

19/01/2006
VC37

SCHEDULE 1 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO1.

BENDIGO EARLY SETTLEMENT RESIDENTIAL CHARACTER

1.0

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Statement of neighbourhood character

The areas of Greater Bendigo affected by this Overlay schedule all have an existing and preferred character based on the frequency of pre-World War I and Inter-war era buildings. Collectively the buildings are considered to contribute to the broader heritage and understanding of the historical development of Bendigo and surrounding areas.

The streetscape patterns and characteristics created by the frequency of the buildings of these eras, and their common building forms and elements, have a consistency that is valued by the local and wider community. The streetscape elements of particular importance in these areas include building form, siting including the location of car storage facilities, building materials and roof form.

2.0

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Neighbourhood character objective

To ensure that new buildings and works reflect the preferred character of the surrounding area.

To encourage the retention of existing pre-World War I and inter-war 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 1.2 metres, other than adjoining a Road Zone where the maximum is 1.5 metres.

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 exterior of any pre-World War I or inter-war era building proposed to be demolished is intact or repairable.
- The extent to which the proposed buildings or works assist 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.