

Housing Neighbourhood Character Strategy Precinct Suburban – Early

Preferred character statement

The openness of the streetscapes in these areas will be maintained by consistent front and side setbacks, building form, roof forms and clearly expressed front and side gardens planted with native and exotic vegetation. The garden settings of dwellings are further strengthened by planting of large canopy trees in the public and private realm.

While not “copying” existing areas, they reflect a contemporary and unique response to the Greater Bendigo history and context, further adding to the local identity of the city and surrounding towns. New subdivisions assist in improving connectivity and links to local services and facilities to support efficient walking access to public transport and services. There are no or low front fences and garages are set back from the front of the dwellings to maintain the visibility of the dwelling from the street. Driveways are limited and softened through landscaping.

Development in the incremental change areas nearer to activity centres and accessible locations, such as train stations, will have reduced front setbacks and be only setback from one side boundary. Some areas will transition from two storeys (up to 9 metres) to three storeys (up to 11 metres). Site consolidation will be encouraged to enable a greater variety of housing forms and improved development outcomes.

Preferred character objectives

Development should:

1. Site dwellings within a garden setting and be clearly visible from the street.
2. Maintain the predominant front and side setbacks in the street to allow for adequate space between buildings.
3. Ensure carparking does not dominate the streetscape.
4. Encourage absent or low open style front fences that will enable vegetation in gardens to extend to the street.
5. Deliver additional housing through subdivision of large blocks with a greater density of housing in well serviced locations.

6. Maintain a strong presence of natural features and plantings with trees and vegetation visible around and at the rear of buildings.

Change Area	Design Response
Character elements and form	
All change areas	Promote contemporary design responses that respect the era of existing buildings in the streetscape, avoiding period reproduction details.
	A front verandah or balcony should be provided and located to face the street.
	Buildings on lots adjoining or adjacent to a Heritage Place should • Maintain a front wall or primary façade height that is consistent with any adjoining or adjacent Heritage Place. • Provide front and side setbacks consistent with any adjoining or adjacent Heritage Place. • Where appropriate reference building materials, form or details of an adjoining or adjacent Heritage Place.
Minimal and Incremental change areas only	Locate building extensions behind the main roof ridgeline of the original dwelling
	Reflect the predominant style, orientation, proportion and placement of eaves and windows within the streetscape.
Substantial change areas only	Incorporate contemporary interpretations of the wall and roofing materials of an adjoining or adjacent Heritage Place.
Siting, setbacks and permeability	
All change areas	Maximise permeable areas.
Minimal and Incremental change areas only	Buildings should reflect the predominant side setbacks in the street, avoiding boundary to boundary development.
Incremental change areas only	Buildings should be set back from at least one side boundary.
Gardens and landscaping	
All change areas	Retain large established trees.
	Provide a one metre wide landscaped strip along the length of the boundary of any shared driveway.
	Provide adequate area for deep soil planting for new medium and large trees to the front and rear of dwellings.

	Where adjoining a National or State Park, development should include landscaping that retains/incorporates indigenous and native vegetation consistent with the vegetation type found within the adjoining park without increasing bushfire risk.
Minimal change areas only	Incorporate plantings that reinforce the garden setting.
Vehicle access and parking location	
All change areas	Minimise the number of additional crossovers/driveways to a road.
	Encourage vehicle access via any available laneway or rear access to enhance the pedestrian environment of streets.
	Setback car storage facilities from the front facade of the dwelling.
Substantial change areas only	Create laneways wherever possible to facilitate rear access for vehicles and enhance the pedestrian environment of streets.
Fencing	
All change areas	Provide open-style or low front fencing to a maximum height of 1.2 metres.
	Provide low or open style front fencing along boundaries with the public realm, including: • A street. • Public Open Space. • Off-road bike trails.
Minimal change areas only	Provide no front fencing in areas where this predominates.
	Retain the original front fencing style where it reflects the building era.
Design detail	
All change areas	Materials should reflect the dominant visual character in the streetscape.
	Encourage light coloured roofing to increase energy performance.
	Locate site services where they are not directly visible from the public realm or apply appropriate screening and/or landscaping to minimise visibility.