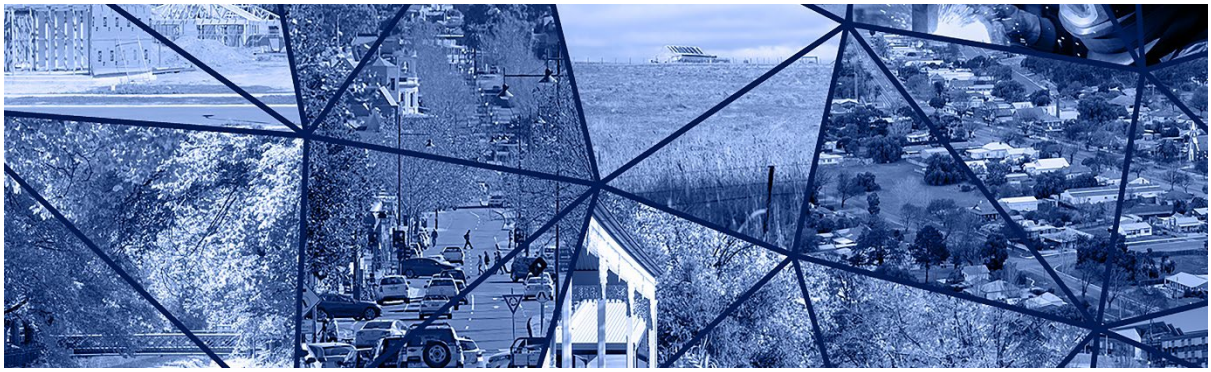


Housing Neighbourhood Character Strategy Precinct Gold Era

Preferred character statement

Dwellings will complement the heritage qualities of streetscapes so important to the image of Bendigo in Gold Era precincts. New buildings will not dominate the existing fabric by being designed to respect the form, scale and materials of the heritage buildings.

New development is encouraged to incorporate timber and painted surfaces and not use only brick or concrete materials, so it does not dominate the streetscape. Attention is paid to the appropriate building form which reflects the predominant front and side setbacks in the street, as well as roof form and articulation of the façades. Garages and carports will be set back from the front façade of the dwelling and preferably detached to ensure they do not dominate the streetscape.

The garden settings of dwellings will be enhanced by low front fencing to enable views into the gardens and to maintain surveillance of the street. Space for the planting of trees and other vegetation is provided at the side and rear of new buildings.

Large blocks provide the opportunity for increased housing densities while addressing the context of adjacent heritage places. Minimising new crossovers will enable the street pattern to be maintained while reducing the loss of valued street trees. Any subdivision of large lots will ensure a generous setting and setbacks remain around existing dwellings.

In minimal change areas there will be limited change with the retention of heritage buildings and established garden settings. In areas designated as incremental change due to proximity to services and transport or with limited constraints a greater amount of change and diversity of housing forms will be encouraged.

Preferred character objectives

Development should:

1. Complement the heritage qualities of streetscapes.
2. Respect the form, scale and materials of heritage buildings.
3. Include timber and painted surfaces over solely brick or concrete construction.
4. Reflect the predominant front and side setbacks in the street, as well as roof form and the articulation of façades.
5. Setback garages and carports from the front façade of dwellings, preferably in a separate building to the dwelling.
6. Enable views to gardens and maintain surveillance of the street by allowing only low or absent front fencing.
7. Allow space for the planting of trees and vegetation at the side and rear of new buildings.
8. Minimise new cross overs (driveways) to maintain the existing street pattern and limit the need to remove street trees.
9. Provide increased housing densities on large blocks where the context of adjacent heritage places can be addressed.

Change Area	Design Response
Character elements and form	
All change areas	A front verandah or balcony should be located to face the street.
	Promote contemporary design responses that respect the era of existing buildings in the streetscape, avoiding period reproduction details.
	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	Buildings should reflect the predominant style, orientation, proportion and placement of eaves and windows within the streetscape.
	Retain and restore where possible, Victorian, Edwardian, Federation and Interwar period homes.
	Locate building extensions behind the main roof ridgeline of the original dwelling.
	Extensions should respect the scale, massing and materials of the existing dwelling.
Minimal change areas only	Reflect the roof form and pitch of adjacent dwellings.
Siting, setbacks and permeability	
All change areas	Maximise permeable areas.
Minimal change areas only	Second storey extensions should be consistent with bottom storey building side setbacks.
	Reflect the predominant side setbacks in the street, including where boundary to boundary development is present.
	Where a predominant front setback exists, the front setback should be consistent with the predominant front setback.
Incremental change areas only	Buildings should be setback 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.
	Minimise development encroachment into the Tree Protection Zone areas of established street trees
Minimal and Incremental 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	Front fences should not exceed 1.2 metres in height and should reflect the predominant characteristics of fencing within the streetscape, including vertical or horizontal proportions.
	Provide low or open style front fencing along boundaries with the public realm, including: • A street. • Public Open Space. • Off-road bike trails.
Minimal and Incremental change areas only	Retain the original front fencing style where it reflects the building era.
	Provide low or open style front fencing with a high level of transparency reflective of the building era.
Design detail	
All change areas	Materials should reflect the dominant visual character in the street.
	Locate site services where they are not directly visible from the public realm or apply appropriate screening and/or landscaping to minimise visibility.
Minimal and Incremental change areas only	Reflect the predominant roof and wall materials in the streetscape.
Minimal change areas only	Retain tile and slate roof when this is the original material for Victorian, Federation and Interwar houses.