

PRECINCT MAP

SF1



SF1

STRATHFIELDSAYE TOWNSHIP

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

SF1

STRATHFIELDSAYE TOWNSHIP VISION

The semi-rural setting of the Strathfieldsaye township will be maintained and enhanced by:

- Retaining the backdrop of mature indigenous trees.
- Encouraging the use of a mixture of materials, including timber and render.
- Encouraging spacious forms of development that allow for adequate separation between buildings, and retention and planting of substantial vegetation.
- Encouraging the use of open farm style front fencing, or a lack of front fencing.
- Encouraging the retention of informal street treatments.

Character Description

This precinct is distinctive in Strathfieldsaye due to the older style dwellings, the mixture of building materials and established gardens. It has an informality created by the lack of regular dwelling setbacks and street kerbing. The open style farm fencing provides a semi-rural and open appearance to the streetscape.

Key Characteristics

- Architectural style generally 1950s to 1980s
- Dwelling setbacks are mixed
- A variety of building materials including brick and timber
- Predominantly established gardens
- Open style farm fencing at the front
- Roads are sealed, but generally no kerb or footpath

Community Values

Retain the open, rural feel of the township
Maintain large lots where appropriate
Encourage open wire farm fencing where appropriate
Retain native vegetation and provide opportunity for re-vegetation
Encourage pedestrian links within new subdivisions
Ensure existing setbacks are maintained
Avoid boundary to boundary development

STATEMENT OF DESIRED FUTURE CHARACTER

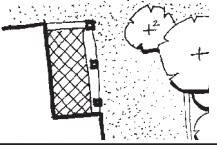
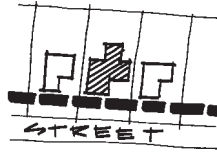
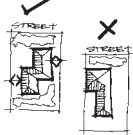

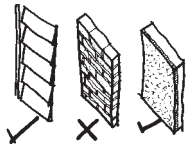
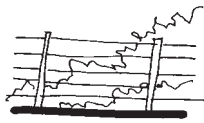
The semi-rural informality of the area will be retained and enhanced by:

- Encouraging the use of a mixture of building materials including timber and render.
- Ensuring buildings respect the front and side setbacks in the street.
- Encouraging open farm style front fencing.

Threats to Desired Character

- Large bulky buildings.
- Formal street treatments
- Solid fencing

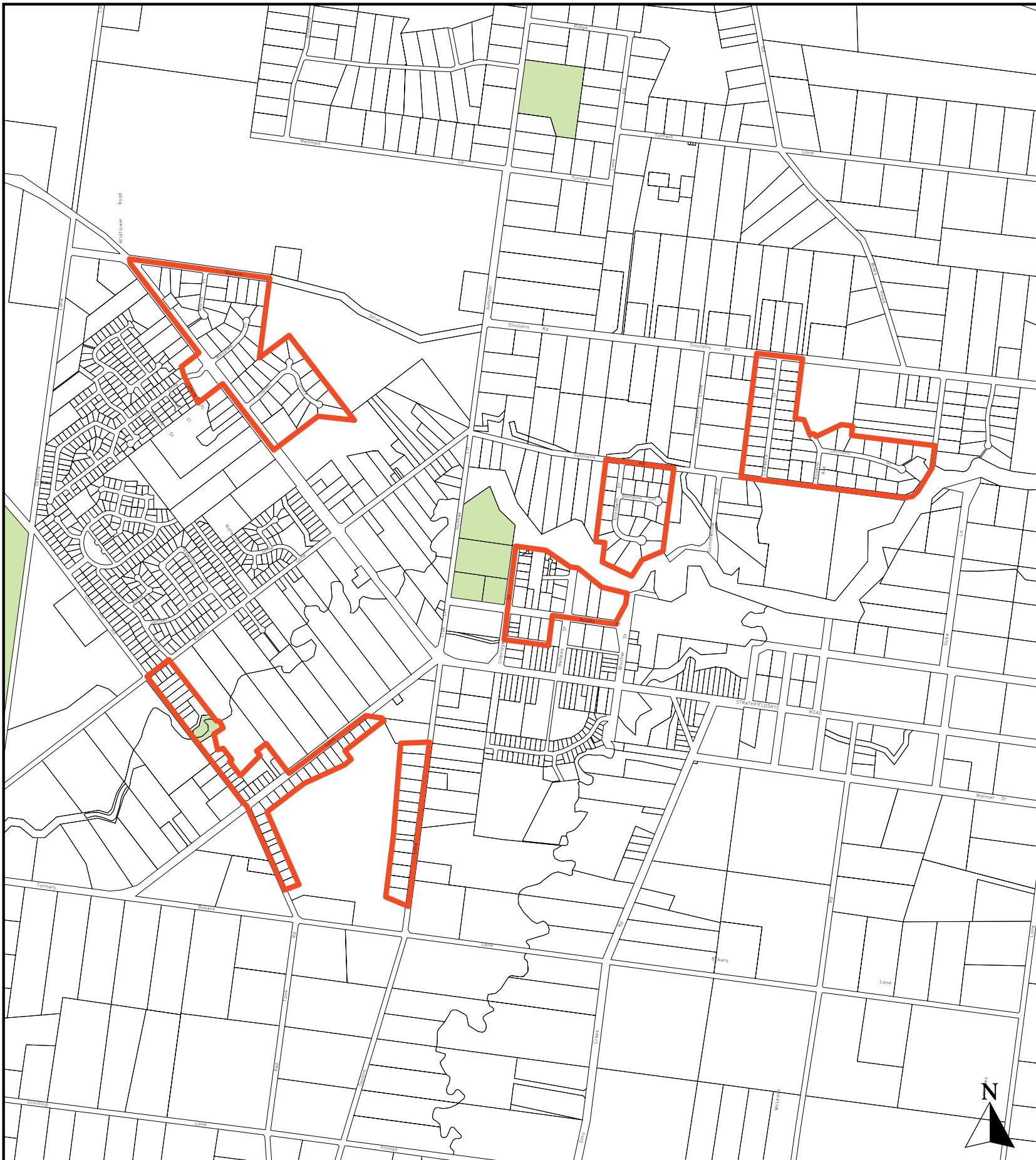
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the township character of the area by planting of appropriate indigenous species.	Prepare a landscape plan to accompany all development proposals that utilises appropriate species.	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 two adjoining properties.	
	To reflect the rhythm of existing dwelling spacing.	Buildings should be setback from both boundaries.	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.	Buildings that exceed the predominant building height by more than one storey.	
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, where weatherboard predominates. Avoid urban period reproduction styles and detailing.	
Front boundary treatment	To maintain and enhance the continuous flow of the garden landscape and the openness of the streetscape.	Provide low, open farm style front fencing such as post and wire.	Solid, front, or side fencing.	

PRECINCT MAP

SF2

URBAN CHARACTER STUDY



CITY OF GREATER BENDIGO URBAN CHARACTER STUDY

SF2

STRATHFIELDSAYE TOWNSHIP

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

SF2

STRATHFIELDSAYE TOWNSHIP VISION

The semi-rural setting of the Strathfieldsaye township will be maintained and enhanced by:

- Retaining the backdrop of mature indigenous trees.
- Encouraging the use of a mixture of materials, including timber and render.
- Encouraging spacious forms of development that allow for adequate separation between buildings, and retention and planting of substantial vegetation.
- Encouraging the use of open farm style front fencing, or no front fencing.
- Encouraging the retention of informal street treatments.

Character Description

The precinct is distinctive due to its open rural-parkland setting created by the spacious exotic garden settings of the dwellings. Dwellings are average to large in size, but are usually low scale and horizontal in form, and are setback form all boundaries substantial distances. The semi-rural appearance is assisted by the use of farm style fencing, where retained, indigenous vegetation, and informal street treatments.

Key Characteristics

- Architectural style generally 1960s-1980s with pockets of newer style development
- Predominantly large setbacks with some standard allotments
- Established gardens of exotic species
- Generally brick dwellings with mixed roofs
- Open style farm fencing, generally front and side.
- Roads are generally sealed, predominantly with no kerbs or footpath
- Predominantly remnant vegetation, where there are street trees

Community Values

Retain the open, rural feel of township
Maintain large lots where appropriate
Encourage open wire farm fencing where appropriate
Retain native vegetation and provide opportunity for re-vegetation
Encourage pedestrian links within new subdivisions
Ensure existing setbacks are maintained
Avoid boundary to boundary development

STATEMENT OF DESIRED FUTURE CHARACTER

The semi-rural parkland and spacious setting of the dwellings will be maintained and strengthened by:

- Encouraging low scale dwellings that sit within the landscape
- Encouraging buildings to be setback substantial distances from the front and side boundaries.
- Encouraging the use of a mixture of building materials that harmonise with the surrounding vegetation
- Encouraging the planting of native and indigenous vegetation.
- Ensuring low site coverage.
- Encouraging open rural style fencing.

Threats to Desired Character

- Dwellings with high site coverage, including expanses of paving.
- Large dwellings set forward on the block or not providing adequate separation between buildings.
- Construction of solid front and side fences forward of the dwelling.
- Removal of remnant indigenous vegetation.

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. Removal of large trees. Removal of high canopy native and indigenous 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 maintain the semi-rural setting of buildings in this area.	Buildings should be setback substantial distances from front and side boundaries.	Buildings that do not provide sufficient setbacks from three boundaries	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total building site coverage should not exceed 50%. Proposals that exceed the specified site coverage maximum 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. Buildings should be horizontal in form.	Large, bulky buildings that are prominently located on the site. High pitched roof forms.	
Materials and design detail	To use building materials and finishes that harmonise with the surrounding vegetation.	Use earthy toned building materials, finishes or colours.	Exposed red or orange brick.	
Front boundary treatment	To maintain and enhance the continuous flow of the landscape settings and the openness of the streetscape.	Provide no front fencing and post and wire style side fences.	High front fencing and solid side fences.	

PRECINCT MAP

SF3

URBAN CHARACTER STUDY

SF3

STRATHFIELDSAYE TOWNSHIP

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

SF3

STRATHFIELDSAYE TOWNSHIP VISION

The semi-rural setting of the Strathfieldsaye township will be maintained and enhanced by:

- Retaining the backdrop of mature indigenous trees.
- Encouraging the use of a mixture of materials, including timber and render.
- Encouraging spacious forms of development that allow for adequate separation between buildings, and retention and planting of substantial vegetation.
- Encouraging the use of open farm style front fencing, or a lack of front fencing.
- Encouraging the retention of informal street treatments.

Character Description

The areas within this Precinct are isolated pockets of newer styles of development, set within a semi-rural landscape. The areas are distinctive due to the small allotment sizes, the formal street treatments with kerbing, and the small setbacks. Cohesiveness of these areas with the remainder of the township is assisted by the remnant street tree vegetation and the openness of the streetscapes created by the lack of front fencing.

Key Characteristics

- Predominantly 80s plus architecture, single storey
- Small front setbacks with 1 to 3 metre side setbacks
- Predominantly brick dwellings with iron roofs
- Roads are generally sealed with kerbs and some have a footpath
- Gardens are predominantly established with a pocket of establishing vegetation
- Generally there are no front fences and no side fences forward of the dwelling

Community Values

Retain the open, rural feel of township
Maintain large lots where appropriate
Encourage open wire farm fencing where appropriate
Retain native vegetation and provide opportunity for re-vegetation
Encourage pedestrian links within new subdivisions
Ensure existing setbacks are maintained
Avoid boundary to boundary development

STATEMENT OF DESIRED FUTURE CHARACTER

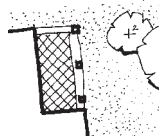

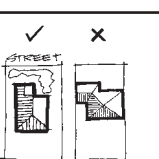

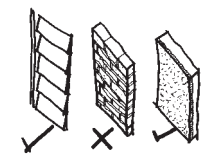

The visual cohesiveness of the areas within this Precinct with the remainder of the township will be enhanced by:

- Encouraging the retention of remnant vegetation and the planting of native and indigenous species.
- Ensuring the buildings respect the front and side setbacks in the street
- Encouraging the use of a mixture of building materials, that harmonise with surrounding vegetation
- Encouraging a lack of front fencing
- Encouraging low, horizontal building forms.

Threats to Desired Character

- Installation of further formal street treatments.
- Large bulky buildings.
- Front fencing.
- Heritage reproduction detailing.
- Removal of remnant indigenous vegetation.

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the native and indigenous vegetation backdrop.	Prepare a landscape plan to accompany all development proposals Retain existing high canopy trees and understorey whenever possible.	Lack of a landscape plan. Removal of large 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 two adjoining 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 that harmonise with the surrounding vegetation.	Use earthy toned building materials, finishes or colours.	Exposed red or orange brick.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide no front fences.	Front fencing.	

PRECINCT MAP

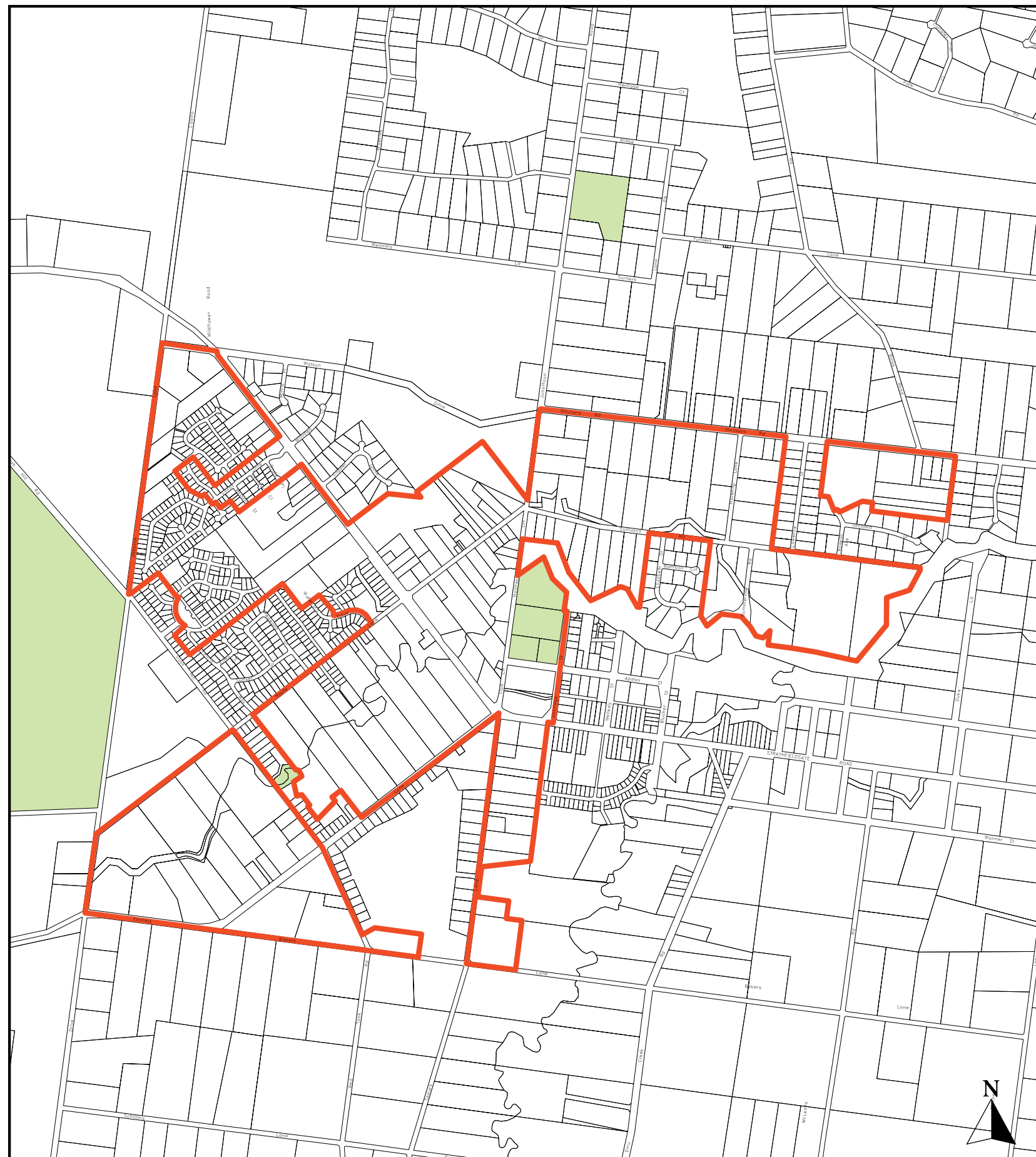
SF4

URBAN CHARACTER STUDY

SF4

STRATHFIELDSAYE TOWNSHIP

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

SF4

STRATHFIELDSAYE TOWNSHIP VISION

The semi-rural setting of the Strathfieldsaye township will be maintained and enhanced by:

- Retaining the backdrop of mature indigenous trees.
- Encouraging the use of a mixture of materials, including timber and render.
- Encouraging spacious forms of development that allow for adequate separation between buildings, and retention and planting of substantial vegetation.
- Encouraging the use of open farm style front fencing, or a lack of front fencing.
- Encouraging the retention of informal street treatments.

Character Description

The area within this Precinct has a spacious semi-rural open bushland character created by the rural style houses set within spacious well established native gardens, and retained indigenous and native trees. Dwellings are average in size, are usually low scale and horizontal in form, and are usually offset large distances from all boundaries. The semi-rural appearance is assisted by the use of farm style fencing, and unmade street treatments and informal indigenous street trees.

Key Characteristics

- Architectural style is predominantly 1960-1980s
- Generally large setbacks with some standard sized setbacks
- Gardens are generally well established with some consisting of a mixture of remnant vegetation and exotic plantings
- Predominantly brick dwellings with mixed roofs
- Farm style fencing is prevailing on both front and side boundaries
- Generally street trees consist of remnant vegetation
- Roads are generally sealed with no kerb or footpath

Community Values

Retain the open, rural feel of township
Maintain large lots where appropriate
Encourage open wire farm fencing where appropriate
Retain native vegetation and provide opportunity for re-vegetation
Encourage pedestrian links within new subdivisions
Ensure existing setbacks are maintained
Avoid boundary to boundary development

STATEMENT OF DESIRED FUTURE CHARACTER

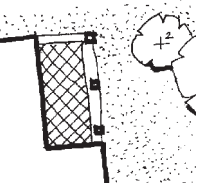
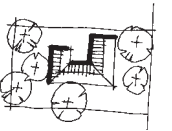
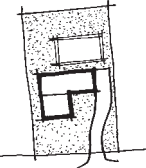

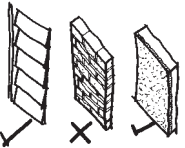
The spacious semi-rural open bushland character will be maintained and enhanced by:

- Encouraging the retention of remnant vegetation and the planting of native and indigenous species
- Encouraging buildings to be setback substantial distances from the front and side boundaries
- Encouraging a lack of front fencing
- Encouraging the use of a mixture of building materials that harmonise with the surrounding vegetation
- Encouraging low, horizontal building forms

Threats to Desired Character

- Buildings inconsistently sited
- Front fences
- Removal of remnant indigenous vegetation
- Installation of further formal street treatments

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 root zone). 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. Planting of large exotic tree species	
Siting	To maintain the bush setting of the dwellings.	Buildings should be set back substantial distances from front and side boundaries.	Buildings that do not provide sufficient setbacks from all boundaries to accomodate trees and substantial screening plants.	
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 semi-rural open 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.	