

02/04/2025  
VC276**SCHEDULE 2 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO2**.

**BENDIGO POST WAR RESIDENTIAL CHARACTER**1.0  
02/04/2025  
VC276**Statement of neighbourhood character**

The areas of Greater Bendigo affected by this 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  
02/04/2025  
VC276**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.

3.0  
02/04/2025  
VC276**Permit requirement**

A permit is required to:

- Construct or extend an outbuilding normal to a dwelling.
- Demolish or remove a building.

4.0  
08/09/2025  
VC282**Modification to Clause 54 and Clause 55 standards**

| Standard      | Modified requirement                                                    |
|---------------|-------------------------------------------------------------------------|
| A2-1 and B2-1 | Garages and car ports should be located behind the line of the dwelling |
| A2-7 and B2-8 | Maximum front fence height is 600mm                                     |

5.0  
02/04/2025  
VC276**Other requirements**

| Requirement name | Requirement    |
|------------------|----------------|
| None specified   | None specified |

6.0  
02/04/2025  
VC276**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the exterior of the post-war building proposed to be demolished is intact or repairable.
- Whether any new development and works reflects the preferred character of the surrounding area.