMENT OF DESIRED FUTURE CHARACTER

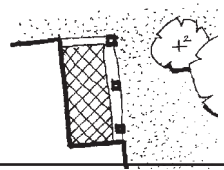
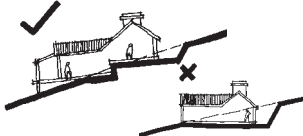
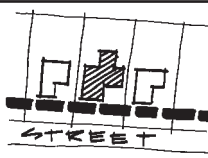
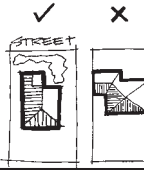

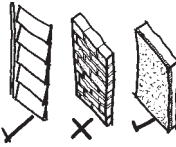

The horizontality and articulation of the dwellings, and the openness of streetscapes, will be maintained by:

- 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. | 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 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. |  |

PRECINCT MAP

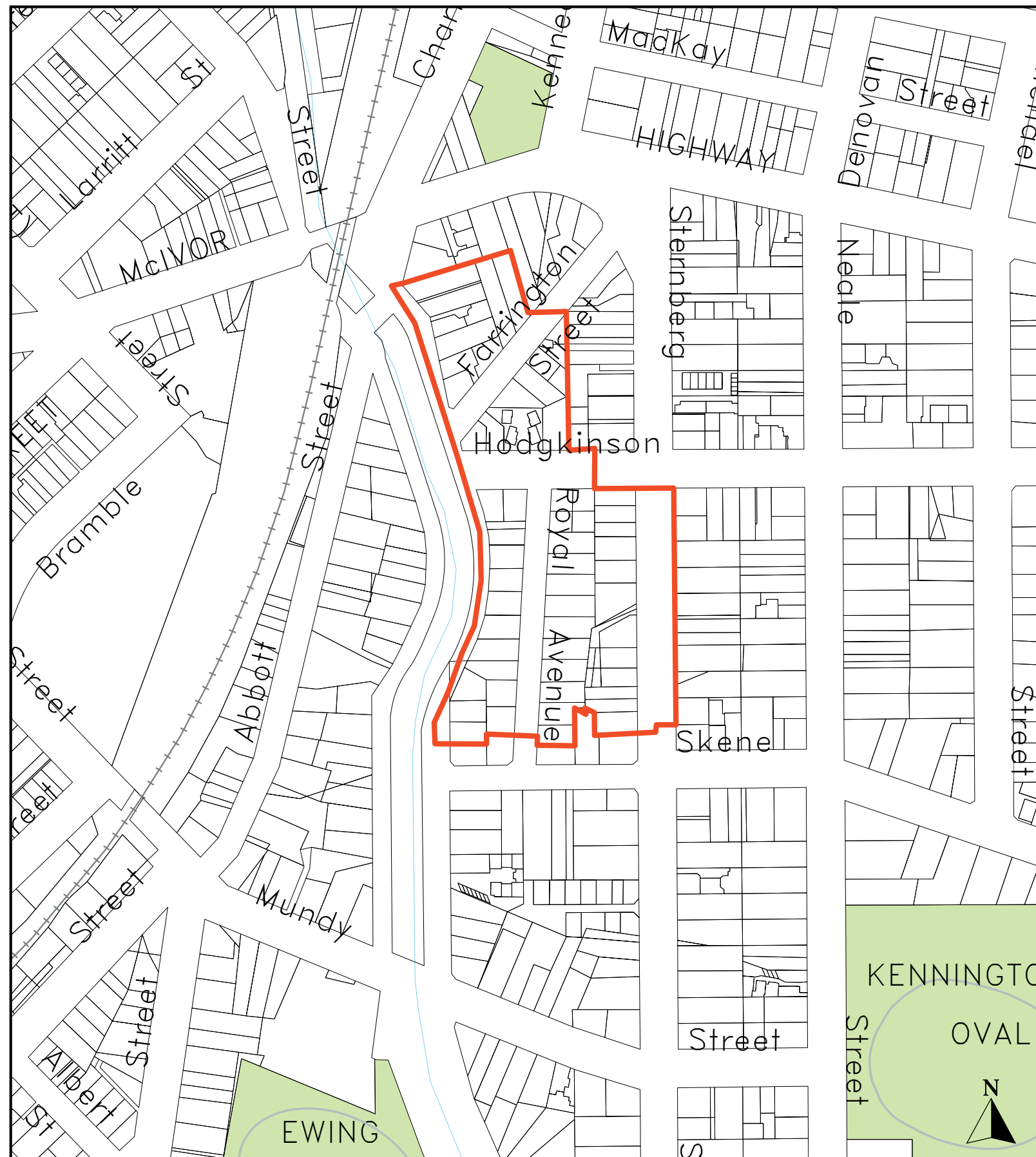
SK5

RESIDENTIAL CHARACTER STUDY

SK5

KENNINGTON/STRATHDALE

PRECINCT 5



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

SK5

Character Description

The area was mainly developed from the Inter-war period to the 1950s. Predominately weatherboard with tiled roofs, there is some consistency in front and side setbacks, and most dwellings have a large span roof form with hips and gables. Front gardens are low in scale and mostly exotic. They form part of the street scene because of the low or transparent front fences, many of which are original. Street trees vary. Some have tree avenues, others have more informal planting arrangements, and species may be exotic or native.

Key Characteristics

- Architectural era is predominantly Interwar to 1950s
- Front setbacks are generally standard with some smaller setbacks present
- Mainly timber weatherboard and tiled roofs with some brick
- Front fences are either low and solid or to an average height and open in style
- Low level front gardens exist
- Roads are sealed with a kerb and some have footpaths on both sides of the street
- Where there are street trees they are medium to large in size with a mixture of native and exotic species

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings
Like proximity to City centre
Discourage narrow streets in new subdivisions

STATEMENT OF DESIRED FUTURE CHARACTER

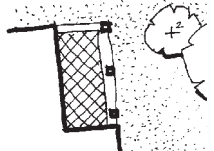

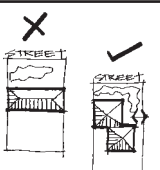

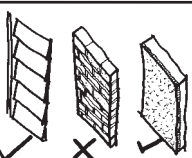

The consistency of siting and roof form will be maintained, and the garden suburb character strengthened, by:

- Ensuring roof forms reflect the scale, span and articulation of existing roofs
- Ensuring buildings respect the predominant front and side setbacks in the street
- Articulating plan forms and elevation treatments
- Maintaining original front fences where possible
- Keeping front fences low or transparent

Threats to Desired Character

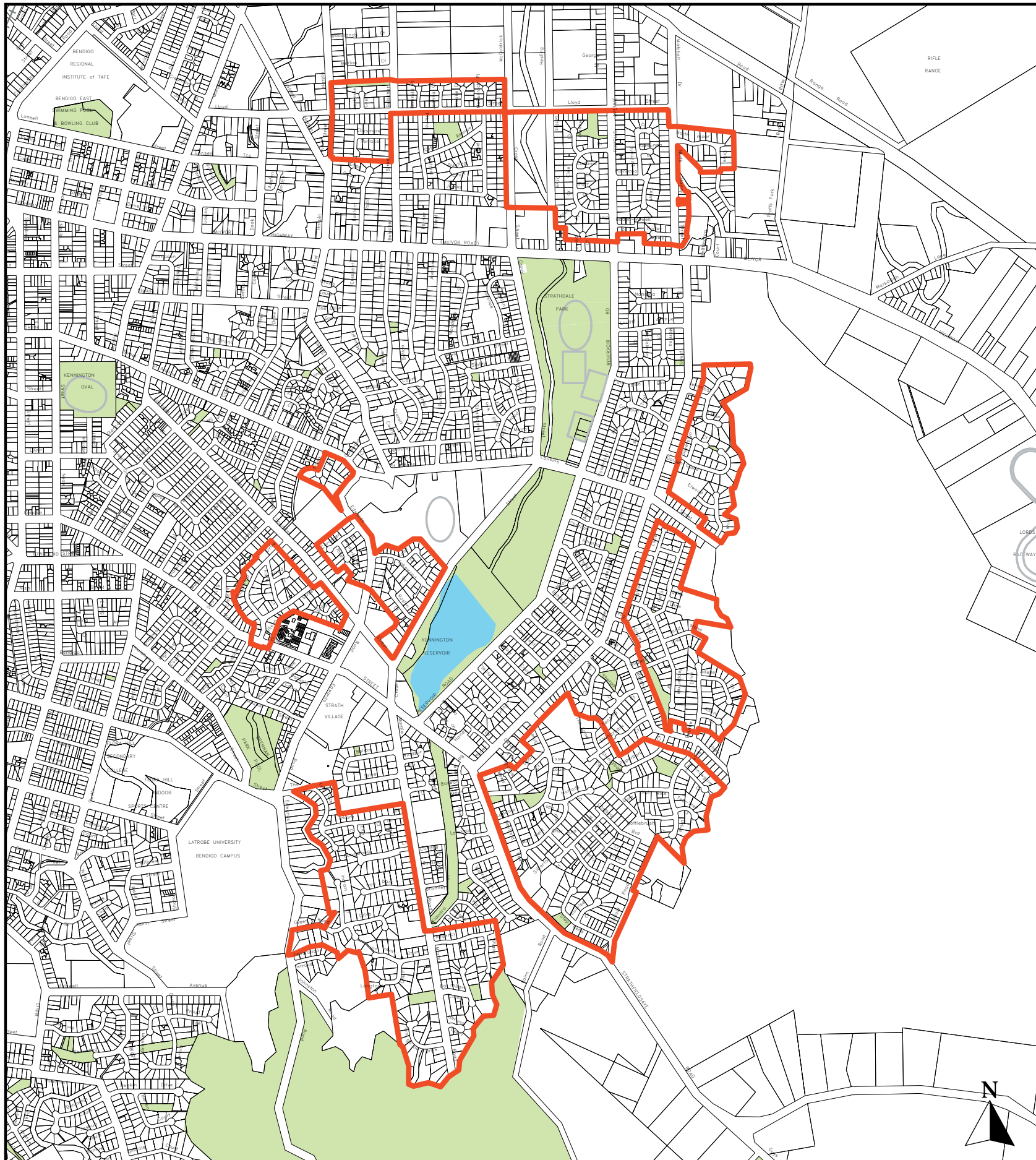
- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences
- Loss of vegetation

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. | 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 setback from at least one side boundary by a minimum of 2 metres. | Boundary to boundary development. |  |
| Height and building form | To respect the identified qualities of the streetscape or adjoining buildings. | 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 ensure that buildings and extensions do not dominate the streetscape. | 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. |  |
| 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 in streets dominated by weatherboard. 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. |  |

PRECINCT MAP

SK6



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

RESIDENTIAL CHARACTER STUDY

SK6

KENNINGTON/STRATHDALE

PRECINCT 6



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

SK6

Character Description

This area is newly developed with small setbacks and numbers of larger dwellings, but in parts substantial remnants of native vegetation (mostly iron bark) make it distinctive. The iron bark character is strongest when the vegetation flows from block to block and into the road reserve.

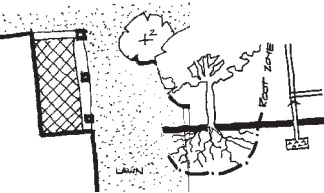

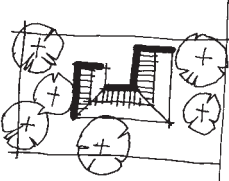



Key Characteristics

- Architectural era is predominantly 1980s through to the present
- Predominantly front setbacks are small
- Dwellings are predominantly brick with iron and tiled roofs
- There are no front fences or side fences forward of the dwelling
- Gardens are either new and establishing or are more established with a mixture of native and exotic vegetation
- Roads are sealed with a kerb and some have footpaths on both sides of the street

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings
Like proximity to City centre
Discourage narrow streets in new subdivisions

DESIGN GUIDELINES

| Character Element | Objective | Design Response | Avoid | Illustration |
|-----------------------------|---|---|--|---|
| Vegetation | To maintain and strengthen the native 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. Prepare a landscape plan to accompany all development proposals that utilises appropriate species. | Removal of established, indigenous species. 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 should be off-set from at least one side boundary. | Buildings that are set further forward than the closest of the buildings on the adjoining two properties. Boundary to boundary development. |  |
| Height and building form | To ensure that new buildings and extensions do not dominate the streetscape. | Respect the predominant building height in the street and nearby properties. Use flat or 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 encourage innovative architecture that reflects the garden setting. | Buildings should be individually designed to respond to the dominant characteristics of the area and to the site. | Period reproduction detailing. Large, bulky buildings with unarticulated front and side wall surfaces. |  |
| Front boundary treatment | To maintain and enhance the continuous flow of the garden settings and the openness of the streetscape. | Provide no fencing. | Solid front fencing. |  |

STATEMENT OF DESIRED FUTURE CHARACTER

The garden settings of the dwellings will be strengthened by:

- Retaining native trees (particularly iron barks)
- Encouraging planting of native trees
- Limiting site coverage
- Limiting building height in relation to 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

PRECINCT MAP

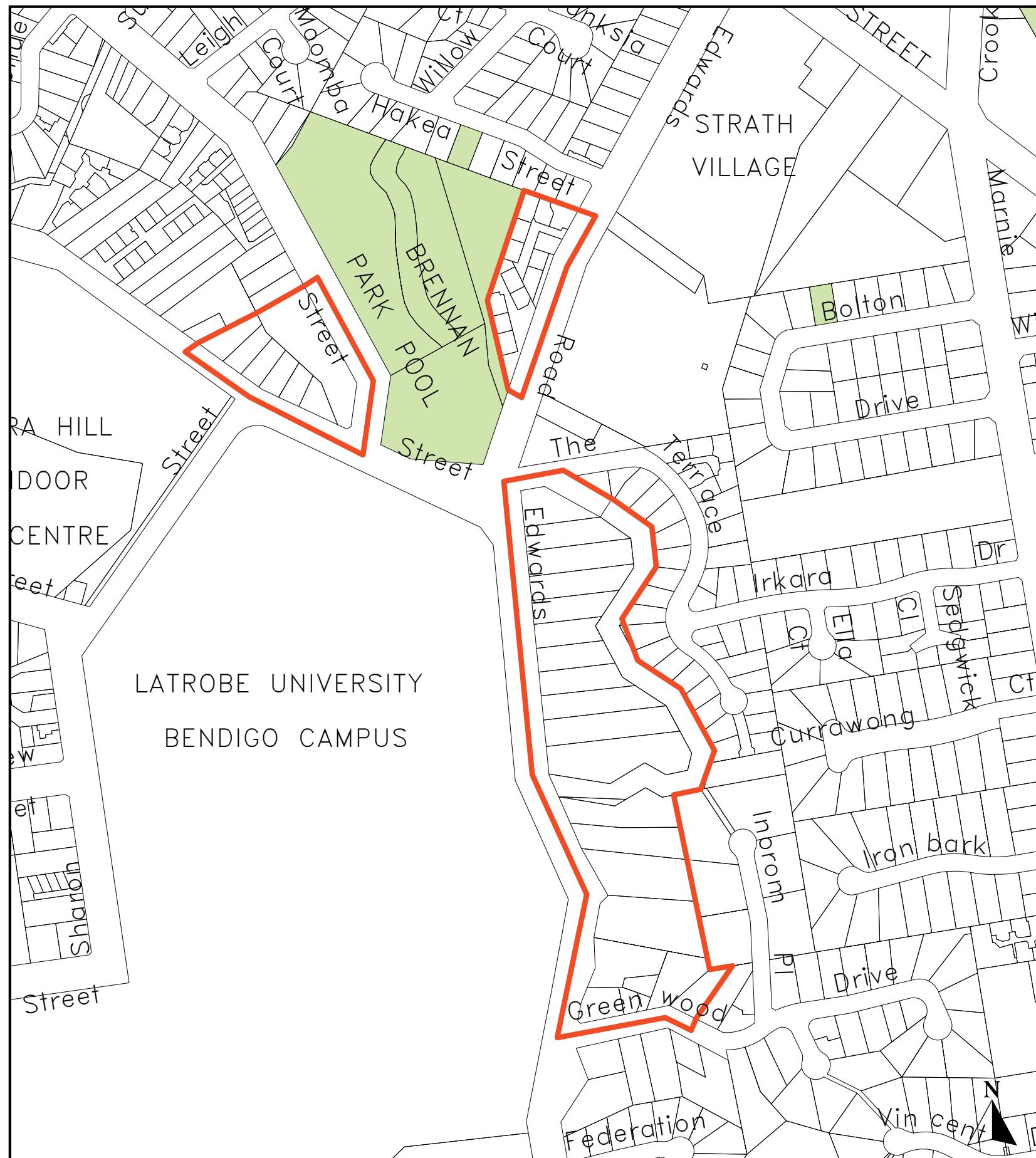
SK7

RESIDENTIAL CHARACTER STUDY

SK7

KENNINGTON/STRATHDALE

PRECINCT 7



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

SK7

Character Description

The area is distinctive within Bendigo for its large, mansion-like modern dwellings in their extensive grounds. Bushland of the adjoining the riverine environment spreads into the area, and remnant vegetation still survive in the road reserve.

Key Characteristics

- Architectural era is predominantly 1960/70s through to the present, many are large homes
- Dwellings have a generous front setback of between 8 and 15 metres
- Dwellings are predominately brick with a mixture of iron and tiled roofs
- Either open style fencing exists or there is no front fencing
- Gardens are established with a mixture of native and exotic vegetation
- Roads are sealed with a kerb and some have a footpath
- Street trees are large examples of remnant vegetation

Community Values

Like the native and exotic garden mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Like the pedestrian links in these should be expanded where possible
Need to protect historic/old buildings
Like the proximity to City centre
Discourage narrow streets in new subdivisions

STATEMENT OF DESIRED FUTURE CHARACTER

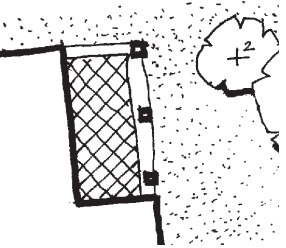

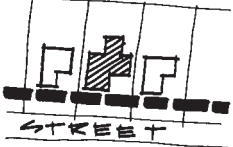
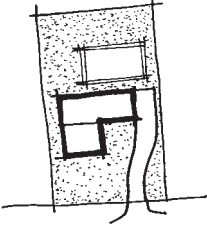
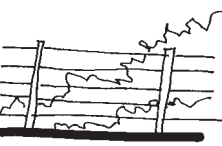
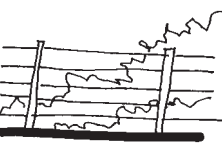
The bushland qualities of the area will be maintained by:

- Retaining as much as possible of the bush vegetation, both in private gardens and public reserves, including the road service
- Minimising the size of cleared areas of land devoid of any vegetation
- Using minimal or transparent fencing wherever possible
- Retaining generous front and side setbacks
- Minimising site coverage

Threats to Desired Character

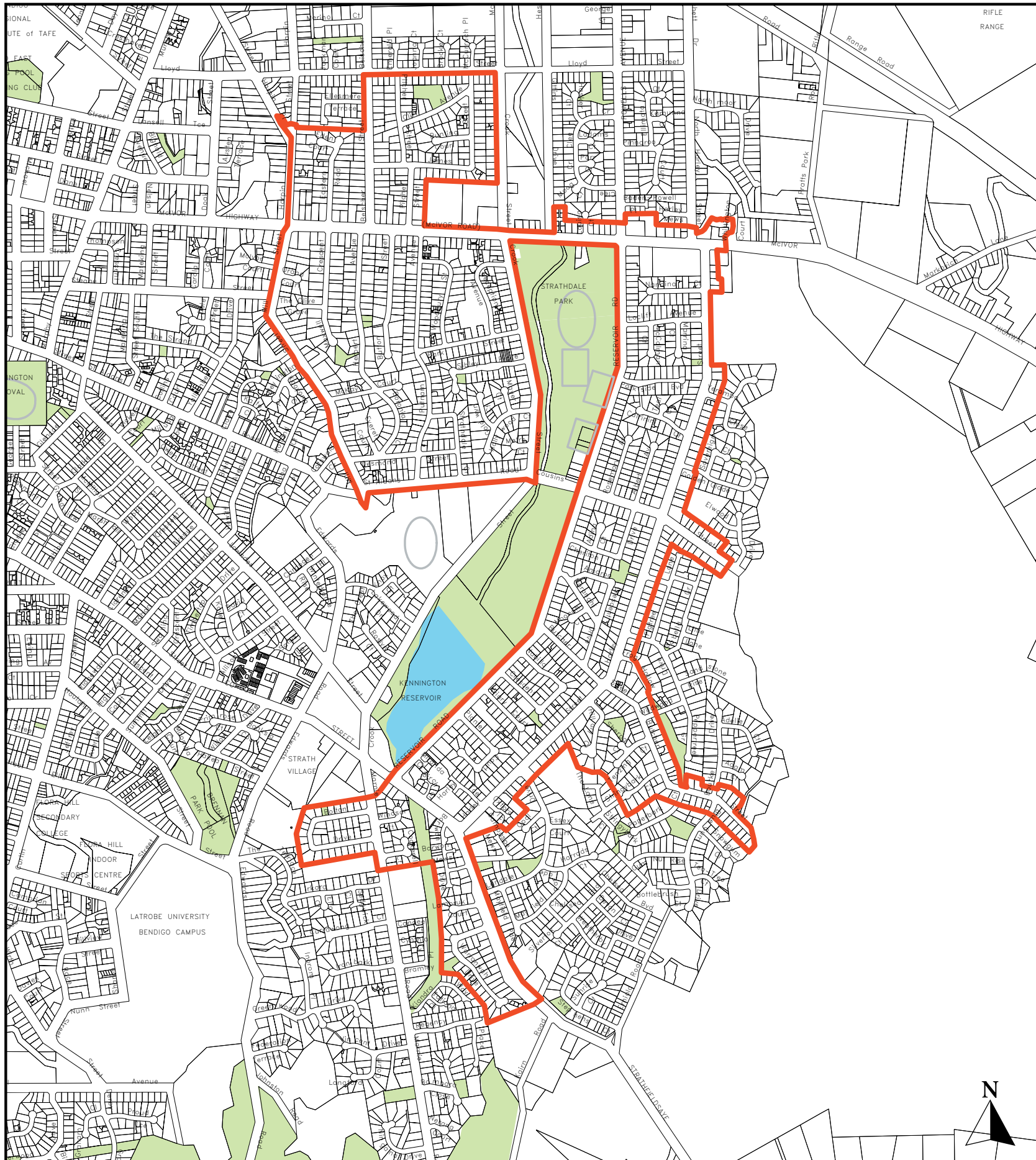
- Vegetation clearance
- Inappropriate solid or high fencing
- Buildings sited too close to the street

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 established, indigenous tree and understorey species. Prepare a landscape plan to accompany all development proposals. Replace any indigenous trees lost due to the development with similar species and size trees. | Removal of high canopy native and indigenous trees. Dwellings that do not provide sufficient setbacks from at least two boundaries to accomodate 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 continuity of vegetation in front of and between dwellings. | Buildings should be setback from the side and rear boundaries sufficient distance to ensure substantial tree and understorey vegetation can be provided. | Buildings built too close to the side boundary to allow the establishment of substantial vegetation. |  |
| 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%. |  |
| Materials and design detail | To encourage innovative architecture that reflects the bush garden setting. | Buildings should be individually designed to respond to the dominant characteristics of the area and to the site. | Period reproduction detailing that does not respect period proportions. Large, bulky buildings with unarticulated front and side wall surfaces. |  |
| Front boundary treatment | To maintain and enhance the continuous flow of the bush garden settings and the openness of the streetscape. | Provide no or open style fencing. | High or solid front fencing. |  |

PRECINCT MAP

SK8



CITY OF GREATER BENDIGO RESIDENTIAL CHARACTER STUDY

RESIDENTIAL CHARACTER STUDY

SK8

KENNINGTON/STRATHDALE

PRECINCT 8



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

SK8

Character Description

This area, developed mostly from the 1960s to the 1980s, is one in which the horizontal emphasis of dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. Brick and tile is the predominant building material. Most have similar, modest front and side setbacks, creating a more intimate street feel, combined with an absence of front fencing in most instances.

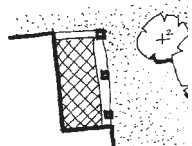
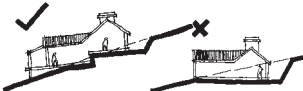
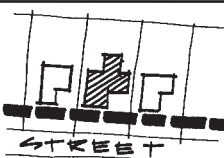
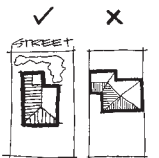


Key Characteristics

- Architectural era is predominantly 1960s to late 1980s with some examples of more recent development throughout
- Dwellings generally have small front setbacks with some more standard setbacks throughout
- Dwellings are predominantly brick with tiled roofs
- Predominantly there are no front fences or side fences forward of the dwelling
- Gardens are established with a mixture of native and exotic vegetation
- Roads are sealed with a kerb and some have footpaths on both sides of the street
- Where there are street trees they are of medium height and a mix of native and exotic species

Community Values

Like the native and exotic mix of gardens
Encourage retention of native vegetation
Like the diversity in the built form
Like the pedestrian links and these should be expanded where possible
Need to protect historic/old buildings
Like proximity to City centre
Discourage narrow streets in new subdivisions

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 indigenous and native 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 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. |  |
| Front boundary treatment | To maintain the openness of the streetscape. | Provide no front fencing. | Front fencing. |  |

STATEMENT OF DESIRED FUTURE CHARACTER

The horizontality of the dwellings, the consistent use of materials and the flow of landscape up to the face of the dwellings, 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
- Using brick and tile or materials that compliment them
- Maintaining the absence of fencing

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Materials incompatible with brick and tile, such as sheeting or render or corrugated iron roofing
- Inappropriate front fences