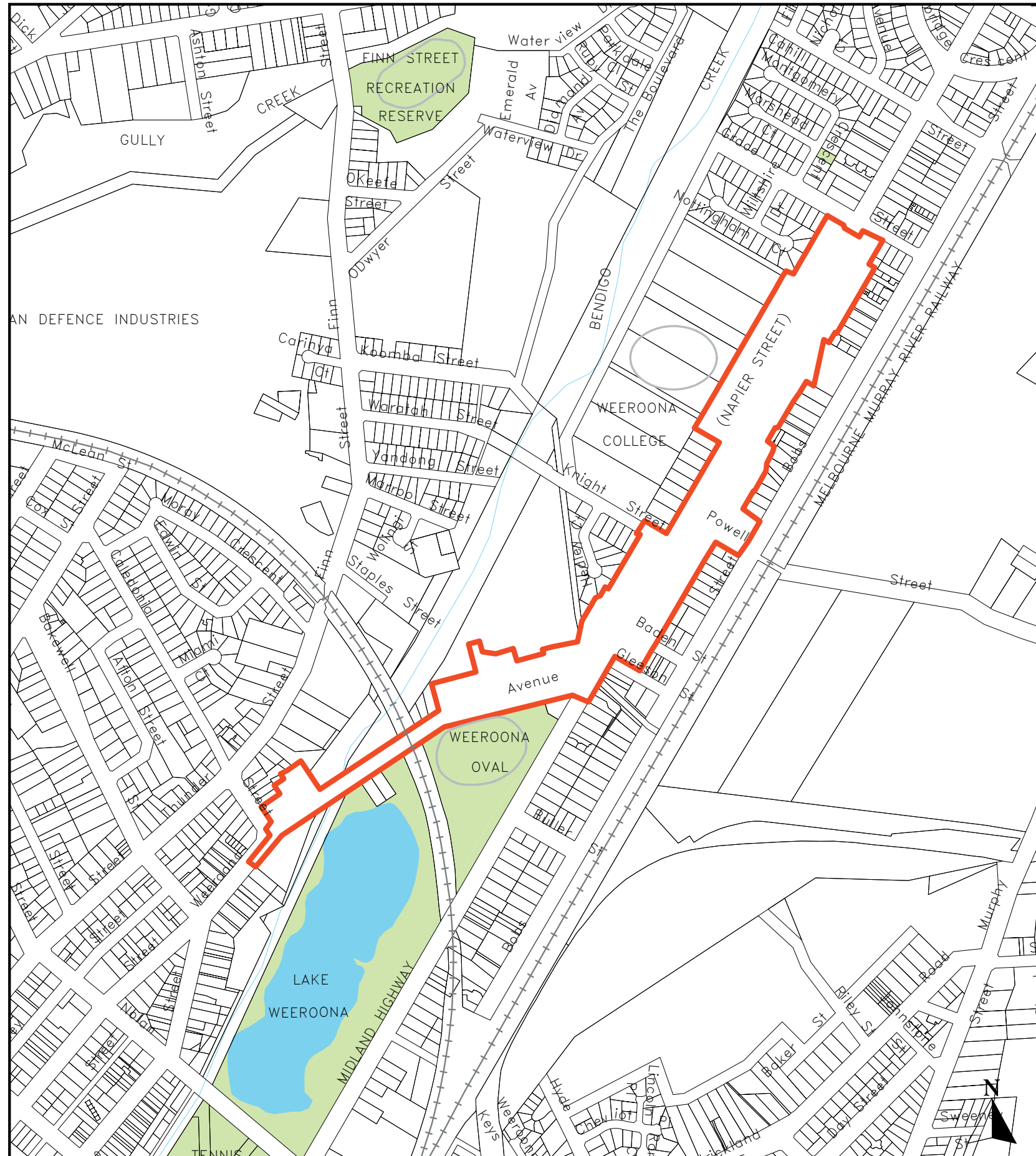


PRECINCT MAP

WH1



WH1

WHITEHILLS

PRECINCT 1



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CHARACTER STATEMENT

WH1

Character Description

Although the area has a mix of building styles and materials, there is consistency in the way buildings are sited. 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.

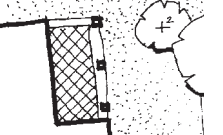
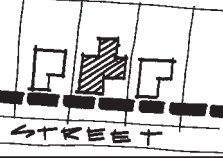
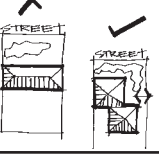

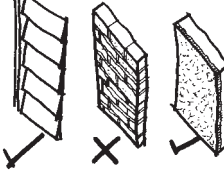

Key Characteristics

- Architectural style is predominantly Victorian and Inter-war with some 1950s plus infill
- Dwellings have a standard front setback with spacious side setbacks of 1 to 3 metres
- A variety of building materials including brick and timber with mixed roofs
- Low level front gardens
- There is a variety of fencing styles
- Street trees are generally exotics with some natives, and are medium to large in size
- Roads are sealed and generally have a kerb and footpath

Community Values

- Maintain wide streets
- Encourage planting of street trees both exotic and native - which ever is the most appropriate
- Encourage retention of native vegetation
- Retain and build on the diversity of building form
- Ensure large lots are part of new developments
- Protect neighbours privacy with new developments and extensions
- Dislike use of colourbond fencing

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 off-set from 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.	Exposed red or orange brick in streetscapes where weatherboard predominates. 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.	

STATEMENT OF DESIRED FUTURE CHARACTER

The consistency of siting 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
- Articulating plan forms and elevation treatments
- Maintaining low fence heights

Threats to Desired Character

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

PRECINCT MAP

WH2

WH2 WHITEHILLS

PRECINCT 2



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CHARACTER STATEMENT

WH2

Character Description

Among the mix of building styles and materials there is a strong 1950s character, which, coupled with the symmetrical street pattern (with crescents) that is so evident on a map, make this a distinctive area and an attractive garden suburb. Front gardens often form part of the street scene because of the low or transparent front fences.

Key Characteristics

- Architectural style is predominantly 1950s with some examples of the earlier Victorian era
- Dwellings generally have a standard size front setback with some being slightly smaller
- A variety of building materials exist including brick and timber with mixed roofs
- Generally established gardens with a mixture of native and exotic vegetation
- Front fences are predominantly low and solid - usually brick
- Roads are sealed with a kerb and generally have a footpath

Community Values

Maintain wide streets
 Encourage planting of street trees both exotic and native - which ever is the most appropriate
 Encourage retention of native vegetation
 Retain and build on the diversity of building form
 Ensure large lots are part of new developments
 Protect neighbours privacy with new developments and extensions
 Dislike use of colourbond fencing

STATEMENT OF DESIRED FUTURE CHARACTER

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

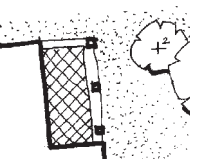
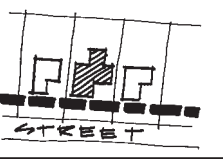
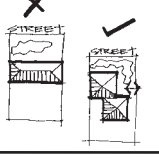

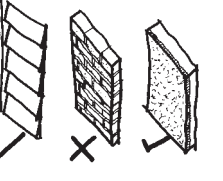

- Attention to appropriate roof form
- Maintaining space for large tree planting
- Ensuring buildings respect the neighbouring front and side setbacks
- Articulating plan forms and elevation treatments

Threats to Desired Character

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

DESIGN GUIDELINES



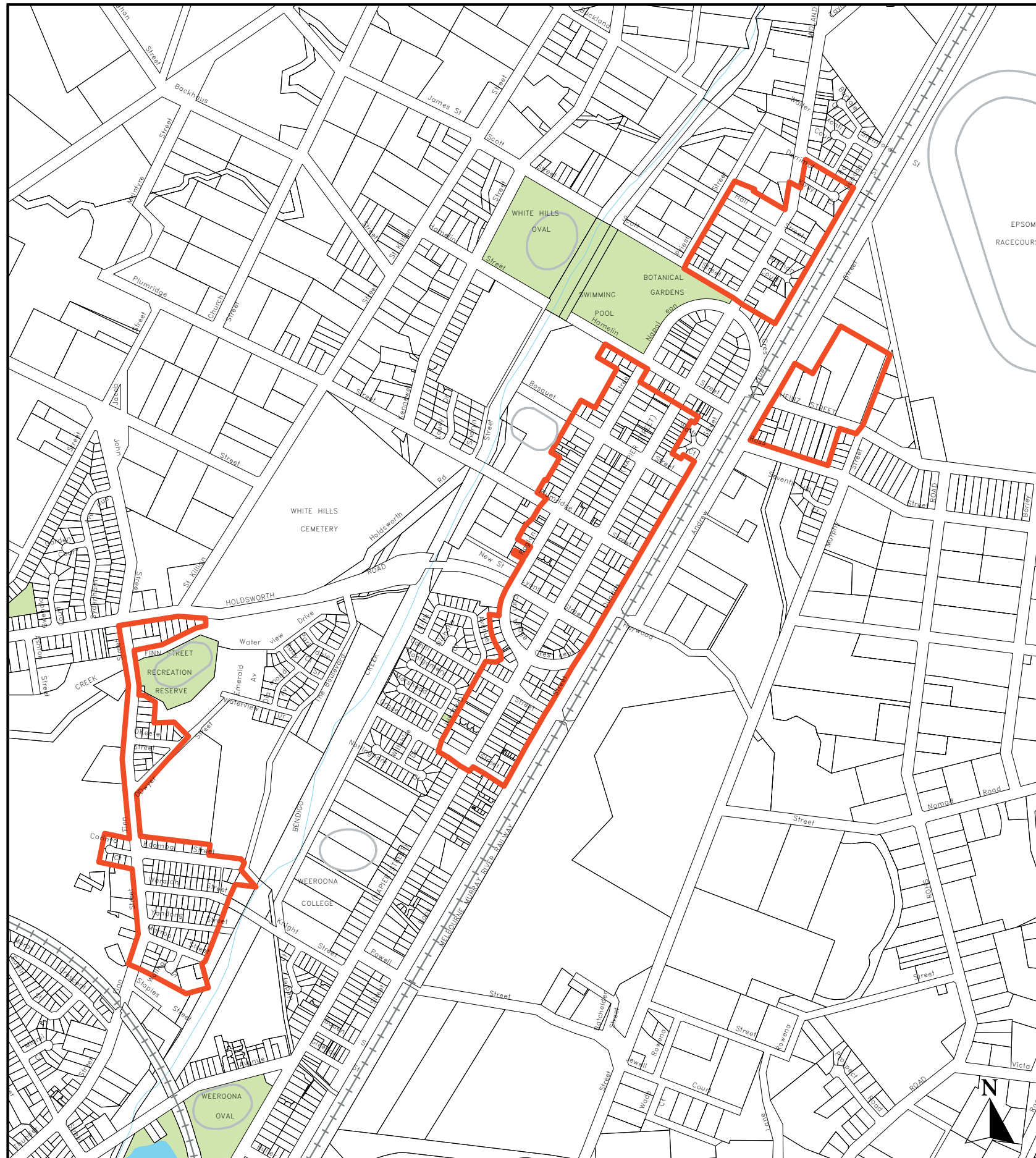
Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees wherever possible.	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 existing rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	Respect the predominant building height in the street and nearby properties. 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.	Use timber or other non-masonry cladding materials where possible. In streetscape where weatherboard predominates, use timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces.	Period reproduction detailing.	
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.	

PRECINCT MAP

WH3

WH3 WHITEHILLS

PRECINCT 3



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CHARACTER STATEMENT

WH3

Character Description

There is a mix of building styles and materials, and variations in the siting and front boundary treatment of houses, all of which lessen the impact of the symmetrical street pattern (with crescents) that is so evident on a map. Nevertheless this is an attractive garden suburb. Mature trees in reserves or private gardens often dominate the skyline, and spaces between the houses allow glimpses of back yard vegetation. Front gardens often 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 style is generally 1950s to 1980s with pockets of both older and newer eras
- Dwellings generally have small to standard front setbacks with side setbacks of 1 to 3 metres
- A mixture of building materials are used, with pockets of timber with tile and brick with tile dwellings evident
- Generally established gardens with a mix of native and exotic vegetation, with small pockets of low level gardens
- A mixture of fence types, but generally open to low style front fences
- Roads are sealed with a kerb and generally have a footpath on both sides of the street
- Street trees are generally medium to large in size, natives with some native and exotic mixes

Community Values

Maintain wide streets
 Encourage planting of street trees both exotic and native - which ever is the most appropriate
 Encourage retention of native vegetation
 Retain and build on the diversity of building form
 Ensure large lots are part of new developments
 Protect neighbours privacy with new developments and extensions
 Dislike use of colourbond fencing

STATEMENT OF DESIRED FUTURE CHARACTER

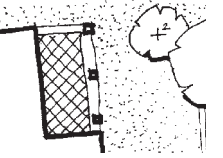
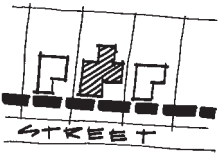
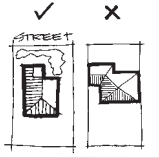

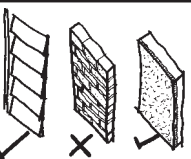

The spacious, garden suburb qualities of the streetscapes will be maintained by:

- Attention to appropriate roof form
- Maintaining space for large tree planting
- Ensuring buildings respect the neighbouring front and side setbacks
- Articulating plan forms and elevation treatments
- Maintaining low or open style fencing

Threats to Desired Character

- Buildings inconsistently sited
- Buildings that emphasise the vertical or appear 'box' like
- Inappropriate front fences
- Removal of vegetation
- High, solid fencing

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 provide for the planting of new indigenous and native trees whenever possible.	Lack of a landscape plan. Exclusive use of exotic tree species.	
Siting	To reflect the existing rhythm of dwelling spacing.	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 consistency, where present, of building front setbacks.	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.	Use timber or other non-masonry cladding materials where possible. 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.	

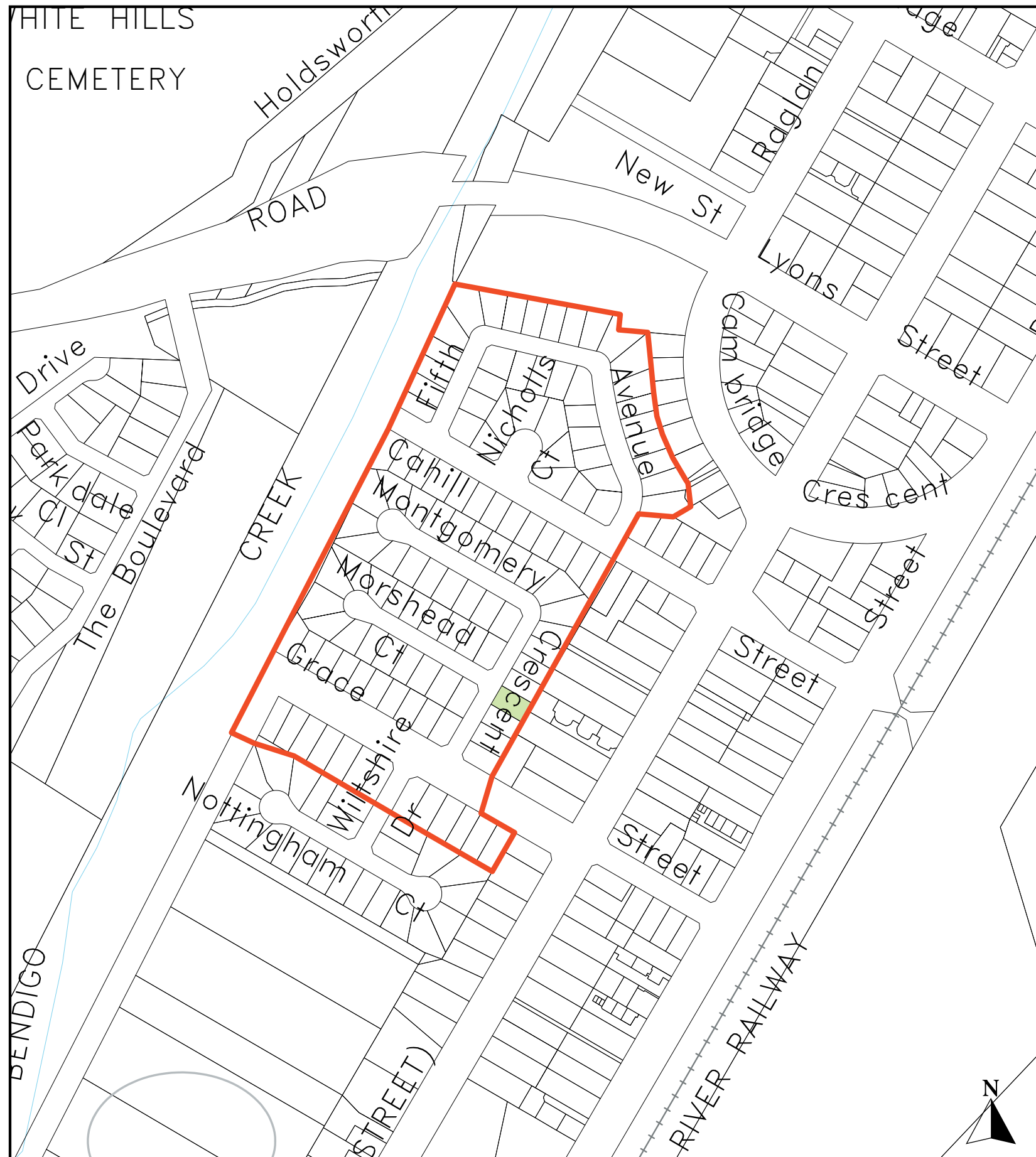
PRECINCT MAP

WH4

RESIDENTIAL CHARACTER STUDY

WH4 WHITEHILLS

PRECINCT 4



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CHARACTER STATEMENT

WH4

Character Description

This area of Bendigo is distinctive for its consistent rows of modest, early post war housing. There is a high degree of uniformity of style, building materials form and siting, and may be of heritage interest. Roof shapes are also important as they too are consistent, and they dominate the streetscapes. Front fences are mainly original and therefore low in height, creating an open feel to the streetscape.

Key Characteristics

- Architectural style is predominantly 1950s with no infill development
- Dwelling materials is predominantly timber with tiled roofs
- Front setbacks are small with a mixture of small to 1-3 metre side setbacks
- Gardens are predominantly well established
- Front fences are low and are of solid construction
- Street trees have a regular planting pattern, of medium size and consist of both exotics and natives
- Roads are sealed with kerb and generally there is a footpath of both sides of the street

Community Values

Maintain wide streets
 Encourage planting of street trees both exotic and native - which ever is the most appropriate
 Encourage retention of native vegetation
 Retain and build on the diversity of building form
 Ensure large lots are part of new developments
 Protect neighbours privacy with new developments and extensions
 Dislike use of colourbond fencing

STATEMENT OF DESIRED FUTURE CHARACTER

The consistency of siting and form of buildings will be maintained, and the consistency of front boundary treatment strengthened, by:

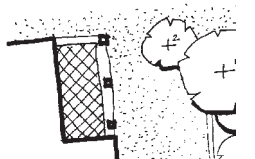
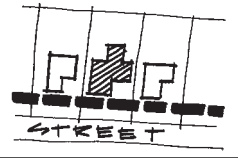
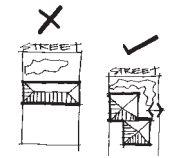

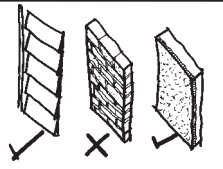

- Ensuring buildings respect the predominant front setbacks in the street
- Ensuring buildings are offset from at least one side boundary
- Using timber, where possible, or other lighter looking building materials
- Articulating plan forms, roof forms and elevation treatments to be consistent with the predominant pattern
- Maintaining original fences, and reinstating them where possible

Threats to Desired Character

- Buildings inconsistently sited
- Buildings whose visible parts are different in form from those that currently predominate
- High front fences

DESIGN GUIDELINES



Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	Prepare a landscape plan to accompany all applications for new dwellings. Retain large, established trees and provide for the planting of new trees wherever possible.	Lack of a landscape plan.	
Siting	To maintain the consistency, where present, of building front setbacks.	The front setback should be not less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To reflect the rhythm of dwelling spacing.	Buildings should be setback from at least one side boundary, and preferably both.	Boundary to boundary development.	
Height and building form	To ensure that new buildings and extensions do not dominate the streetscape.	The height at the front of the dwelling should match the typical single storey wall height. Use low pitched roof forms.	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.	Incorporate timber or other non-masonry cladding materials where possible. In streetscapes where weatherboard predominates, render, bag or paint brick surfaces,	Exposed red or orange brick. Period reproduction detailing.	
Front boundary treatment	To maintain and enhance the openness of the streetscape.	Provide low front fencing.	High front fencing.	

PRECINCT MAP

WH5

WH5 WHITEHILLS

PRECINCT 5



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CHARACTER STATEMENT

WH5

Character Description

This area, developed mostly since 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. Many are sited at an angle to the street, with generous setbacks on front and sides, combined with an absence of front fencing in most instances.

Key Characteristics

- Architectural style is predominantly early 1980s to present
- Dwellings are predominantly brick with mixed roofs
- Dwellings generally have small front setbacks with a pocket to the north having more varied front setbacks
- Gardens are generally established with a mixture of native and exotic vegetation with some areas consisting of new establishing gardens
- Generally no front fences with a pocket to the north having farm fencing
- Roads are sealed with kerb and footpaths with a section to the north with no kerb or footpath
- Street trees are medium to large in size and either native or exotic in the street

Community Values

- Maintain wide streets
- Encourage planting of street trees both exotic and native - which ever is the most appropriate
- Encourage retention of native vegetation
- Retain and build on the diversity of building form
- Ensure large lots are part of new developments
- Protect neighbours privacy with new developments and extensions
- Dislike use of colourbond fencing

STATEMENT OF DESIRED FUTURE CHARACTER

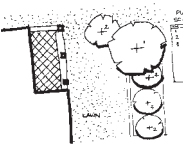
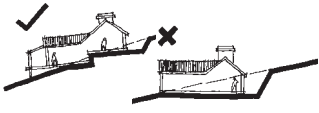

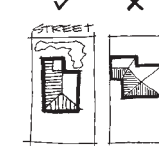

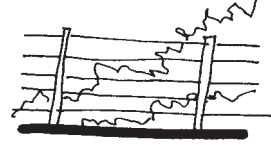
The horizontality of the dwellings, the informality of their siting, and the openness of the streetscape, will be maintained by:

- Ensuring buildings maintain the siting patterns of the streetscape
- Attention to appropriate roof form
- 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

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.	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.	
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 fencing or post and wire style fencing.	Solid front fencing.	

PRECINCT MAP

WH6

WH6 WHITEHILLS

PRECINCT 6



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CHARACTER STATEMENT

WH6

Character Description

An area of Bendigo distinctive for its semi-rural and bushland residential character, with large lots, farm or ranch style fencing (or no fencing), and sealed roads but no kerbs or footpaths. Setbacks are substantial, and some dwellings stand in large grounds. In the bushier parts, native vegetation flows from block to block and onto the edges of the road reserve.

Key Characteristics

- Architectural era is predominantly 1960s to present era, ranch/homestead type buildings
- Front setbacks are generous in size with some buildings in grounds
- Gardens predominantly exist of indigenous ironbark, with understorey, having established gardens surrounding the dwelling, and some new establishing gardens
- Fencing is farm style both front and sides
- A variety of dwelling materials exist including brick and timber with mixed roofs
- Roads are generally sealed with no kerb or footpath
- Street trees are predominantly remnant vegetation of irregular planting and large in size

Community Values

- Maintain wide streets
- Encourage planting of street trees both exotic and native - which ever is the most appropriate
- Encourage retention of native vegetation
- Retain and build on the diversity of building form
- Ensure large lots are part of new developments
- Protect neighbours privacy with new developments and extensions
- Dislike use of colourbond fencing
- Retain rural aspect

STATEMENT OF DESIRED FUTURE CHARACTER

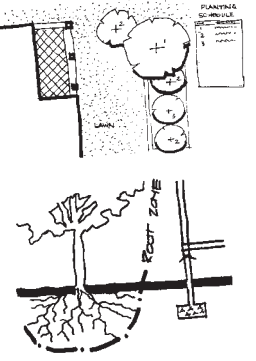
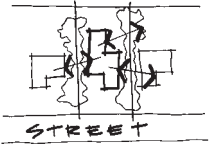
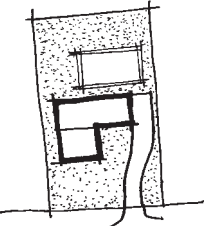

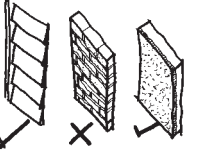
The semi-rural and bushland qualities of the area will be maintained and strengthened by:

- Siting development in a way that integrates it into the landscape
- Retaining large trees and under-storey where possible
- Encouraging planting of native trees
- Minimising the area of hard surfaces and keeping site coverage to a minimum
- Maintaining a horizontal emphasis in building form, where buildings are prominently visible from the street
- Locating dwellings behind a screen of planting
- Limiting building height in relation to tree canopy
- 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
- Buildings lacking bush vegetated front setbacks
- Fences constructed where previously there was no front fence

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 rootzone). 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.	
Siting	To maintain the bush setting of the dwellings.	Buildings should be set back substantial distances from front and side boundaries.	Boundary to boundary development.	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	The total hard surface site coverage (including outbuildings, swimming pools, tennis courts, driveways and all non-permeable surfaces), should not exceed 50%. Proposals that exceed the specified site coverage maximums must demonstrate that the Site Coverage objective and all remaining Objectives and Design responses have been met.	Buildings that exceed the site coverage specified by more than 5%.	
Height and building form	To ensure that 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 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 vegetation across the landscape.	Provide no fencing or post and wire style to the front, sides and rear.	Solid front, side or rear fencing.	