

19/01/2006
VC37

SCHEDULE 2 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO2.

BENDIGO POST WAR RESIDENTIAL CHARACTER

1.0

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Statement of neighbourhood character

The areas of Greater Bendigo affected by this Overlay schedule have an existing and preferred character which is based upon the highly consistent and spacious qualities of the streetscape. These qualities are derived from the continued presence of intact post-war era dwellings set within gardens. These dwellings are surrounded by lawn and shrubs, with either low horizontal or no front fences to interrupt the view of front yards and the dwellings.

Collectively, the buildings have unique qualities that should be respected in any new development. The streetscape elements of particular importance in these areas include building form, including low pitched roof forms, generous spaces around buildings, and lack of front fencing. These elements and the appropriate design response are detailed in the relevant Precinct Brochure forming part of the City of Greater Bendigo Residential Character Study 2001.

2.0

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Neighbourhood character objective

To ensure that new development and works reflects the preferred character of the surrounding area.

To encourage the retention of existing post-war era dwellings.

To ensure that new buildings and works meet the objectives and design guidelines contained in the relevant Precinct Brochure of the City of Greater Bendigo Residential Character Study 2001.

3.0

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Permit requirement

A permit is required to demolish or remove a building.

4.0

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Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement
A9 and B17	Garages and car ports should be located behind the line of the dwelling
A20 and B32	Maximum front fence height is 600 mm.

5.0

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 43.05 and Clause 65, the responsible authority must consider, as appropriate:

- The extent to which the proposed buildings or works assists in achieving the desired future character set out in the City of Greater Bendigo Residential Character Study 2001 and the Precinct Brochure for the precinct in which the site is located.