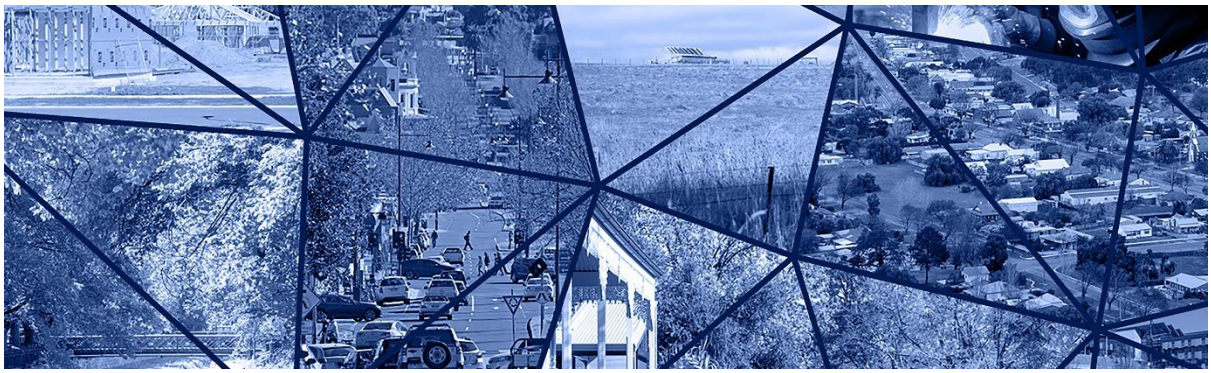


Housing Neighbourhood Character Strategy Precinct Suburban 1960-1990

Preferred character statement

The spacious qualities of the streetscapes in these areas are maintained. This will be achieved by attention to consistent dwelling setbacks, roof forms, low fencing to the street, buildings facing the street, and the reduction of visually dominant garages by setting garages well back from front façades. Front gardens add to the quality of the streetscape by the planting of native and exotic vegetation.

Buildings are designed to reflect the context in form, proportion and materiality. 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. Street patterns reflect the modified grid pattern with good connectivity and links to local services and facilities to support efficient walking access to public transport and services.

For incremental change areas near activity centres and in accessible locations such as train stations, development will have reduced front setbacks and 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. Maintain consistent front and side setbacks, building and roof forms.
2. Include planting of native and exotic vegetation in front and side setbacks.
3. Strengthen the garden settings of dwellings by planting of large canopy trees.
4. Provide a contemporary response to the Greater Bendigo history and context.
5. Improve connectivity through new subdivisions by providing links to local services and facilities.
6. Encourage absent or low front fences.
7. Setback garages from the front façade of dwellings.
8. Limit and soften the appearance of driveways through landscaping.

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.
	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 building form, scale and roof form in the street and any existing dwelling.
	Provide wide roof eaves in streetscapes where this is common.
Siting, setbacks and permeability	
All change areas	Maximise permeable areas.
	Minimise the visual impact of development when viewed from within the National and State Parks and Reserves.
Minimal and Incremental change areas only	Reflect the consistency of front building setbacks, where present.
Minimal change areas only	Reflect the predominant side setbacks in the street.
Incremental change areas only	Building should be setback from at least one side boundary
Gardens and landscaping	
All change areas	Provide a one metre wide landscaped strip along the length of the boundary of any shared driveway.
	Retain large established trees.
	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.

Vehicle access and parking location	
All change areas	Minimise the number of additional crossovers/driveways to a road.
	Setback car storage facilities from the front facade of the dwelling.
Incremental and substantial change areas only	Landscaping should provide native or indigenous vegetation to soften the appearance of driveways.
Fencing	
All change areas	Front fences should not exceed 1.2 metres in height.
	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, low or open style front fencing where this predominates.
Design detail	
All change areas	Materials should reflect the dominant visual character in the streetscape.
	Locate site services where they are not directly visible from the public realm or apply appropriate screening and/or landscaping to minimise visibility.