

# PRECINCT MAP WB1

RESIDENTIAL CHARACTER STUDY

## WB1 WEST BENDIGO

### 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

## WB1

### Character Description

The area forms a small linear extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some dwellings have a 'cottage' character, derived from the modest scale and small garden setbacks of some dwellings, and the open front fences. There is also a semi-rural feel because some lots are large or at least have wide frontages, with large trees often visible behind, and the roadway lacks kerbs and footpaths.

### Key Characteristics

- Architectural era of development is predominantly Victorian with some Inter-war and examples of 1950s onward development
- Front setbacks are generally small to standard in size with 1 to 3 metre side setbacks
- A variety of dwelling materials exist including brick and timber with mixed roofs
- Generally front fences are of an average height and open in style
- Low level front gardens are dominant
- Roads are sealed with no kerb or footpaths

### Community Values

Like the wide streets  
Diversity of dwellings should be maintained  
Retain large lots  
Like the community and social aspects of where live  
Dislike colourbond fencing  
Like surrounding parklands and open space  
Developments should be encouraged to be in proportion to the lot size  
Retain old trees - both on public and private land

### STATEMENT OF DESIRED FUTURE CHARACTER

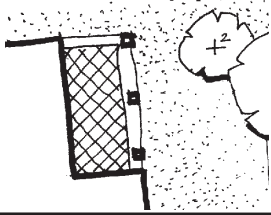

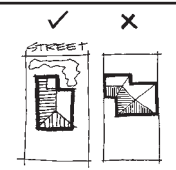
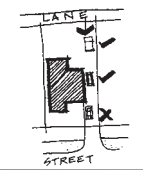


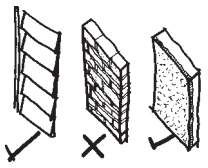
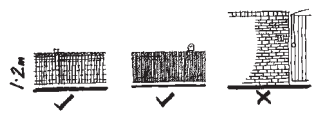
#### The semi-rural, cottage feel will be maintained by:

- Retaining identified heritage buildings
- Retaining Victorian, Edwardian and Inter-war dwellings and encourage appropriate alterations and extensions
- Encouraging the use of lighter looking building materials such as timber and render where weatherboard predominates
- Retain and encourage the planting of native and indigenous trees
- Ensure buildings respect the siting patterns in the street
- Attention to the appropriate roof form and articulation of buildings
- Using transparent open style front fence types that are appropriate to the era

#### Threats to Desired Character

- Large, bulky buildings
- Exposed brick among predominantly timber dwellings
- Excessive site coverage
- High, solid front fencing

# DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing Buildings	To retain and restore buildings that contribute to the valued character of the area.	Retain wherever possible, intact Victorian, Edwardian, Federation and Inter-war era dwellings.  Alterations and extensions should be appropriate to the building 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.  Minimise paved areas particularly in front of 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 maintain the rhythm of dwelling spacing.	Buildings should be off-set from both side boundaries.	Boundary to boundary development.	
	To minimise the dominance of car storage facilities.	Locate garages and carports behind the line of the dwelling.  Use rear access where available.	Garages and carports forward of the dwelling or that dominate the building facade.	
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 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.	



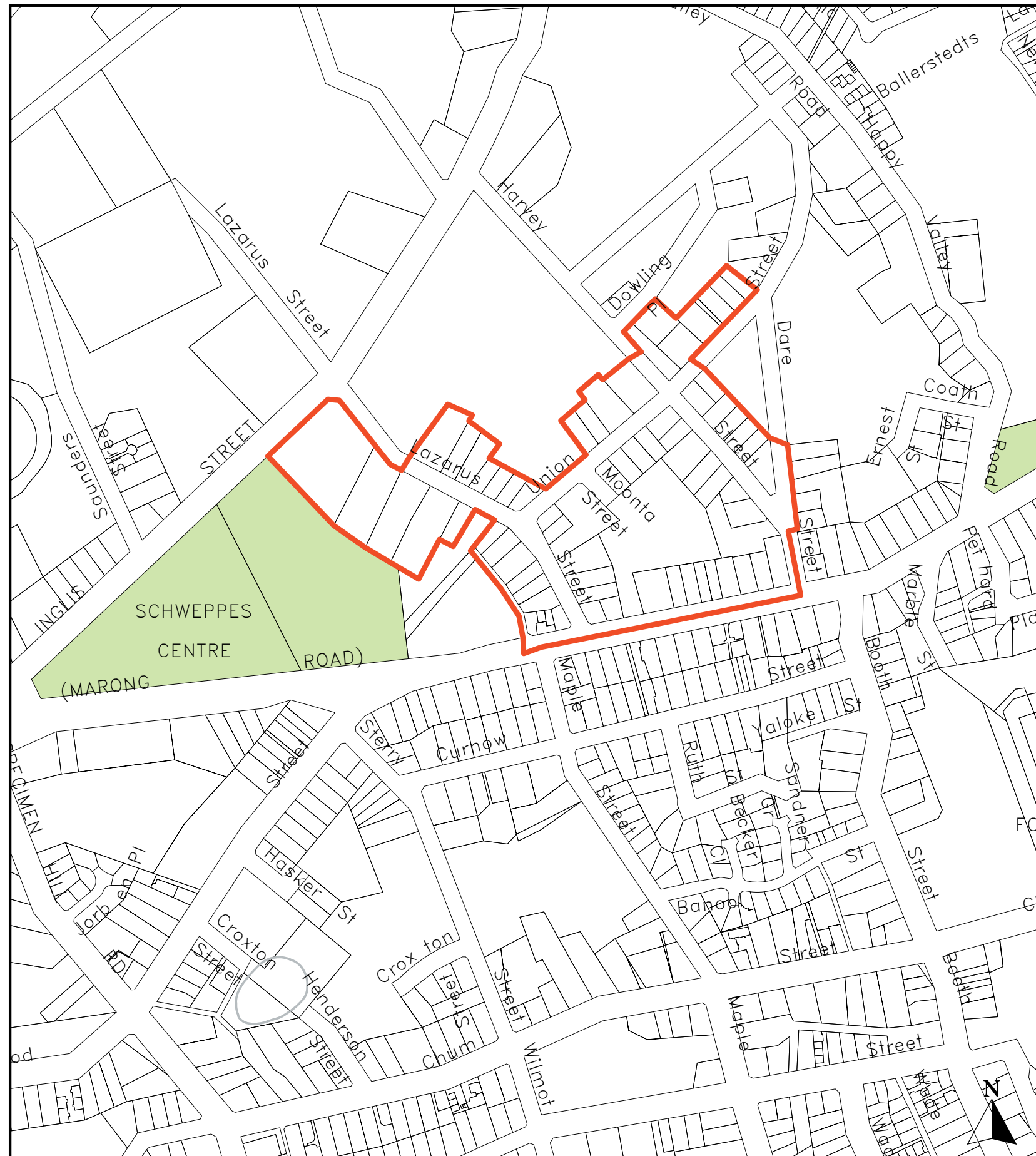
# PRECINCT MAP

# WB2

RESIDENTIAL CHARACTER STUDY

## WB2 WEST BENDIGO

### 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

WB2

Character Description

The area forms an extension of the inner ring of suburbs that exemplify the distinctive character of early Bendigo. Some dwellings have a ‘cottage’ character, derived from the modest scale and small garden setbacks of some dwellings, and the open front fences. The horizontal emphasis of the dwelling form is important, resulting from the long, low elevations of the buildings in relation to their height. There is also a semi-rural feel because some lots are large or at least have wide frontages, with large trees often visible behind, and the roadway lacks kerbs and footpaths.

Key Characteristics

- Architectural era is predominantly 1950s with examples of earlier Victorian architecture
- There is a variety of building materials including brick and timber with mixed roofs
- Front setbacks are generally of a standard size
- There is a mixture of front fence heights but they are generally open in style including farm fencing
- Generally front gardens are low level
- Roads are sealed and generally have no kerb or footpath

Community Values

Like the wide streets  
Diversity of dwellings should be maintained  
Retain large lots  
Like the community and social aspects of where live  
Dislike colourbond fencing  
Like surrounding parklands and open space  
Developments should be encouraged to be in proportion to the lot size  
Retain old trees - both on public and private land

STATEMENT OF DESIRED FUTURE CHARACTER

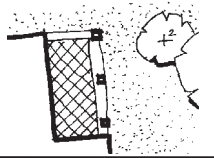
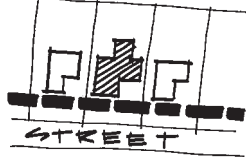
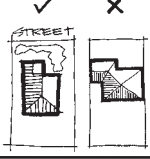

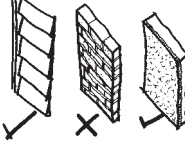
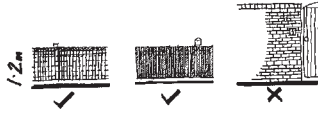
The openness of the streetscape, and spaciousness of the dwelling settings will be maintained by:

- Encouraging a horizontality to dwelling design including attention to appropriate roof form
- Encouraging the use of lighter looking building materials such as timber and render where weatherboard predominates
- Ensure front setbacks are respected
- Using transparent front fence types

Threats to Desired Character

- Large, bulky buildings
- Exposed brick among predominantly timber dwellings
- Loss of trees on private property
- Excessive site coverage

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.	
	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.	
Siting	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback between 1 and 3 metres from one side boundary, and preferably both, based on the predominant pattern in the streetscape.	Boundary to boundary development.	
	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. 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 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 dominates. Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	Provide low or open style front fencing up to a maximum of 1.2 metres.	High, solid front fencing.	



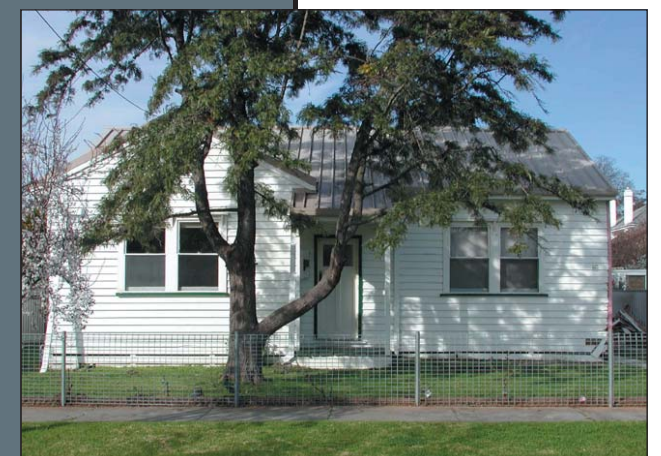
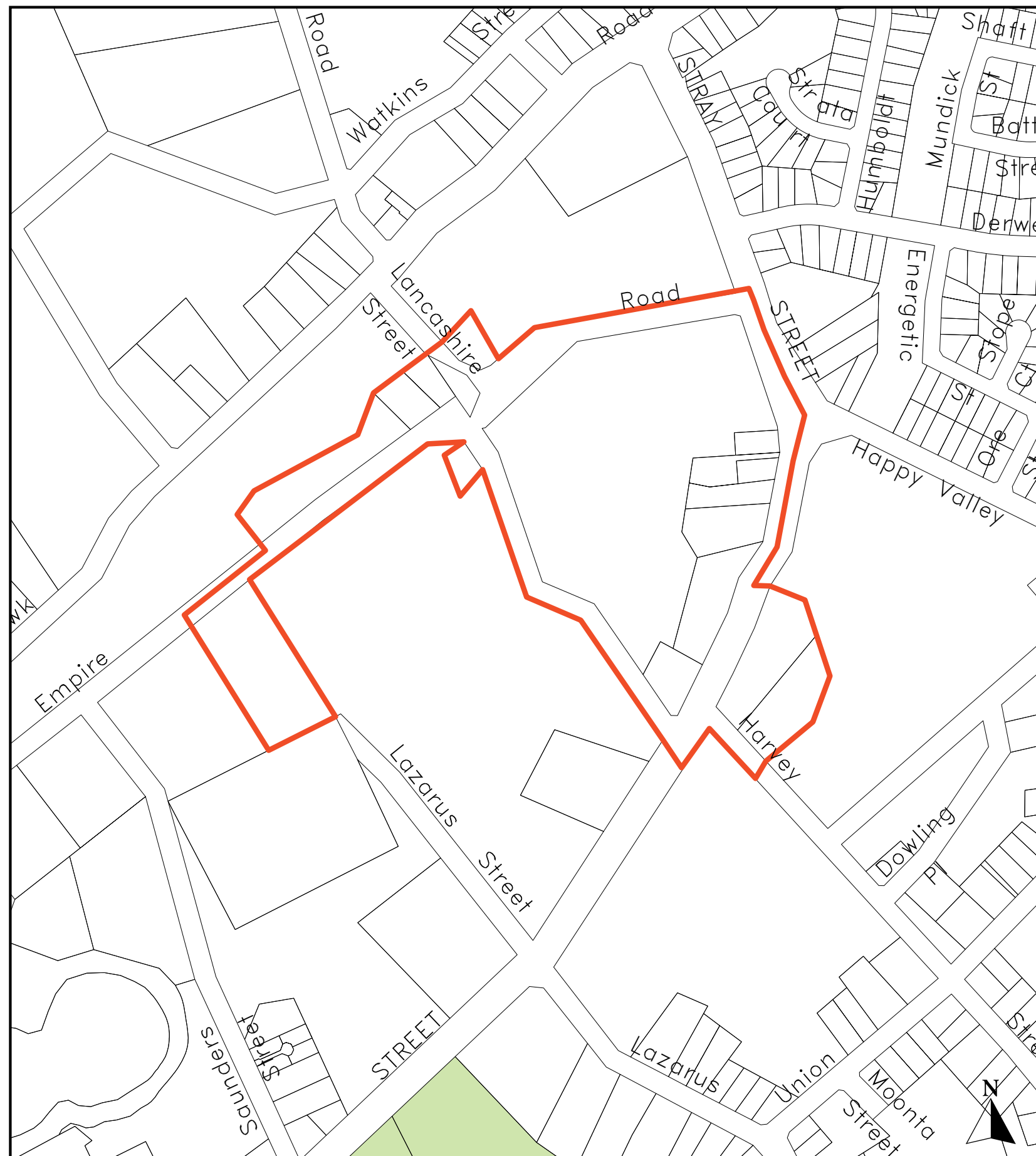
# PRECINCT MAP

# WB3

RESIDENTIAL CHARACTER STUDY

# WB3 WEST BENDIGO

## 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

## WB3

### Character Description

An area of Bendigo distinctive for its semi-rural residential character, with large lots, farm or ranch style fencing (or no fencing), and unsealed roads. Setbacks are substantial, and some dwellings stand in large grounds. In some parts, large native trees form a backdrop.

### Key Characteristics

- Architectural era is generally 1960s to 1980s, single storey ranch style
- Predominantly brick dwellings with mixed roofs
- Large generous setbacks exist with some examples of buildings in grounds
- Fencing is farm style for both front and side boundaries
- Gardens consist of indigenous ironbark,
- Generally roads are unsealed with no kerb or footpath
- Street trees are irregular in planting and are remnant indigenous vegetation

### Community Values

Like the wide streets  
Diversity of dwellings should be maintained  
Retain large lots  
Like the community and social aspects of where live  
Dislike colourbond fencing  
Like surrounding parklands and open space  
Developments should be encouraged to be in proportion to the lot size  
Retain old trees - both on public and private land

### STATEMENT OF DESIRED FUTURE CHARACTER

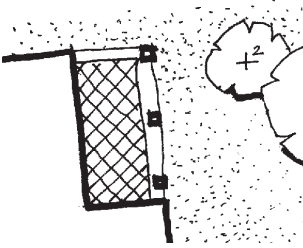
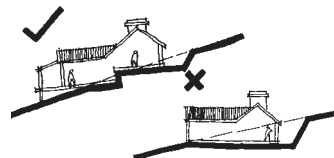
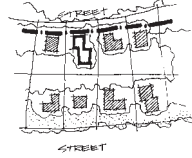
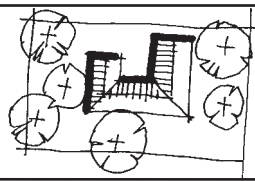
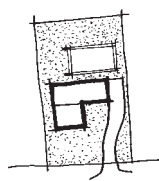

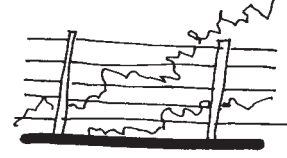
**The semi-rural qualities of the area will be maintained, and the bush qualities strengthened by:**

- Ensuring large front and side setbacks
- Retaining large trees where possible
- Encouraging planting of native trees
- Minimising the area of hard surfaces
- Keeping site coverage to a low percentage
- Maintaining open, farm style fencing (or no fencing)

### Threats to Desired Character

- Excessive hard surfaced area
- High, solid or semi-solid front fences or entrance gateway 'features'
- Buildings of excessive size (height or site coverage)
- Development from boundary to boundary
- Clearance of vegetation
- Solid front or side fences

# 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. Minimise paved areas particularly in front of dwellings.	Lack of a landscape plan. Exclusive planting of exotic species. Removal of large trees. Extensive areas of paving in front of the dwelling.	
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.	Building should be setback substantial distances from both side boundaries.	Buildings built to the boundary.	
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 and wider landscape setting.	Buildings should not protrude above the predominate tree canopy height.	Buildings that protrude above that tree canopy height.	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation and existing landscape.	Provide no fencing or post and wire fencing only to the frontage and side boundaries	Solid front fences and brick retaining walls. Solid side fencing, particularly in front of the dwelling.	



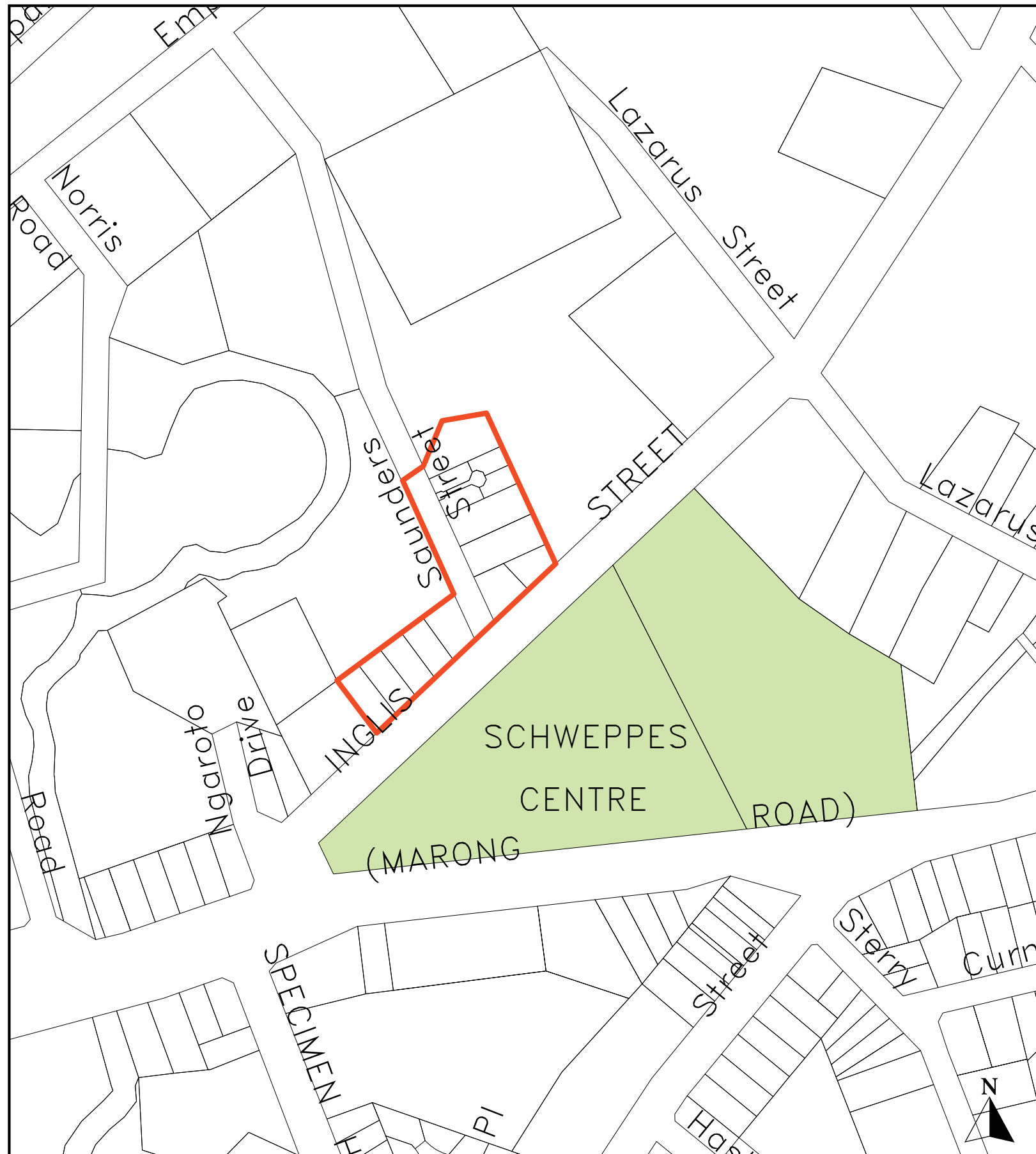
# PRECINCT MAP

# WB4

RESIDENTIAL CHARACTER STUDY

## WB4 WEST BENDIGO

### 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

WB4

Character Description

A newly developed area of Bendigo with something of a semi-rural residential character. Lots and many dwellings are larger than average, some setbacks are substantial, but most blocks are devoid of vegetation and are still developing. There is an open character to streetscapes because of the absence (in most case) of front fences. The semi-rural character of the area could be strengthened by encouraging gardens, the planting of native vegetation.

Key Characteristics

- Architectural era is from the 1980s to present, single storey
- Predominantly brick dwellings with mixed roofs
- Dwelling setbacks are generally large between 8 to 15 metres
- There are no front fences, or some farm style fencing
- Gardens are generally new or establishing
- Roads are sealed, some have kerb and footpaths

Community Values

Like the wide streets  
Diversity of dwellings should be maintained  
Retain large lots  
Like the community and social aspects of where live  
Dislike colourbond fencing  
Like surrounding parklands and open space  
Developments should be encouraged to be in proportion to the lot size  
Retain old trees - both on public and private land

STATEMENT OF DESIRED FUTURE CHARACTER

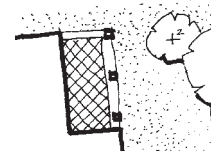
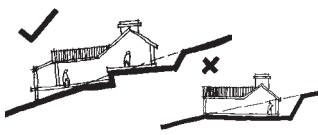
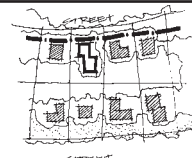
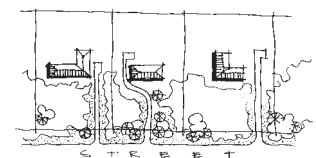

The open character of streetscapes will be maintained and vegetation cover strengthened by:

- Siting development consistently
- Retaining large trees where possible
- Encouraging planting of native trees and understorey plants
- Minimising the area of hard surfaces
- Maintaining no fencing

Threats to Desired Character

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

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the semi-rural character of the area by planting of native and indigenous vegetation.	Prepare a landscape plan to accompany all applications for new dwellings. Minimise paved areas particularly in front of dwellings.	Extensive areas of paving in front of the dwelling. Lack of landscape plan.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	Buildings should be designed to follow the contours of the site or step down the site.	Major excavation works to accommodate dwellings or outbuildings.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the existing rhythm of dwelling spacing.	Buildings should be setback from both side boundaries.	Buildings built to the side boundary.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape and wider landscape setting.	Respect the predominant building height in the street and nearby properties. Buildings should not protrude above the predominate tree canopy height.	Large, bulky buildings that are prominently located on the site. Buildings that protrude above that tree canopy	
Front boundary treatment	To maintain the openness of the streetscape.	Provide no front fences.	Solid front fencing.	