

Housing Neighbourhood Character Strategy Precinct Substantial Change

Preferred character statement

Dwellings in the Substantial change character areas will deliver a new urban character distinguished by high quality and well-designed development of up to four storeys. While these developments will be larger in scale with new dwelling forms, will include townhouses and apartments, they will carefully respond to their context to provide contemporary but respectful outcomes.

Small front setbacks with well landscaped areas complemented by large canopy street trees will create pleasant walking environments. Development is designed with careful attention to the interface with the street ensuring an active frontage and community interaction by using balconies and verandahs. Car parking is located behind the dwellings and apartments, ideally off a laneway, to ensure the streetscape maintains a pedestrian focus and enable the planting or enhancement of canopy street trees in the front setback. Crossovers are sensitively located to ensure they preserve existing street trees.

Housing change in these areas will be substantial providing significant new diversity of housing type to meet Bendigo's future housing needs.

Preferred character objectives

Development should:

1. Create a new urban character characterised by high quality and well-designed development of up to four storeys.
2. Carefully respond to the context and provide contemporary but respectful outcomes.
3. Provide smaller front setbacks that enable well landscaped areas with the inclusion of large canopy street trees encouraged to create pleasant walking environments.
4. Ensure natural surveillance and community interaction by using balconies and verandahs which interface with the street.
5. Locate car parking behind the dwellings and ideally off a laneway to ensure the streetscape maintains a pedestrian focus and enable the planting or enhancement of large canopy street trees.