

COUNCIL MEETING MINUTES

CITY OF GREATER BENDIGO

6:00 pm on Monday November 20, 2023

Livestreaming at https://www.bendigo.vic.gov.au/about-us/council/council-meetings#live-stream
Broadcast live on Phoenix FM 106.7 ***

Copies of the City of Greater Bendigo Council's Agendas & Minutes
can be obtained online at https://www.bendigo.vic.gov.au/about-us/council/council-meetings

NEXT MEETING:

6 pm on December 11, 2023





COMMUNITY VISION 2021–2031

Greater Bendigo celebrates our diverse community.
We are welcoming, sustainable and prosperous.
Walking hand-in-hand with the Traditional custodians of this land.
Building on our rich heritage for a bright and happy future.

The community vision is underpinned by five values –
Transparency, sustainability, inclusion, innovation and equity.

COUNCIL PLAN (MIR WIMBUL) – OUTCOMES

The Council Plan (Mir wimbul) is based on seven outcomes, which are the main focus of the Council Plan.

Each outcome has a set of goals, objectives and actions that will help to achieve the community vision, and indicators to measure achievement against each goal:

1. Lead and govern for all
2. Healthy, liveable spaces and places
3. Strong, inclusive and sustainable economy
4. Aboriginal reconciliation
5. A climate-resilient built and natural environment
6. A vibrant, creative community
7. A safe, welcoming and fair community

STAFF VALUES AND BEHAVIOURS

The City of Greater Bendigo's values and behaviours describe how Councillors and staff will work together to be the best we can for our community.



They are aligned to our strategic documents, such as the Council Plan, which ensure they are meaningful for Council and the organisation.

A shared commitment to living our values and behaviours will help us to build the type of culture we need to be able to work together and support each other to deliver the best possible outcomes for the community.

This Council Meeting is conducted in accordance with the

- Local Government Act 2020
- Governance Rules

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1. ACKNOWLEDGEMENT OF COUNTRY

We acknowledge that the City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country.

We would like to acknowledge and extend our appreciation to the Dja Dja Wurrung People, the Traditional Owners of the land that we are standing on today.

Today, we pay our respects to leaders and Elder's past, present and emerging for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung People.

We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual and cultural costs of that sharing and our hope that we may walk forward together in harmony and in the spirit of healing.

2. TRADITIONAL LANGUAGE STATEMENT

Bangek Knoorarook Bunjil Dja Dja Wurrung
William Talle tallingingorak wirrmbool bunjil

I honour the wisdom of the Dja Dja Wurrung.
We will speak words of truth and listen to your wisdom

3. OPENING STATEMENT

4. MOMENT OF SILENT REFLECTION

5. ATTENDANCE AND APOLOGIES

Attendance

- Mayor Cr Andrea Metcalf
- Deputy Mayor Cr Dr Jennifer Alden
- Cr Matthew Evans
- Cr David Fagg
- Cr Margaret O'Rourke
- Cr Greg Penna (online)
- Cr Vaughan Williams

- Craig Niemann, Chief Executive Officer
- Andrew Cooney, Acting Director Strategy and Growth
- Brian Westley, Director Presentation and Assets
- Stacy Williams, Director Healthy Communities and Environments
- Jess Howard, Director Corporate Performance
- Ryan Millard, Manager Governance

Apologies

- Cr Julie Sloan

MOTION

That any apologies are accepted.

Moved: Cr O'Rourke
Seconded: Cr Alden

Resolution No. 2023-180

CARRIED

6. LEAVE OF ABSENCE
MOTION

That a Leave of Absence be granted for Cr Rod Fyffe OAM for the November 20, 2023, December 11, 2023 and January 22, 2024 Council Meetings.

Moved: Cr Fagg
Seconded: Cr O'Rourke

Resolution No. 2023-181

CARRIED

7. SUSPENSION OF STANDING ORDERS
MOTION

That Standing Orders be suspended to allow the conduct of the Community Recognition Section and Public Question Time.

Moved: Cr Fagg
Seconded: Cr Evans

Resolution No. 2023-182

CARRIED

8. COMMUNITY RECOGNITION

- To this month's community section and I would like to start by welcoming our new Director Strategy and Growth, Rachel Lee. Rachel joins the City following a number of roles within State Government and she is also a former staff member at the City, having worked across tourism, economic development and major projects. She brings a wealth of experience and we are delighted to have her back with us and continuing to make a valuable contribution to Greater Bendigo and the wider region.
- The Age Good Food Guide Awards were recently announced and a number of restaurants across our region were awarded Hats, but in particular we congratulate Masons of Bendigo that won a Hat and Chauncy (Chawn-cee) in Heathcote, which received two Hats and was named Regional Restaurant of the Year. Given we are a City and Region of Gastronomy it is very fitting that across the region we have 11 hatted restaurants.
- Greater Bendigo has dominated the shortlist for the upcoming 2023 Victorian Tourism Awards. The City has reached the finals in the Local Government Award for Tourism, the Bendigo Visitor Centre has been named in the Visitor Information Services Category and the Bendigo Ring Cycle festival is a finalist in the Events and Festivals category. BIG4 Bendigo Marong Holiday Park, Balgownie Estate and Rambling Wine Tours were also shortlisted across various categories. Good luck to everyone, winners will be announced on November 30.
- Phoenix FM, which broadcasts our Council meetings, recently won Small Station of the Year at the 2023 Community Radio Awards. The station's star presenter and secretary, Anne Conway, also won the Volunteer Contribution Award. Both awards are great recognition of the valuable role of community radio and the incredible effort it takes to keep stations on the air.
- And Cathie Steele, a local champion for food security, a key driver for developing Bendigo Foodshare and former Greater Bendigo Citizen of the Year, has been inducted into the Victorian Honour Role for Women – yet another well-deserved acknowledgement for your efforts, Cathie.
- To some international achievements… Congratulations to marathon runner Frances Walsh who has been awarded the Abbott World Marathon Majors medal for completing the Boston, London, Chicago, New York, Tokyo and Berlin marathons. That is an amazing effort and she's now done 25 marathons all up!
- Local professional cyclist, Patrick Eddy, has been awarded a World Tour contract with a Dutch cycling team. Patrick is soon off to Spain to start training before returning to Australia to compete in the Tour Down Under National Championships and the Cadel Evans Greater Ocean Road Race over summer.
- And Cody Fordham has received an honourable mention for his animation, Child of Temoin, at the 2023 Marvels of Media Awards in New York, which celebrate media makers on the autism spectrum. What a fantastic achievement on the international stage, well done Cody. And that brings us to the end of this month's community section.

9. PUBLIC QUESTION TIME

9.1. Public Question Time Guidelines

Council allows up to 30 minutes for question time on any matter except for planning items that are on the agenda tonight or anything that is defamatory, otherwise inappropriate or outside the scope of Council.

If your question is about routine or operational Council requests, you should instead make a request through our Customer Request system.

Pre registering questions is mandatory for all remaining Council meetings in 2023. This allows residents to have their questions answered on the night and provides more opportunity to give a detailed response.

We are trialling this change in order to keep Council meetings open, accessible and safe for the community, in light of the significant disruption that other Victorian Councils are experiencing including some having to temporarily close meetings.

Public Question time is only one of many ways the community is able to communicate with Council, other options include:

- Customer Request system
- Let's Talk Greater Bendigo
- Feedback and complaints process
- Petitions and joint letters
- Invitations to the Mayor (and other Councillors)
- Presentations to Councillors
- Councillor Ward Engagements events, generally held monthly
- Councillor attendance at many and varied events across the Municipality and over the year
- Councillor committee membership
- Various methods of contacting the City and individual Councillors

Public Question Time is not a requirement of Council under the Local Government Act. This Council has provides for Public Question Time in the Governance Rules adopted by the Council to ensure greater public transparency and accountability. The Council asks that the opportunity to ask a question of the Council in this forum is treated respectfully and within these rules.

9.2. Pre-Registered Questions

Question 1:

From: Andrew McKernan of Golden Square

Topic: Bendigo Pumped Hydro

Question:
Does Bendigo Council support pumped hydro utilising old mine workings? Could the council do more to support this project?

Answer:
The City of Greater Bendigo is not opposed in principle to the development of pumped hydro facility in the City that utilises old mine shafts. It is Council's understanding that following the feasibility study conducted in 2018, the Victorian Government sought expressions of interest from the private sector to pursue the project however this process was unsuccessful as the project was deemed to carry too many risks by private operators.

While Council would be supportive in principle of the project if it progressed, leading further work on the initiative is not considered to be Council's core role and would be better undertaken by the Victorian Government or private sector. If further feasibility work was to proceed, Council would assist with the process as needed.

Question 2:

From: Samuel Yates of Sedgwick

Topic: Wilkinson's road Sedgwick, minimum standard

Question:
There have been new subdivisions approved, completed and sold on Wilkinson's Road Sedgwick. Should the road have been upgraded to a minimum standard? What is the Bendigo Council's minimum standard for a road with over 20 properties on this road? I have asked this question multiple times to multiple council staff and I believe this road is extremely dangerous and there needs to be something done about this.

Answer:
Wilkinsons Road is maintained by the City as an all-weather rural access road. At the time of assessing planning permit applications for historical subdivisions, consideration was given to the pre-existing standard of Wilkinsons Road and capacity of the road to accommodate anticipated traffic volumes in connection with the increase in number of rural living residences. This assessment determined that the proposed increase in the number of residences did not represent a material risk to either the condition, safety or operation of the road, although some conditions were put in place to protect local amenity.

Further, there must be a clear nexus between a proposed development and any subsequent conditions sought to be imposed.

Several responses have been previously provided to Mr Yates regarding this matter.

10. RESUMPTION OF STANDING ORDERS
MOTION

That Standing Orders be resumed.

Moved: Cr O'Rourke
Seconded: Cr Alden

Resolution No. 2023-183

CARRIED

11. WARD REPORTS

11.1. Eppalock Ward - Cr Penna

Eppalock Ward - Cr O'Rourke presented, on behalf of Cr Penna, a report on various issues and meeting/events, including:

- Attended Citizenship Ceremony Town Hall. Again another lot of smiley Faces realizing they are now Aussies.
- Two Bendigo Tourism Board Meetings (Matt)
- Community Vigil to honor lives lost to Family Violence.
- Calder Highway Improvement Committee at Wedderburn
- Participated in Mayoral Election Presentations and election
- We contacted Many Resident, business Consultations and conversations
- Several Council Briefings
- Several On-site visits by us all
- Strategy and Growth Mystery Bus tour. Very Informative and productive bus tour of many sites, developments and future planning.
- Listening Post at Flora Hill Shopping Complex., Quiet but Productive.
- We attended the Indian Association of Bendigo DAWALI Celebrations. Great Company and Meal at RSL, on my calendar for next year.
- Matt Attended Bendigo Next Tourism Conference
- Matt Spoke at the opening of the MCM Art Show at Dudley House.
- Formal ceremony for Mayor and Deputy Mayor
- Marg attended 2 Bendigo Regional Manufacturers sub committee meeting,
- Marg also attended BMRG Meeting.
- Councillors attended Funloong Fun Day in Hargreaves Mall
- I attended Fosterville Gold ERC Meeting at Fosterville.
- Marg attended Remembrance Day at Heathcote RSL with Matt at the Soldiers Memorial Institute in Bendigo.
- Marg Attended Audit and Risk Committee
- Councillors attended the Djarra Balai Wuka Yapenya Gala Dinner,(to celebrate 10 years of the Settlement agreement with the State Gov)
- Councillors attended Djarra and Djandak Gatin Water Strategy Launch
- Attendance by Councillors at the AGM of Pheonix FM at Quarry Hill Hall.
- Matt Spoke at Launch of the 2024 Bendigo Ford fun run
- Matt spoke at Fairplay Regional Victoria Symposium at Capitol Theater.
- Matt Chaired the Loddon Campaspe Group of Councils Bendigo Meeting.

11.2. Lockwood Ward - Cr Alden

Lockwood Ward - Cr Alden presented a report on various issues and meeting/events, including:

- We kicked off this month with the announcement of the new CEO for the CoGB - Andrew Cooney. The news has been welcomed both within and outside the organisation. Congratulations Andrew.
- Another CEO departure was Sonia Di Metza from LCMS returning to Canberra - Sonia was a highly effective CEO over the past 3 years and saw their move to bigger and improved premises in Hargreaves St.
- Ewing Park official opening a popular event - its been built for skating, climbing, riding, walking, kicking, running, exercising, picnicking and more. The type of joint state and local government funding partnership that invests in community health and well-being. People of all ages came to try out their skills and check out what's on offer.
- The Fun Long Fun Day in the Hargreaves Mall saw huge crowds as families enjoyed activities on offer from dozens of organisations.
- The Old Church on the Hill Spring garden party lived up to its name - with something for everyone with plants, cake, biscuit and preserves sale, seed swap, basket weaving, flower crowns, the Old Church Ukelele Collective, BarBQ and even snail races! plus all the usual Saturday offerings of market, cafe, community pantry, chess club and more.
- As part of the 10 year celebration of DDW's Regional Settlement Agreement there was a Welcome to Baby event Welcome Baby to Country with DJAARA and Bendigo Health was a delightful event. The Garden for the Future saw many parents present to introduce the next generation of littlies to Country. A joyous morning for all.
- The Yapenya Twilight Market was another RSA anniversary event and aside from the creative goods for purchase and food there were highly popular yabby races - telling part of the story of the DDW's new tabby farm enterprise in Tennyson.
- Along with Cr Williams we attended the Quarry Hill PS's 150th anniversary celebrations that included the donation of a new clock for the quadrangle by the Balsillie family, the unearthing of a 25 year old time capsule, and the official opening of a long awaited new toilet block. Past and present students, young and old, enjoyed the occasion, some even in historic garb for the day.
- The Golden Square pool opening was popular once more, with people queuing at the gates and straight into the freshly painted pool. The pool and grounds looked great and another summer of fun unfolds for those who value this facility so highly.
- The launch of Marikit Santiago's exhibition 'The Kingdowm, The Power'. A renowned celebrated Western Sydney artist of Filipino heritage, and three time Archibald Prize finalist, this is Marikit's first solo exhibition in Victoria. Refreshing and different - another one not to be missed
- Just a reminder that the John Wolseley collaboration exhibition Earth Stories is on until January and well worth catching - so now you have two reasons to visit our beautiful gallery
- The Melbourne City Mission art show at Dudley House last week, along with Deputy Mayor Evans profiled the creativity of many who are involved with

their services …inspirational to see the excitement that accompanies having your own art works in a public exhbition…

- Invited to a La Trobe University Creative Cities conversation with visiting academic Dr Abigail Gilmore, Director of theInstitute for Cultural Practices at Manchester University - a City of Literature. who was keen to learn more about what is happening in Victoria in relation to creative cities research and interventions….described the City of Gastronomy work….
- The Age Good Food Guide annual awards saw ….winners awarded hats in our region of Gastronomy. Notably Chauncy in Heathcote won regional restaurant if the year and several local businesses once more were awarded one hat ratings. Of those Sonia Anthony of Masons organised an event called Sweet Sisters in the old mining exchange building - the queues were long and the excitement huge as around 18 different sweet offerings , including high tea were available.
- The Eaglehawk Community House AGM once more heard of the hard work and impact of the programs and activities provided for the local community. Food is a focus and the recent collaboration with the Bendigo Indian Association had a great spin off with tasty Indian catering at the event.
- Attended the Marong Community Action Group's AGM and also the BMFC AGM.
- I attended the ten year anniversary celebration of the Bendigo Filipino Foundation, led by President and community leader, Maria Gillies. The group is involved in various fundraising activities. People came from around the state for a celebratory evening. The food highlighted traditional ingredients, all part of the cultural aspects of our City of Gastronomy designation. I look forward to their annual street food festival next year. This followed on the death of local woman Logee Osias the previous week, that shocked the Filipino and the broader Bendigo community.
- Citizenship ceremony - fourth Citizenship Ceremony in just over a month - with 93 participants from 16 countries, bringing us close to 400 in that time. Our Intercultural Ambassadors were present in addition to Councillors, providing additional gift bags and we were excited to see intercultural Ambassador Enos from Zimbabwe among the freshly minted citizens.
- Remembrance Day on Nov 11th saw the K Flat community come together once more to remember this who had made sacrifices in the name of their country and to reflect on war and its consequences and impacts on so many, past and present.
- Along with CEO Craig Niemann I attended the GB Climate Collaboration's business event - the launch of the 'Beat the Power Bills' program that will see local business supported to make energy upgrades, improved energy efficiency and plan for the future - all the while saving money.
- Planning application meetings with ward residents and site visits with Cr Williams - all part of the normal month for a councillor and great opportunities to hear from local residents about their concerns. This coming Saturday is a Lockwood ward listening post at the Elmore Bakery in Marong from 10.30 - 12.00
- This Friday sees the commencement of the annual 16 days of activism against gender-based violence that runs from Nov 25 to Dec 10. Keep a look out for this year's calendar as there are events taking place every day.

Violence has been notably close to our community in recent times and with 62 women murdered so far this year its clear that more needs to be done to prevent it.

11.3. Whipstick Ward - Cr Fagg

Whipstick Ward - Cr Fagg presented a report on various issues and meeting/events, including:

- **Fire in Golden Square area:**
  - Acknowledge fire, and anxiety this will have caused.
  - Bendigo knows the danger of fire very keenly, but it is easy to assume that we will not be affected.
  - Please take this opportunity to check the CFA website and put together bushfire plans for the coming few months
- **Past events**
  - Remembrance day events were held around the city recently. Thank you to Cr Sloan for representing the council at the Eaglehawk Remembrance Day Commemorative Service
  - Crs Metcalf and Sloan attended the Elmore Progress Association's community planning evening. It is really positive to see smaller communities taking ownership of the future of their community. As our city continues to grow, this will be even more important.
  - Listening post in Woodvale: thank-you to those who turned up to this event, where we discussed road quality, how to improve council engagement with small towns, and the rehabilitation of the Woodvale evaporation ponds.
  - Eaglehawk Children's Festival, part of Eaglehawk's packed program of annual festivals. Attendees enjoyed animal displays, rock climbing, circus and face painting activities. Congratulations to the organisers, particularly Eaglehawk Community House. On the topic of the Community House, councillors were pleased to attend their community lunch and AGM, and hear of the positive contribution they are making to the community.
  - I chair the Heritage Advisory Committee, and recently the committee visited the gasworks and were taken on an informative tour by local heritage expert Gary Hill: we look forward to the ongoing implementation of the plan to revitalise this unique historical site.
- **Upcoming events**
  - I encourage people to take part in festivals and events which surround the Christmas season this year: there are dozens of these around our city and I welcome the return of a real sense of community spirit after the restrictions that Covid imposed. Of course there are the headline events such as the Rotary Club Bendigo Carols by Candlelight on Sunday 17th December.
  - But there are a number of small events. Two in the Whipstick Ward are…
    - Burra Block Party in Eaglehawk
    - Community Carols in Long Gully
    - Details online.
  - I also want to mention the free Community Christmas meals that the council has funded. The City of Greater Bendigo has provided grants to support local groups to hold free community Christmas meal events in December. The events are aimed at supporting local community

connections during the festive season. Details of these free events can be found at….

- **Lets talk items**
  - Regional library feedback
  - Budget priorities
  - Community grants

12. DECLARATIONS OF CONFLICT OF INTEREST

No attendee declared a conflict of interest.

Section 130 of the *Local Government Act 2020* (Vic) (**the Act**) provides that a relevant person must disclose a conflict of interest in respect of a matter and exclude themselves from the decision making process in relation to that matter including any discussion or vote on the matter at any Council meeting or delegated committee meeting and any action in relation to that matter.

The procedure for declaring a conflict of interest at a Council Meeting is set out at rule 18.2.4 of the Governance Rules.

Section 126 of the Act sets out that a relevant person (Councillor, member of a delegated Committee or member of Council staff) has a conflict of interest if the relevant person has a **general conflict of interest** or a **material conflict of interest**.

A relevant person has a **general conflict of interest** in a matter if an impartial, fair minded person would consider that the person's private interests could result in that person acting in a manner that is contrary to their public duty.

A relevant person has a **material conflict of interest** in a matter if an *affected person* would gain a benefit or suffer a loss depending on the outcome of the matter.

13. CONFIRMATION OF PREVIOUS MINUTES

13.1. Confirmation of Previous Minutes

RECOMMENDED MOTION

That the Minutes of the Council Meetings held on October 23, 2023 and November 7, 2023, as circulated, be taken as read and confirmed.

Previous minute location:
https://www.bendigo.vic.gov.au/about-us/council/council-meetings#past-meetings

MOTION

That the recommended motion be adopted.

Moved: Cr Evans
Seconded: Cr O'Rourke

Resolution No. 2023-184

CARRIED

14. PETITIONS AND JOINT LETTERS

14.1. Acknowledgement of Petition Received - Virtual Fencing

Purpose

Petitions and joint letters with ten (10) or more signatures are included in the Agenda and tabled at the meeting, unless there is a separate legal process that applies.

Summary

The following petition has been received from residents and ratepayers as outlined below:

“Request to seek virtual fencing around designated roads surrounding the City of Greater Bendigo where it has been identified that there have been significant incidents of roadkill by vehicles.”

These roads are: Heathcote-North Costerfield Road, between Mt Ida Lane and Scullys Lane; Anywhere along Axe Creek Road, specifically between Houlihan’s Road and Patons Road, Axe Creek and also along Patons Road, Axe Creek; Strathfieldsaye Road, between Guys Hill Road and Osborne Land, Strathfieldsaye; BendigoPyramid Hill Road, Prairie, specifically between Camp Road Bayliss Road.

Signatures - 25

Recommended Motion

That Council receive the petition and a response be prepared within two (2) meetings.

MOTION

That the recommended motion be adopted.

Moved: Cr Fagg
Seconded: Cr O'Rourke

Resolution No. 2023-185

CARRIED

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Petition seeking virtual fencing around designated roads surrounding the City of Greater Bendigo [**14.1.1** - 1 page]

Vyonne McLelland-Howe

[redacted]

We, the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to erect Virtual Fencing (see Wildlife Safety Solutions Wildlife Safety Solutions | Virtual Fencing | Australia & Tasmania) on designated roads surrounding the City where it has been identified that there have been significant incidents of roadkill by vehicles. These roads are: Heathcote-North Costerfield Road, between Mt Ida Lane and Scullys Lane; Anywhere along Axe Creek Road, specifically between Houlihan's Road and Patons Road, Axe Creek and also along Patons Road, Axe Creek; Strathfieldsaye Road, between Guys Hill Road and Osborne Land, Strathfieldsaye; Bendigo-Pyramid Hill Road, Prairie, specifically between Camp Road Bayliss Road.

	FULL NAME	ADDRESS	SIGNATURE
1	Andrew Howe	[redacted]	
2	Glynn P. Smith		
3	Sam Brand		
4	Michelle Mead		
5	Joelene Lyons		
6	Brenda Argus		
7	Trevor Hawes		
8	MATT TEASDALE		
9	HELEN WILLIAMS		
10	Karen Richardson		
11	Brooke Richardson		
12	Jenny Somerville		
13	R. Potter		
14	Deborah Wallbank		
15	SUE SHEEHY		
16	Anne-Maree Strachan		
17	Ian McCaw		
18	Anna Perry		
19	Greg Jacobs		
20	Anne Louise Chivers		
21	Christine Sheahan		
22	Carole Marden		
23	LOIS THOMAS		
24	Joan Chamberlain		
25	Jackie Hans		

14.2. Acknowledgement of Petition Received - Epsom Primary School 40km

Purpose

Petitions and joint letters with ten (10) or more signatures are included in the Agenda and tabled at the meeting, unless there is a separate legal process that applies.

Summary

The following petition has been received from the Epsom Primary School Council as outlined below:

"We the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to change the speed limit to 40km at all times, along Howard St from the Midland Highway to Lorikeet Avenue and along Goynes Road from Howard St to Rosemunday Road."

Signatures - 70

Recommended Motion

That Council receive the petition and a response be prepared within three (3) meetings to allow for consultation with Vic Roads.

MOTION

That the recommended motion be adopted.

Moved: Cr Fagg
Seconded: Cr Williams

Resolution No. 2023-186

CARRIED

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Petition Epsom Primary School 40km [**14.2.1** - 2 pages]

"We the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to change the speed limit to 40km at all times, along Howard St from the Midland Highway to Lorikeet Avenue and along Goynes Road from Howard St to Rosemunday Road.".

Timestamp	Full Name	Address
10/27/2023 16:01:33	Josh Justin	[redacted]
10/27/2023 16:01:39	Kylie Beale	
10/27/2023 16:02:05	James Beale	
10/27/2023 16:04:04	Kathleen Mayer	
10/27/2023 16:04:11	Kylie Warfe	
10/27/2023 16:04:41	Samantha Miller	
10/27/2023 16:06:20	Natasha mackenzie	
10/27/2023 16:08:48	Anthea Wicks	
10/27/2023 16:09:28	Katherine Bowden	
10/27/2023 16:09:51	Samantha Dobbin	
10/27/2023 16:11:45	Kylie Jones	
10/27/2023 16:12:04	Hollie james	
10/27/2023 16:12:29	Joshua james	
10/27/2023 16:15:03	Rachael Connelly	
10/27/2023 16:22:51	Jessica Greenwood	
10/27/2023 16:23:22	Leigh Pope	
10/27/2023 16:26:14	Lana Jackson	
10/27/2023 16:26:15	Tichaona Chinhamo	
10/27/2023 16:26:53	Rhianna davey	
10/27/2023 16:30:03	Reanna Mcdonald	
10/27/2023 16:31:38	Vicki Haneveer	
10/27/2023 16:32:31	April O'Meara	
10/27/2023 16:35:35	Samantha McGillivray	
10/27/2023 16:38:36	Katharine Farnington	
10/27/2023 16:40:23	Maree Augustynowicz	
10/27/2023 16:42:59	Kate Muller	
10/27/2023 17:01:15	Susan Cail	
10/27/2023 17:22:55	Anabel Marland	
10/27/2023 17:25:04	Megan Perrow	
10/27/2023 17:34:05	Candice Usher	
10/27/2023 17:34:29	Brad Cadzow	
10/27/2023 17:40:32	Emma McNamara	
10/27/2023 17:43:17	Samantha Drew	
10/27/2023 17:46:00	Lynne Moncrieff	
10/27/2023 17:48:10	Mariaa Randall	
10/27/2023 18:00:02	Karla Tucci	
10/27/2023 18:02:08	Hayley Allan	
10/27/2023 18:05:38	Michelle McKinnon	
10/27/2023 18:10:13	Melissa Evans	
10/27/2023 18:27:52	Neroli Lindsay	
10/27/2023 18:32:26	Jamie Trimby	
10/27/2023 18:47:08	Emma Patten	
10/27/2023 19:01:20	Jodie Fraser	
10/27/2023 19:08:50	Jillian Kensley	
10/27/2023 19:47:04	Jessica Paisley	
10/27/2023 20:41:36	Lucinda Schepisi	
10/27/2023 20:45:49	Lyn Giblett	
10/27/2023 20:45:54	Renee Kinross	

"We the undersigned residents and ratepayers of Greater Bendigo City Council formally request Council to change the speed limit to 40km at all times, along Howard St from the Midland Highway to Lorikeet Avenue and along Goynes Road from Howard St to Rosemunday Road.".

Timestamp	Full Name	Address
10/27/2023 20:46:13	Matthew Kinross	[redacted]
10/27/2023 21:03:44	Hannah Rourke	
10/27/2023 22:07:43	Paw Boh htoo	
10/27/2023 23:24:33	Chris Currell	
10/28/2023 0:16:12	James edwards	
10/28/2023 6:40:28	Melissa Dalton	
10/28/2023 7:37:18	Rebecca Downing	
10/28/2023 7:49:01	Robert Moncrieff	
10/28/2023 8:20:17	Yes	
10/28/2023 8:20:56	Brendan ryan	
10/28/2023 9:26:38	Cindy Nickels	
10/28/2023 9:53:43	Melissa Ephgrave	
10/28/2023 10:04:50	Jan Ridsdale	
10/28/2023 10:26:33	Stephen Poole	
10/28/2023 10:35:00	Donna Drew	
10/28/2023 17:30:15	Trudie Newton	
10/28/2023 20:48:20	Shantelle popple	
10/29/2023 8:08:42	Rebecca Pata	
10/29/2023 15:30:44	Nicole Schepisi	
10/29/2023 18:11:09	Anne Dellar	
10/29/2023 18:44:40	Tegan baines	
10/30/2023 8:15:30	Dearne Bowes	

14.3. Acknowledgement of Petition Received - Ross Park

Purpose

Petitions and joint letters with ten (10) or more signatures are included in the Agenda and tabled at the meeting, unless there is a separate legal process that applies.

Summary

The following petition has been received from residents and ratepayers as outlined below:

Ross Park - Kennington, Amenities request.

We the undersigned residents and rate payers of Greater Bendigo
City Council formally request council to:

Supply & install a water bubbler/pet water station, provide rubbish bins at each park entrance to discourage littering within the park & maintain Ross Park as an 'off leash' community park.

Signatures - 40

Recommended Motion

That Council receive the petition and a response be prepared within two (2) meetings.

MOTION

That the recommended motion be adopted.

Moved: Cr O'Rourke
Seconded: Cr Evans

Resolution No. 2023-187

CARRIED

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Petition Ross Park [**14.3.1** - 10 pages]

Tony & Dodie Bischoff
[redacted]

2/11/2023

Bendigo City Council
Bendigo Gov Hub
189-229 Lyttleton Terrace
Bendigo, Vic, 3550

Subject: Ross Park – Kennington, Amenities request.

Dear Councillors,

I hope this letter and accompanying petition finds you all in good health.
We would like to start this request with a 'thank you' for the recent works carried out at Ross Park, Kennington. Prior to the recent upgrade of the park this was a neglected local asset, seldom visited by anyone, but in the past 2 years it has become a very well used park space by our local community. The basketball area, playground, footy posts are all busy and families taking the time to picnic in the park, hold birthday parties & exercise their pets is now a familiar routine for many in the area. The 'off leash' dog permissions have been a great boon for making the park a dog friendly environment and provides a wonderful space for our dogs to exercise & socialise with their own kind in a friendly environment.
I personally have met more local people & their children & pets in the past 2 years than I ever had in the previous 14 years that I have been using the park. So well done & thanks.

However, recently, conversations at the park have repeatedly mentioned a lack of amenities originally requested during the park renovation 4 years ago. In particular, the absence of rubbish bins and a dedicated drinking tap for both dogs and humans. These essential facilities contribute significantly to the cleanliness and accessibility of the park, ensuring that it remains a safe and pleasant place for residents to enjoy. Additionally, such amenities promote responsible waste disposal and hydration, thereby contributing to the overall well-being of our community. When the locals were first asked by the parks department during a consultation meeting prior to the upgrade, these amenities were requested by all attendees but were never implemented/installed. (despite there being water infrastructure previously behind the old cricket nets)

During the petitioning it was often vocalised that nearby parks, such as Ewing Park and Wolstencroft Reserve have each been equipped with suitable rubbish bins and water facilities. (see attached photographs) This stark contrast in facilities has left our neighbourhood feeling unheard and neglected. We believe that every community should have access to comparable amenities, regardless of its location within Bendigo.

We hope that our concerns are taken seriously, and we kindly urge the Bendigo City Council to consider our request. All petitioners would be available should the council wish to hold a

further consultation meeting regarding these concerns. We believe that working together will not only address the issues we face with Ross Park but also foster a stronger sense of community and collaboration.

Thank you for your attention to this matter. We look forward to a positive response and the opportunity to engage in a meaningful dialogue regarding the future of Ross Park.

Yours sincerely,

Tony & Dodie Bischoff



02/11/2023

Attachments

3 pages of signatures from local residents / Park users

4 pages of Photos from nearby parks.

PETITION TO GREATER BENDIGO CITY COUNCIL

ROSS PARK – KENNINGTON.

We the undersigned residents and rate payers of Greater Bendigo City Council formally request council to:

Supply & install a water bubbler/pet water station, provide rubbish bins at each park entrance to discourage littering within the park & maintain Ross Park as an 'off leash' community park.

Each petitioner/signatory below has volunteered their Name, Address and signature in agreeance with the above request of Bendigo City Council.

NAME	ADDRESS	SIGNATURE
Tony Bischoff	[redacted]	
M MACTIER		
GREG HELLSTEN		
MICHAEL SOBIE		
KRISTY EASTWA		
Dodie Bischoff		
Hannah Gudgeon		
ANDREW WILD		
IAN WATSON		
LUKE GRAY		
DAVID HUGHES		
D BROWNBILL		
K. THORBURN		

PETITION TO GREATER BENDIGO CITY COUNCIL

ROSS PARK – KENNINGTON.

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Supply & install a water bubbler/pet water station, provide rubbish bins at each park entrance to discourage littering within the park & maintain Ross Park as an 'off leash' community park.

Each petitioner/signatory below has volunteered their Name, Address and signature in agreeance with the above request of Bendigo City Council.

NAME	ADDRESS	SIGNATURE
Jane Hellsten.	[redacted]	
Ann Lorain 2.		
Tyler Maclennan		
Tony Morris		
Alyce Haggard		
Travis Matheson		
Megan Matheson		
Macey Eaton		
Jessica Lapthc		
Cathal Whelan		
Tara Whelan		
Jordy Philbrick		

PETITION TO GREATER BENDIGO CITY COUNCIL

ROSS PARK – KENNINGTON.

We the undersigned residents and rate payers of Greater Bendigo City Council formally request council to:

Supply & install a water bubbler/pet water station, provide rubbish bins at each park entrance to discourage littering within the park & maintain Ross Park as an 'off leash' community park.

Each petitioner/signatory below has volunteered their Name, Address and signature in agreeance with the above request of Bendigo City Council.

NAME	ADDRESS	SIGNATURE
Elsie	[redacted]	Elsie
Jess		
Charlie		Charlie B
Sam		
Charlie		C Bonka
Jack		Jack O
[illegible]		
Tara		T.
Anne		
Jules		J
Sian		
Katrina		
Vin		
Nick		

Bendigo

PETITION TO GREATER BENDIGO CITY COUNCIL

ROSS PARK – KENNINGTON.

We the undersigned residents and rate payers of Greater Bendigo City Council formally request council to:

Supply & install a water bubbler/pet water station, provide rubbish bins at each park entrance to discourage littering within the park & maintain Ross Park as an 'off leash' community park.

Each petitioner/signatory below has volunteered their Name, Address and signature in agreeance with the above request of Bendigo City Council.

NAME	ADDRESS	SIGNATURE
WARREN SMITH	[redacted]	


Coliban WATER
BENDIGO
BE SMART CHOOSE TAP
Refill Reason #14:


WOLSTENCROFT RESERVE








BE SMART CHOOSE TAP
BENDIGO


DRINKING
WATER
STATION


Rubbish

15. LEAD AND GOVERN FOR ALL

15.1. Contracts Awarded Under Delegation

Author:	Corinne Fisher, Procurement Officer
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

To inform Council of contracts signed under Delegation.

Recommended Motion

That Council notes the contracts awarded under delegation during the previous reporting period.

MOTION

That the recommended motion be adopted.

Moved: Cr O'Rourke
Seconded: Cr Williams

Resolution No. 2023-188

CARRIED

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all

Secondary Council Plan Reference(s)

Goal 1 - Accountable, financially responsible, equitable, transparent decision making

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Contracts Awarded Under Delegation Council Report October 2023 [**15.1.1** - 1 page]

Capital Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Practical Completion	Budget

Service Contracts							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Contract Term & Options	Budget

Contracts Awarded at Council							
Contract No	Project	Successful Contractor	Delegated Officer	Date Signed	Price (ex GST)	Practical Completion / Contract Term & Options	Budget
CT000679	Loading and Carting Waste from Eaglehawk Landfill	C & K Carter Haulage Pty Ltd	Craig Niemann	06-Oct-23	Schedule of Rates	3 Years with the option of 2 x 12 months	$7,000,000.00
SOW-001	Software as a Service Agreement (SaaS)	Technology One Limited	Brian Westley Acting CEO	27-Sep-23	$2,447,689.59	3 Years	$2,700,000.00

15.2. Quarterly Finance and Capital Management Report Q1 - September 2023

Author:	Kate Fox, Coordinator Management Accounting & Analysis
Responsible Director:	Jessica Howard, Director Corporate Performance

Purpose

The purpose of this report is to update Council on the financial position and capital program of the City of Greater Bendigo 2023/2024 financial year, as at September 30, 2023 (Quarter 1), in accordance with the requirements of the *Local Government Act 2020* (Vic) (the Act).

Recommended Motion

That Council receives the report comparing budget and actual revenues and expenses to September 30, 2023, in accordance with the requirements of the *Local Government Act 2020* (Vic).

MOTION

That the recommended motion be adopted.

Moved: Cr O'Rourke
Seconded: Cr Alden

Resolution No. 2023-189

CARRIED

Cr Penna left the meeting at 6:40 pm.
Cr Penna returned to the meeting at 6:41 pm.

Executive Summary

The Quarter 1 (Q1) Financial and Capital Management Report provides an update on financial performance for the 2023/2024 financial year.

The City's operating result as at September 30, 2023 is $126.6M surplus, $6.5M (5%) favourable to budget. The surplus in Q1 is primarily due to rates notices issued in August – as the revenue for the financial year is recognised at the beginning of the year – and phasing of projects. The revenue raised from rates helps to fund 68 important services to the community and maintain and upgrade infrastructure such as community facilities, footpaths, and roads.

Background

Council adopted the 2023/2024 Budget in May 2023 and the City reports on delivery of the Budget through monthly management reports and quarterly reports to Council in line with the requirements of the Act.

Report

The City's operating result as at September 30, 2023 is $126.6M surplus, $6.5M (5%) favourable to Budget.

The City's key year to date results include:

- **$2.4M additional grants operating and capital** - favourable variance for Operational and Capital Government Grants partly due to funds receipted in 2022/2023 financial year being recognised in the current financial year (project related). However, the majority of grants are offset by additional expenses.
- **$0.6M additional other income** – due to higher interest rates, resulting in additional interest income.
- **Capital expenditure for the first quarter of $12.9M**, exceeding the Q1 target expenditure of $11.7M by $1.2M.

The management reporting surplus forecast to the end of the financial year is $78.5M ($4.1M favourable to Budget). The favourable forecast result is largely due to additional grants forecast. The current forecast may be optimistic given ongoing cost increases being experienced across the community.

The City's management reporting profit and loss statement for Q1 is provided below with analysis of year-to-date variances:

	FULL YEAR				FULL YEAR			
	YTD Actual $'000	YTD Budget $'000	Variance $'000	Variance %	Full Year Forecast $'000	Annual Budget $'000	Variance $'000	Variance %
Income								
Rates and Charges	145,761	145,823	(62)	(0%)	147,248	147,243	5	0%
Statutory Fees and Fines	1,818	1,610	208	13%	5,933	5,794	140	2%
User Fees	5,520	5,596	(76)	(1%)	24,305	24,238	67	0%
Grants Operating	5,480	2,133	3,347	157%	32,233	28,252	3,981	14%
Grants Capital	8,691	9,557	(866)	(9%)	22,157	21,605	553	3%
Contributions Monetary	370	519	(24)	(100%)	2,299	2,398	-	-
Contributions Non Monetary	-		-	-	12,698	12,698	-	-
Share of Profits of Associates	-	24	(24)	(100%)	95	95	-	-
Other Income	1,726	1,131	595	53%	4,823	3,919	904	23%
Loans - Incoming	6	-	6	100%	-	-	-	-
Total income	169,372	166,393	3,104	2%	251,791	246,241	5,650	2%
Expenses								
Employee Costs	21,346	22,326	981	4%	79,274	79,468	194	0%
Administration Expense	951	1,264	313	25%	5,923	5,756	(167)	(3%)
Contractors and Services	7,440	7,544	104	1%	31,661	31,637	(24)	(0%)
Contributions and Donations	635	869	234	27%	3,178	2,993	(185)	(6%)
Employee Costs (outside payroll)	487	528	41	8%	2,115	2,026	(89)	(4%)
Insurance	2,206	2,266	60	3%	2,366	2,266	(100)	(4%)
IT Costs	958	1,047	88	8%	4,257	4,218	(39)	(1%)
Materials & Consumables	2,123	1,895	(228)	(12%)	8,823	8,390	(433)	(5%)
Plant & Fleet	976	1,376	400	29%	4,463	4,590	127	3%
Professional Services	784	1,022	238	23%	6,333	5,725	(607)	(11%)
Property, Trades & Maintenance	1,625	1,984	358	18%	8,667	8,522	(145)	(2%)
Utilities, Rates & Charges	1,874	2,641	767	29%	10,318	10,291	(28)	(0%)
Borrowing Costs	214	200	(15)	(7%)	798	798	-	-
Loans - Outgoings	1,227	1,249	22	2%	4,996	4,996	-	-
Other Expenses	(45)	19	64	339%	154	154	(0)	(0%)
Total expenses	42,801	46,229	3,427	7%	173,326	171,831	(1,496)	(1%)
Surplus/(deficit):	126,571	120,164	6,531	5%	78,465	74,411	4,154	6%

Variance commentary (Actual YTD & Full Year Forecast)

- **Statutory Fees and Fines: $0.2M Favourable (13%) & Forecasting $0.1M Favourable (2%)** - Rise in local law infringements issued, and higher than anticipated income is associated with increased subdivision fees received in the first half of year.
- **Government Grants- Operating: $3.3M Favourable (157%) & Forecasting $4.0M Favourable (14%)** - Favourable result is due to the receipt of unbudgeted grants, and a number of grants carried forward from last financial year.
- **Other Income: $0.6M Favourable (53%) & Forecasting $0.9M Favourable (23%) -** A rise in interest rates has resulted in additional income on investments of $0.6M.
- **Employee Benefits: $1.0M Favourable (4%) & Forecasting $0.2M Favourable (0%)** – The budget includes a staff vacancy rate of 2%, which will

be reviewed later in the year for next financial year. In some areas there have been additional vacancies. Additional unbudgeted grants will generate additional employee costs.

- **Administration Expense: $0.3M Favourable (-26%) & Forecasting $0.2M Unfavourable** – Some delays in budgeted expenditure for Tourism campaigns. Projecting additional expenditure for grant related costs.
- **Contributions and Donations: $0.2M Favourable (28%) & Forecasting $0.2M Unfavourable** - Timing of grants from prior year and contributions to be delivered in this financial year.
- **Material & Consumables: $0.2M Unfavourable (12%) & Forecasting $0.4M Unfavourable (5%)** - $0.1M in workshop operations for increase in equipment hire expecting to cost an additional $0.4M.
- **Plant & Fleet: $0.4M Favourable (12%) & Forecasting $0.1M Favourable (3%)** - Lag in workshop repair expenditure due to 2 trucks out of action. Expecting full year expenditure to be on budget.
- **Utilities, Rates & Charges: $0.8M Favourable (7%) & Forecasting flat to budget** - Budget built in an anticipated 7% increase in utilities. The Australian Energy Regulator has released their final determination of the 2023/2023 Default Market Offer which may result price increases of 20-25% later in the year.

Council's financial position reflects an overall positive performance against the Budget year to date, made up of a number of variances, both favourable and unfavourable, across Council's services. These variances will continue to be monitored and reported on for the remainder of the financial year.

Capital Program

Capital expenditure for the first quarter reached $12.9M, exceeding by $1.2M the Q1 target expenditure of $11.7M. The year-to-date expenditure includes a large contribution payment as part of the Mercy Junortoun Sports Precinct.

Initial tender and design outcomes have proven that price increases will be an issue over the course of the City's Capital program this year – which in some cases can cause delays as scope and budgets must be revisited.

Key projects for this financial year include:

- Municipal Baths: The site has been dewatered and earthworks and sludge removal have commenced. As a major component of the project is landscaping, the project isn't expected to be completed until after winter 2024 to allow for favourable planting conditions.
- Bendigo Tramways Workshop Expansion: Project delivery continues with a forecast finish date of mid-2024.
- Bendigo Airport Terminal & Precinct: Works are on-going at both the Terminal / Administration building and the Business Park.
- Ewing Park Skate Park Renewal: The overall project (including sub-components of civil works and building structures) is now reaching practical completion with the skate park open to the public.
- Elmore Public Toilet renewal: Construction to commence in quarter 2.

- Marong Kindergarten and Community Hub: Detailed design has commenced, with construction planned to commence in early to mid-2024.

The list of capital works projects approved in the current Budget is available on the City's website.

Cash and investments

Cash holdings currently remain above minimum required levels and the City's investment portfolio remains in line with policy.

Competition between the banks has continued, with further increased term deposit rates. Interest rates increased to approx. 4.9% in September, resulting in improved revenues. Currently 60.5% of the City's investments are with institutions without fossil fuel investments. The City's Climate Change and Environment Strategy lists a target of 60% for Council funds to be invested with financial institutions that do not lend to fossil fuel industries (or similar) by 2026.

City financial sustainability: looking forward

Whilst the latest inflation statements from the RBA have predicted inflation reductions, there has already been a significant 'gap' emerge between cost increases (CPI) and the City's rates increases (3.5% for 2023/2024). The following table summarises the gap between the rate cap and (General) inflation over the last few years.

Table - Rate Cap V Actual (General) Inflation 2020/21 to 2023/24

Year	Rate Cap**	Actual Inflation*	Variance Actual CPI to Rate Cap	Cumulative Variance %
2020/21	2.00%	3.80%	-1.80%	-1.80%
2021/22	1.50%	6.10%	-4.60%	-6.40%
2022/23	1.75%	6.00%	-4.25%	**-10.65%**
2023/24	3.50%	*3.5%****	0	**-10.65%**

*Source; RBA Consumer Price Index, Australia

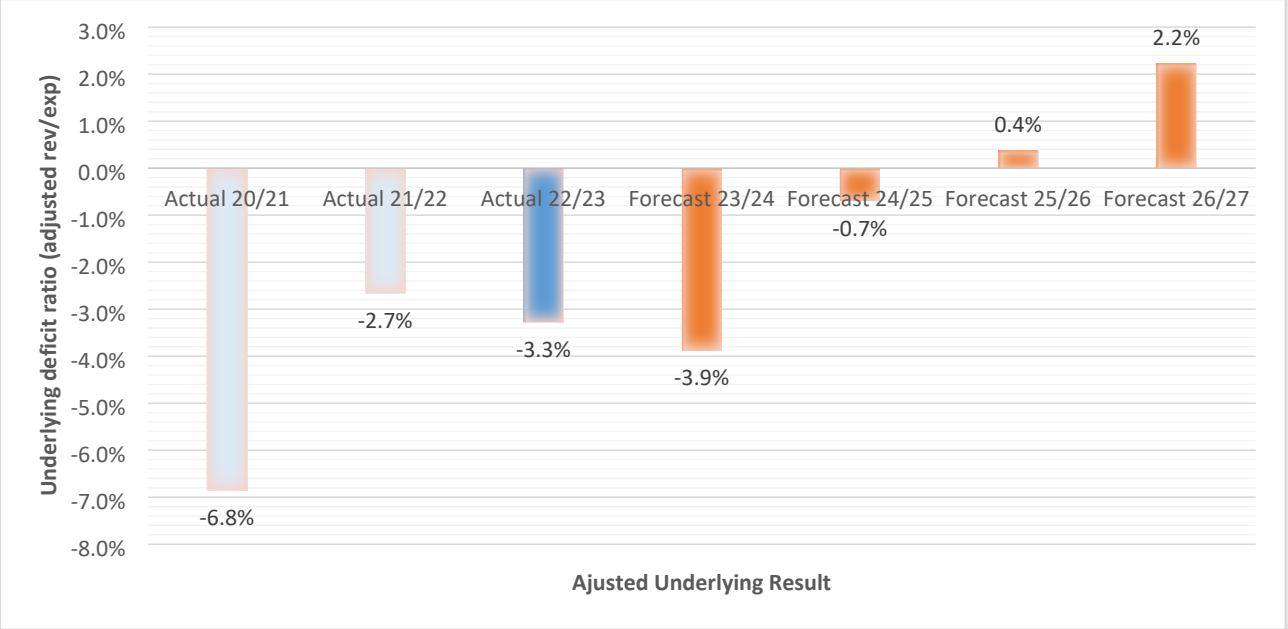
** ESC *** - *RBA Forecast*

Cumulatively, this is equivalent to a $33M difference for the City over these years. Some expenses for the City have not increased at this level – however others, such as construction costs have increase by significantly more than the above table.

CPI is forecast by the RBA to return to 3¼ per cent (3.25%) by the end of 2024, and back within the 2-3 per cent range in 2025 (calendar year).

The City has completed the year end audit and continues to be low risk for the majority of the key VAGO financial sustainability indicators, with the exclusion of the adjusted underlying result ratio in future years. As noted in previous reports and budgets, it will be increasingly difficult for the City to ensure long term financial

sustainability whilst continuing to meet current service delivery levels (i.e. current pools, paths, and current services). The City will need to consider operational efficiencies, review of services, or future rate cap variations as part of future Budget processes.



Priority/Importance

In accordance with Section 97 of the Act: "As soon as practicable after the end of each quarter of the financial year, the Chief Executive Officer must ensure that a quarterly budget report is presented to the Council at a Council meeting which is open to the public."

Timelines

A report on finances must be presented to Council quarterly as required by the Act.

Communications/Engagement

Officers reviewed the financial results and provided commentary and forecasting to information the Q1 Quarterly Report. The Executive Management Team considered this report in October.

Financial Sustainability

The Q1 Quarterly Report and related briefings are a key tool in assessing and managing the City's ongoing financial sustainability.

Risk Assessment

Financial sustainability remains a key City strategic risk, currently assessed as Medium.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 1 - Lead and govern for all

Secondary Council Plan Reference(s)

Goal 1 - Accountable, financially responsible, equitable, transparent decision making

Other Reference(s)

Other key documents:

- City of Greater Bendigo Financial Plan 2021-2031
- City of Greater Bendigo Budget 2023/2024

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

Nil

16. HEALTHY, LIVEABLE SPACES AND PLACES

16.1. E-Scooter Trial - Scope and Timeline

Author:	Sumaya Tonny, Strategic Planner
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Purpose

To seek support to engage an operator to start an e-scooter trial in Bendigo.

Recommended Motion
That Council:

1. Note the update on the lessons learned from the experience of other councils that have participated in e-scooter trials.
2. Approve to commence an e-scooter trial in Bendigo for an initial period of 12 months and aligned with the recommendations and proposed conditions included in the report.
3. Approve to engage a commercial operator to launch the trial.
4. Advocate to the State government for an associated public safety campaign.

MOTION

That the recommended motion be adopted.

Moved: Cr Alden
Seconded: Cr Fagg

Resolution No. 2023-190

CARRIED

Executive Summary

In April 2023, the Victorian Government extended the e-scooters trial program across Victoria, enabling all councils to directly engage with operators to set up a trial program. The trial has recently been extended for another six months after the successful operation of e-scooters across the State during Winter.

City officers have gathered information about the operation of e-scooters hire scheme trials from Ballarat and Launceston, cities of similar size to Bendigo in terms of population and economy. The operating areas and compliance measures taken by other cities have also been reviewed and the lessons learnt have helped shape the recommendations in this report.

An internal Project Working Group was formed to plan and design a trial program, and feedback was obtained from e-scooter operators about the operation of the hire schemes.

If the engagement of an e-scooter operator is supported, City officers propose to identify a suitable operator and begin a 12-month trial.

Background

In December 2020, the City commenced preparation of an Expression of Interest to participate in the State Government's e-scooter trial. Support was given for the City to again seek to be involved in the program in mid-2022 when the State indicated the program would be expanded. The City was unsuccessful in its attempts to participate in these initial trials, with Ballarat being the only regional location included.

In April 2023, the State Government approved the expansion of the e-scooters trial program enabling any council within the State to directly engage with operators to set up their own trial program.

City officers gathered information about the operation of early e-scooters hire scheme trials. Particularly helpful were the findings from Ballarat and Launceston, cities of similar size to Bendigo in terms of population and economy, both of which have found e-scooters to be a positive addition to their cities and have opted to continue with their programs.

In August 2023, Councillors provided support for the Strategic Planning team to proceed with preparing for a local e-scooter trial, in anticipation of an October update on the program from the State Government.

Report

On 6 October 2023, the trial period was extended until 5 April 2024 after the successful Winter period. The rules and penalties remain the same as advised in April 2023, when the trial was first expanded across the State (see Attachment 1 for the Media Release on extending the e-scooter trial over summer).

City officers considered the lessons learnt by cities that have already rolled out e-scooter hire programs. These findings have helped shape the recommendations in this report. An internal Project Working Group (PWG) has been formed to determine the scope of the trial and the priorities of the City when engaging an operator.

Key considerations include:

- Covering major tourist destinations within urban Bendigo.
- The trial area should serve all demographics, including socially disadvantaged communities.
- The average distance travelled by e-scooter riders per trip ranges between 2km to 2.5km (examples from Ballarat and Launceston).
- Data on overall emissions reduction, including the emissions from the devices used for deployment and the sources of charging the vehicles, should be sought from the operator.
- The operator should play a role in community education, as well as monitoring and maintenance.
- Operators that offer e-bikes as well as e-scooters should be prioritised so that the City can consider adding e-bikes to the scheme at a later stage.

- If the City is not satisfied with the service of the operator, there must be the ability to terminate the contact within the trial period.

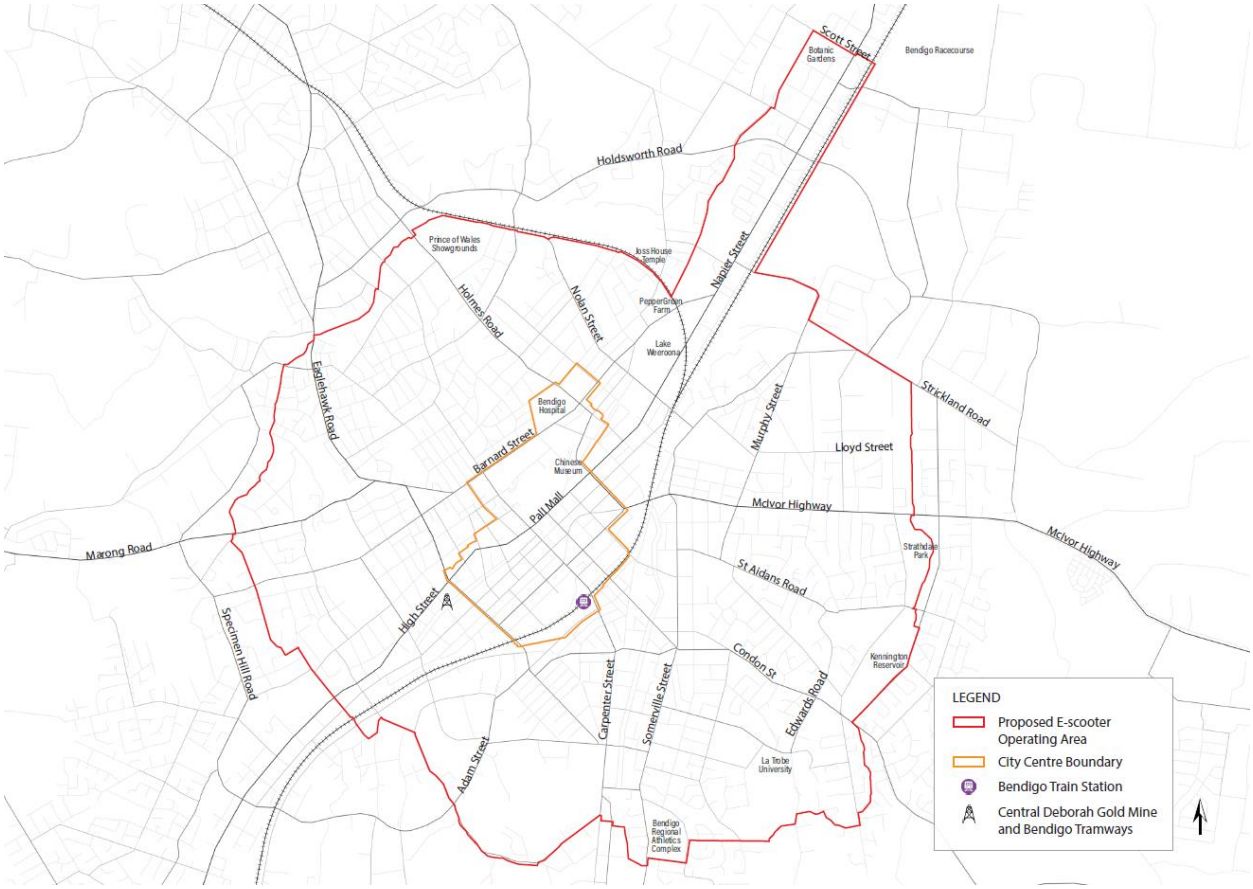
The PWG met on four occasions resulting in agreement on the following:

- A proposed operating area.
- Deployment and parking arrangements.
- Areas for restrictions including slow-speed and no-go zones.
- A list of external stakeholders to consult prior to the trial.

It should be noted that the operating area and restrictions outlined in this report will apply only to e-scooters available for hire. Privately owned e-scooters are governed only by the rules issued by the State, with penalties enforced by the police, and are already able to be owned and ridden throughout Victoria.

Operating Area

The tentative operating area is shown below in the map with the red boundary.



The proposed operating area closely aligns with the Bendigo Regional City Loop Trail and incorporates the City's shared path network and protected cycleways. The boundary of the area will be confirmed with the chosen operator. The proposed area includes some of the City's main tourist sites and major destinations including:

- Lake Weeroona
- Bendigo Botanic Gardens in White Hills

- Bendigo Racecourse
- Strathdale Park and Kennington Reservoir
- La Trobe University
- Bendigo Regional Athletics Complex
- Central Deborah Gold Mine and Bendigo Tramways
- Prince of Wales Showgrounds
- Bendigo Joss House Temple
- Chinese Museum
- PepperGreen Farm
- Bendigo Hospital
- Bendigo Railway Station

Deployment and Parking Arrangements

A hybrid parking model is recommended for the trial, with designated parking within the City Centre area, preferably with markings to show parking bays. Parking outside of the City Centre will not require designated parking bays, with instructions provided through the operating app as to appropriate parking locations within residential areas. Deployment and defined parking areas should be located at major destinations within the operating zone and in places highly visible to potential users. Consideration should be given to offering riders benefits for parking in preferred locations outside of the City Centre.

Restrictions

The following restrictions will be considered in collaboration with the operator:

- Enforcing no-go zones where the speed limit exceeds 60kmph.
- Access to La Trobe University to be considered in collaboration with the University.
- Missing links in natural trails and roads with poor infrastructure will be highlighted and possibly removed from the operating area.
- Rosalind Park, Lake Weeroona, Hargreaves Mall and Pall Mall areas should be considered for slow speed zones or no-go zones, particularly during significant events.
- Restricted access around Pall Mall and Hargreaves and Bull Streets on Friday and Saturday nights.
- The Lyttleton Terrace/Mitchell Street area around Coles Supermarket to be considered as a no-go zone due to traffic and the narrow road.

Stakeholder Consultation

Prior to the rollout of the trial, the following stakeholders should be consulted:

- Bendigo Sustainability Group
- Bendigo and District Cycling Club
- Bike Bendigo
- Victoria Police
- Disability Inclusion Reference Committee
- Bendigo Youth Council
- Yo Bendigo

- Bendigo Health
- Educational institutions within the operating area
- Be.Bendigo
- Businesses located near proposed parking areas
- Victoria Walks
- Internal Units

City officers have been in regular contact with their counterparts at the City of Ballarat and have reviewed publicly available information from the City of Launceston and other capital cities where e-scooter trial programs are currently in operation. The latest usage data from the City of Ballarat is included in Attachment 2.

City officers have also engaged with several established e-scooter hire operators who have previously approached the City to get a holistic view on the overall operation including parking, compliance, response to incidents/queries and promotion and education programs.

E-Scooter Trail recommendations and proposed conditions

City officers recommend proceeding with a trial incorporating the following:

- Engage a single operator.
- Undertake the trial for at least 12 months to get data from all seasons.
- Identify and designate marked parking bays on public land within the City Centre that do not interfere with the accessibility of other road users and pedestrians.
- Ensure guidelines are provided on appropriate parking within residential areas to be delivered through the booking app.
- Consider offering rider's benefits for parking in preferred locations outside of the City Centre.
- Restrict operating hours (suggested riding time from 5am to 11pm).
- Ensure flexibility to make changes in parking and restricted areas throughout the trial.
- Integrate the parking and deployment areas with public transport and key tourism destinations.
- If the trial is a success and the operator secures a long-term contract with the City, consider charging the operator and use the revenue to improve shared paths.
- Restrict e-scooters from areas where the roads and the bike paths are narrow to discourage users from illegally riding on footpaths.

Next Steps

If the engagement of a commercial e-scooter operator is supported, the next steps for the project will include:

- Go to market to seek an Expression of Interest (EOI) from operators.
- Select an operator for a 12-month trial period.
- Establish an external working group to participate in the rollout of the program.
- Roll out the program.
- Monitor and adjust as required.

- Review and report on outcomes of trial period.

Priority/Importance

This initiative is supported by the City's *Integrated Transport and Land Use Strategy 2015* (ITLUS), which supports planning for the likely uptake of new technologies in private and shared vehicle markets.

Options Considered

Council may approve proceeding with a trial and support the engagement of a commercial e-scooter operator or may refuse to support progressing with a trial.

Timelines

If the recommendation to engage an operator is supported, City officers will start preparing for the Expression of Interest process to seek a suitable operator.

Once the operator is selected, the City and the operator will work together to prepare for the trial with the aim to be ready for the next State Government update due in April 2024.

Communications/Engagement

Engagement that has been undertaken includes:

- Internal units have collaborated on this project to date.
- An internal Project Working Group including representatives from Economic Development, Engineering, Local Laws, Active and Healthy Communities and Climate Change and Environment was established and has provided valuable inputs through the working group meetings.
- A presentation was provided at the Disability Inclusion Reference Committee meeting on 5 October 2023.
- Discussions were held with a few established operators to better understand their provided services.
- Discussions were held with the City of Ballarat to learn from their experience.

Once an operator is engaged, consultation will be undertaken with the relevant external parties, business and community groups as outlined in this report.

Promotion and community education programs will be designed in collaboration with the operator prior, and during, the rollout of the trial.

City officers considered engaging other neighbouring municipalities in the trial and a potential joint agreement. However given the different stages of interest and engagement in e-scooter trials, it is recommended that the City does not pursue a joint approach.

Financial Sustainability

The project will be managed within the Strategic Planning operating budget.

Risk Assessment

Most of the risk associated with the trial is carried by the operator, particularly risk of theft or vandalism of the e-scooters and dealing with customer complaints. It can be expected that the City will receive enquiries or complaints, particularly in the early stages of the program, but an effective communications plan should assist to minimise confusion and educate the community.

Safety risks to riders and pedestrians can be reduced through education, enforcement of rules and identifying and adjusting controls on speed and designating appropriate parking areas. The examples of previous trials have shown that incidents of serious injury are low, and usually affect a rider not wearing a helmet.

If significant issues cannot be resolved, the City may opt to terminate the trial agreement.

Subject to the trial proceeding, it is recommended that the City advocate to the State government for an associated public safety campaign.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 2 - Healthy, liveable spaces and places
Outcome 3 - Strong, inclusive and sustainable economy
Outcome 5 - A climate resilient and healthy landscape

Secondary Council Plan Reference(s)

Goal 1 - Strengthened community health and wellbeing
Goal 5 - More sustainable active and public transport services
Goal 1 - Inclusive employment opportunities for all, sustainable jobs and investment and a diverse economy
Goal 1 - Zero carbon

Other Reference(s)

Integrated Transport and Land Use Strategy 2015
Climate Change and Environment Strategy 2021-2026

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Media Release on Extending e-Scooters Trial Over Summer [**16.1.1** - 1 page]

2. Latest Data on e-Scooters Trial from City of Ballarat [**16.1.2** - 1 page]

Media Release

The Hon Gabrielle Williams MP
Minister for Government Services
Minister for Consumer Affairs
Minister for Public and Active Transport

VICTORIA State Government

Friday, 6 October 2023

EXTENDING THE E-SCOOTER TRIAL OVER SUMMER

The Allan Labor Government is extending the e-scooter trial for the summer, when scooters are the most popular, to collect the most comprehensive dataset to inform the future of the program in Victoria.

More than one million people signed up to hire e-scooters in Victoria during the trial – with five million trips taken and more than nine million kilometres travelled.

The trial has been successful over the winter months, but the Labor Government want to see it operate over an extended holiday period and in warmer weather to ensure our datasets are comprehensive.

There are an estimated 100,000 privately owned e-scooters in use in Victoria, with private users making up half of e-scooter riders alongside popular shared scooter hire operators.

There have been no significant safety incidents during the trial period, the trial covering private scooters has only run through the winter months – and data shows both e-scooter use and incidents peak during the warmer period.

Riders are reminded to wear a helmet, not ride on footpaths, not carry passengers on their scooters, and abide by the same alcohol, drug and mobile device restrictions as when they are driving a car.

E-scooter riders must travel at a maximum speed of 20 kilometres per hour and the e-scooters must not be capable of exceeding 25 kilometres per hour to be approved for use.

E-scooter riders and other road users will continue to be educated to help improve the understanding of e-scooter road rules – and it will remain illegal to operate a hire scheme without the approval and agreement of the local council.

The Department of Transport and Planning is developing a guide for councils with advice on how to manage e-scooter share schemes, including parking management and operator insurance requirements.

The Labor Government will continue to monitor and assess the use of e-scooters across the state and amend regulations if required to address emerging issues.

The trial is set to continue for six months, ending on 5 April 2024.

Quotes attributable to Minister for Public and Active Transport Gabrielle Williams

"The safety of all Victorian road users is our highest priority – we're taking a considered and evidence-based approach to e-scooters in Victoria to make sure we get this right."

"The trial has been successful over the winter months, but we're keen to see it operate over an extended holiday period and in warmer weather to ensure our datasets are comprehensive."

Quote attributable to Minister for Roads and Road Safety Melissa Horne

"While we've undertaken extensive trials on e-scooters under the shared rider scheme – we're taking the time to analyse the use of private e-scooters to ensure our roads are as safe as possible."

Media contact: Kate Shuttleworth 0447 418 726 | kate.shuttleworth@minstaff.vic.gov.au

City of Ballarat is currently preparing a review report for the trial for a presentation to Council.

Some of the key statistics from the trial include:

- 237,000 trips undertaken to date
- 540,000km travelled
- Average 245 scooters deployed per day
- More people are replacing a car ride with an e-scooter trip in Ballarat with 63% replacing a car trip, in comparison to Melbourne which is 45%
- The reduction in car use has resulted in an estimated saving of *52 tonnes of Co2
- According to our rider surveys, 16% of trips wouldn't have happened at all if the e-scooters weren't available
- meaning local businesses would have missed out on valuable sales
- The average trip distance is 2.3km

*The emissions savings referred to in this release have been calculated on the basis of the number of kilometres travelled on Neuron mobility e-scooters in a given city, self-reporting by Neuron customers on the percentage of their Neuron e-scooter trips that have replaced trips by cars; and then apply the results of an Lifecycle Analysis completed for Neuron that established the emissions savings when Neuron e-scooters replace a car trip.

The purpose of using e-scooters	**Percentage**
Commuting (to work, study etc)	32.07%
Getting errands done (shopping, etc)	29.96%
Leisure and recreation (restaurants, cafes, exploring the city)	78.90%
Getting to appointments (professional or private)	19.41%
Connecting to public transport (bus, train etc)	16.46%

17. STRONG, INCLUSIVE AND SUSTAINABLE ECONOMY

Nil

18. ABORIGINAL RECONCILIATION

Nil

19. A CLIMATE-RESILIENT BUILT AND NATURAL ENVIRONMENT

Nil

20. A VIBRANT, CREATIVE COMMUNITY

20.1. Planning Scheme Amendment C275gben - Miners' Housing Serial Listings - Consideration of Panel Report and Adoption of the Amendment

Author:	Frank Casimir, Strategic Planner
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Purpose

This report seeks the adoption of Greater Bendigo Planning Scheme Amendment C275gben (Amendment C275gben).

As exhibited, Amendment C275gben proposed to implement the findings of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, 2021) (the Study) by applying the Heritage Overlay (HO) to four new serial listings comprising 156 properties.

Based on the Panel recommendations (Attachment 1) and further investigations following two planning permit applications, Amendment C275gben now recommends the application of the HO to 147 (of the original 156) properties. Therefore nine (9) properties are proposed to be removed from Amendment C275gben following exhibition, as outlined further in this report.

All other recommendations made by the Panel for Amendment C275gben are supported by City officers.

Recommended Motion

That Council:

1. Having considered the Planning Panel report (Attachment 1) and the Panel recommendations for Amendment C275gben, endorses the officers' response to the recommendations as outlined in Attachment 4 '*Amendment C275gben - Panel Recommendations and Planning Officer Comment'.*
2. Adopts Amendment C275gben in accordance with section 29 of the *Planning and Environment Act 1987*, with changes as reflected in the final Amendment C275gben documentation provided at Attachment 2 and Attachment 3.
3. Removes the properties at 19 Joseph Street, Bendigo and 180 King Street, Bendigo from Amendment C275gben.
4. Submits adopted Amendment C275gben, together with the prescribed information, to the Minister for Planning for approval in accordance with section 31 of the *Planning and Environment Act 1987.*
5. Advises those persons who made written submissions to Amendment C275gben of Council's decision.

MOTION

That the recommended motion be adopted.

Moved: Cr Fagg
Seconded: Cr Williams

Resolution No. 2023-191

CARRIED

Cr Penna left the meeting at 6:55 pm.
Cr Penna returned to the meeting at 6:55 pm.

Executive Summary

Amendment C275gben implements the findings of the Study by proposing to apply the HO to four new serial listings, relating to four miners' housing types.

More specifically, Amendment C275gben as exhibited, proposed to apply the HO as follows:

- HO1000 to the series of 59 Early Miners Cottages on land in Bendigo, Golden Gully, Golden Square, Ironbark, Long Gully, North Bendigo and Quarry Hill.
- HO1001 to the series of 42 Quartz Gold Boom Miners' Houses on land in Bendigo, Golden Square, Long Gully and West Bendigo.
- H1002 to the series of 49 Workers' and Mine Speculators' Houses on land in Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully and Quarry Hill and.
- HO1003 to the series of six Quartz Reefers' Houses on land at 83 Adam Street, Quarry Hill, 64 Breen Street, Quarry Hill, 245 Eaglehawk Road, Long Gully, 15 Joseph Street, Bendigo, 118 MacDougall Road, Golden Gully and 12 Mackenzie Street West, Golden Square.

Amendment C275gben was publicly exhibited for one month from March 30, 2023 to May 8, 2023. The City received 13 submissions, including three late submissions. Of the 13 submissions, 12 objected to the Amendment, with one submission generally in support.

The City subsequently engaged Trethowan Architecture to review and provide a response to all submissions received. Following this review, four properties were proposed to be removed from Amendment C275gben, and the curtilage (area of the property covered by the HO) changed on one property. City officers were supportive of these changes. The proposed changes were presented to Council on June 26, 2023 and Council resolved to support the City officer position.

As there were unresolved submissions, the report presented to Council on June 26, 2023 sought to request the Minister for Planning to appoint an independent Panel to hear and consider all submissions received to Amendment C275gben.

Following the Council meeting and based on a late submission received, Trethowan Architecture recommended the removal of a further property from Amendment C275gben at 15 Adelaide Road, Golden Gully. A position on this property was not presented to Council.

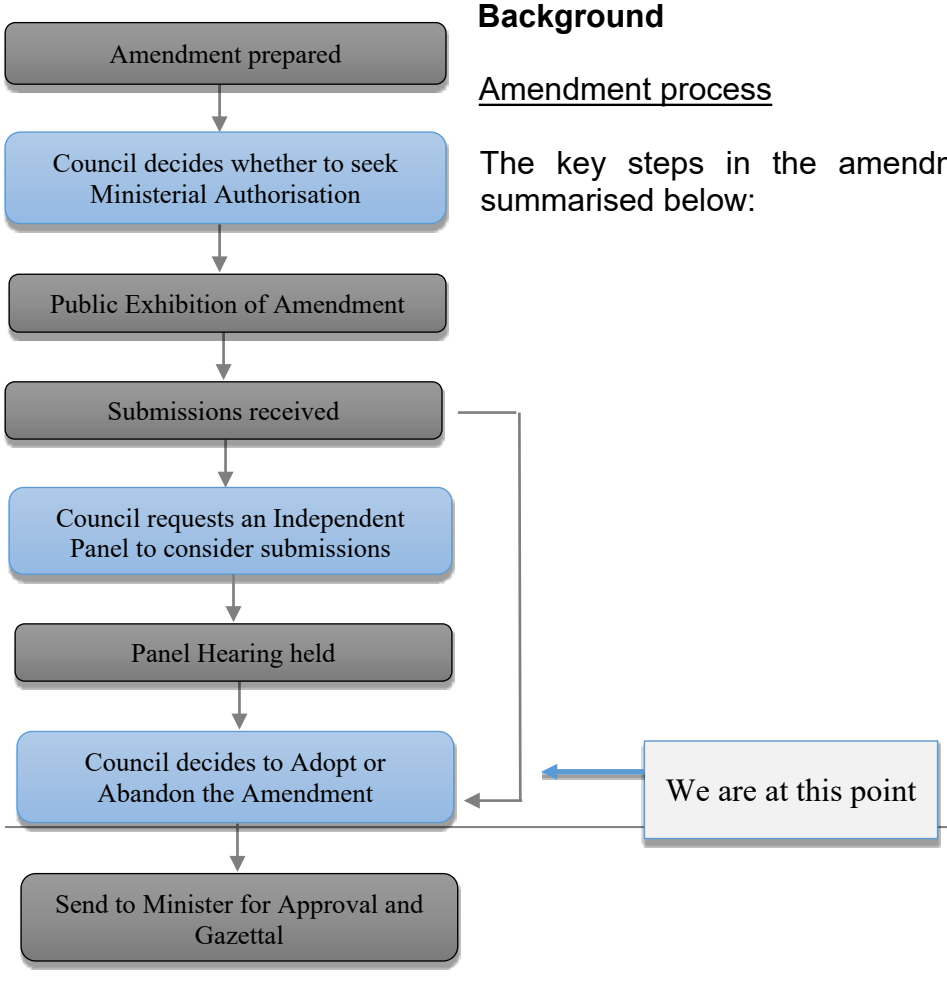
The Panel hearing was held on August 24, 2023. All submitters were given an opportunity to present to the Panel. In addition to the submissions and other materials presented to it, the Panel also made its own and unaccompanied inspections of the properties. The Panel submitted its report containing its recommendations on Amendment C275gben on September 18, 2023 (see Attachment 1).

The Panel recommends that Amendment C275gben should be adopted as exhibited subject to changes. The recommended changes principally relate to the deletion of the proposed Heritage Overlay from seven properties, some minor changes to amendment documents and the need to confirm all houses are generally miners' or mine speculator cottages.

City officers accept all of the Panel's recommendations with further details outlined in the report section and Attachment 4.

The City officer recommendation is that an additional two properties at 19 Joseph Street, Bendigo and 180 King Street, Bendigo be removed from Amendment C275gben. These properties were not discussed at the Panel Hearing as submissions were not received in relation to these properties. The removal of these properties is based on advice from the City's Heritage Advisor following recent planning permit applications. A planning permit has been issued for 180 King Street, Bendigo, with a planning permit currently being assessed for 19 Joseph Street, Bendigo. Further details are provided in the report section.

With the additional removal of these two properties, it is proposed there would be 147 properties where the HO is recommended to be applied via Amendment C275gben.



Background

Amendment process

The key steps in the amendment process are summarised below:

Why the City is progressing Amendment C275gben

The City has long sought to identify and protect miners' housing given its importance to the history of the municipality. A HO was first applied to 91 miners' cottages across parts of Ironbark, Long Gully and West Bendigo via Amendment C129gben, which was gazetted on 16 August 2012.

City officers recognise that miners' cottages are one of the most significant groups of buildings in Greater Bendigo and that they are under threat from development pressure. As such, officers identified the need to extend the serial listing to incorporate the entire city.

Process for identifying properties included in Amendment C275gben

The City engaged Minerva to undertake the Miners Cottages Gap Study (2017), which identified 574 potential places of heritage significance not protected by HO999 (which includes the other miners' cottages).

Following on from this study the City engaged Amanda Jean and Dr Charles Fahey to undertake *The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing* (2020). This study recommended 229 places be assessed for their heritage significance.

To determine whether the properties met the HERCON criteria as recommended in *Planning Practice Note 1 – Applying the Heritage Overlay*, the City engaged Trethowan Architecture to assess each of the 229 places (known as a Stage 2 study). The Stage 2 heritage study determined that 157 of these places were considered to be of local heritage significance, and were recommended to be included in the HO.

Of the 157 properties one of these properties was not included in Amendment C275gben but will be included in a future amendment. Therefore, the exhibited Amendment C275gben included 156 properties.

Previous Council decision dates:

22 August 2022 – Council resolved to:

1. Adopt the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (2021).
2. Request the Minister for Planning to authorise Council to prepare Amendment C275gben to the Greater Bendigo Planning Scheme.
3. If authorised by the Minister, exhibit Amendment C275gben to the Greater Bendigo Planning Scheme giving notification as required for the minimum statutory exhibition period of one month.
4. Authorise the Director Strategy and Growth to make minor changes to Amendment C275gben if they do not change the overall intent of the planning scheme amendment.
5. Authorise the Director Strategy and Growth to request the Minister for Planning to apply an interim Heritage Overlay for any place or serial listing should an application for demolition be received whilst the permanent controls in Amendment C275gben are processed.

26 June 2023 – Council resolved to:

1. Note and accept all the submissions received as a result of the public exhibition of Amendment C275gben, including the three late submissions.
2. Remove the properties at 3 Pascoe Street, Long Gully, 19 Grant Street, Long Gully, 55 Arnold Street, Bendigo and 266 Queen Street, Bendigo from Amendment C275gben and reduce the curtilage of 193 Mackenzie Street West, Golden Square as per the heritage consultant's review and recommendations.
3. Request the Minister for Planning to delete the interim Heritage Overlay (HO1004) from the property at 19 Grant Street, Long Gully.
4. Request the Minister for Planning to appoint an Independent Panel to consider all submissions received for Amendment C275gben to the Greater Bendigo Planning Scheme.
5. Refer any further late submissions received prior to the Directions Hearing for Amendment C275gben to the Independent Planning Panel for consideration.

Report

The Explanatory Report to Amendment C275gben details the purpose and effect of the Amendment and provides the strategic justification for Amendment C275gben. A copy of the Explanatory Report (with tracked changes) proposed for adoption is included in Attachment 2.

Land affected by the Amendment – As exhibited

Amendment C275gben as exhibited proposed to apply the Heritage Overlay to 156 properties as identified in the Study. This is a serial listing (places that share a common history but are not located in the same geographic area). Affected properties are located across the suburbs of Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully, North Bendigo, Quarry Hill and West Bendigo.

What the Amendment does – As exhibited

Amendment C275gben as exhibited proposed to implement the recommendations of the Study, and to:

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to apply the Heritage Overlay to four new places (four serial listings comprising a total of 156 properties) listed in **Table 1** below and remove the existing HO547 from one property that is to be included in the new Heritage Overlay, as shown on Planning Scheme Map Nos. 17HO, 19HO, 22HO and 23HO.

Table 1: Number of properties affected by the serial listings

HO Number	Description of Place	Property Address
HO1000	Early Miners' Cottages	59 properties
HO1001	Quartz Gold Boom Miners' Houses	42 properties
HO1002	Workers and Mine Speculators' Houses	49 properties
HO1003	Quartz Reefers' Houses	6 properties
Total		**156 properties**

- Delete the Heritage Overlay (HO11) from land at 3 Pitt Street and 6 Broom Street, Bendigo, as shown on Planning Scheme Map No 18HO.
- Delete the Heritage Overlay (HO547) from land at 15 Stone Street, Long Gully, as shown on Planning Scheme Map No 18HO.
- Delete the interim Heritage Overlay (HO1004) from land at 19 Grant Street, Long Gully as shown on Planning Scheme Map No 18HO.
- Delete the Heritage Overlay (HO546) from land at 89 Upper California Gully Road, Long Gully, as shown on Planning Scheme Map No. 18HO.
- Delete the Neighbourhood Character Overlay, Schedule 1 (NCO1) from land affecting 82 properties (81 following exhibition) in Bendigo, Golden Square, Ironbark and Long Gully as shown on Planning Scheme Map Nos. 18NCO, 22NCO and 23NCO.

Exhibition

Amendment C275gben was exhibited from 30 March 2023 to 8 May 2023. All landowners and occupiers of the 156 properties were notified directly as were adjacent landowners and occupiers. Notice was also included in the Bendigo Advertiser and Government Gazette.

Submissions

As a result of the public exhibition process, 13 submissions were received (including three late submissions). One of the submissions received was generally in support, with the remaining 12 submissions opposed to Amendment C275gben.

The issues raised in the opposing submissions can be summarised under the following three key themes:

- The heritage significance of the buildings and whether the HO is justified.
- The structural condition or 'intactness' of the building including damage to the building or alterations that have occurred.
- The private financial impact of the application of the HO.

The supporting submission applies to Amendment C275gben in general but specifically listed the following as matters to be considered in the Amendment.

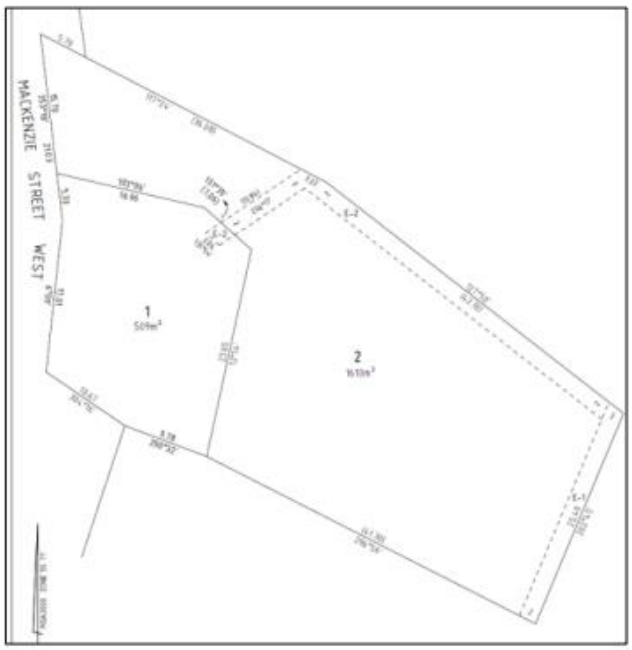
- External paint controls should be applied to the properties.
- Controls to protect early gardens and trees on the properties should be applied.
- Controls to protect outbuildings and fences where they exist should be applied.

Trethowan Architecture were engaged to review each of the submissions received. Based on additional investigations, this review recommended removing the following properties from Amendment C275gben:

- 3 Pascoe Street, Long Gully
- 19 Grant Street, Long Gully
- 55 Arnold Street, Bendigo
- 266 Queen Street, Bendigo

Trethowan Architecture also recommended reducing the curtilage of 193 Mackenzie Street West, Golden Square to only apply to Lot 1 as per the approved plan of subdivision (figure 1).

Figure 1: Approved plan of subdivision 193 Mackenzie Street West, Golden Square



City officers supported these recommendations which were presented at the June 26, 2023 Council meeting. Council resolved to support each of the recommendations and as there were unresolved submissions, Council also resolved to refer all submissions to an independent Panel.

Prior to the Panel Hearing three late submissions were received. This included one for 15 Adelaide Gully Road, Golden Gully. Trethowan Architecture recommended this property also be removed from Amendment C275gben given it is not sufficiently intact. Given this was a late submission, Council did not form a position on the

inclusion or exclusion of this property in Amendment C275gben prior to the Panel hearing.

The Panel Hearing

On July 6, 2023, the Minister for Planning appointed a one-person independent Panel to consider submissions to Amendment C275gben.

A Directions hearing was held on July 27, 2023. The Panel carried out unaccompanied site inspections of the properties affected by the Amendment on the same day (27 July).

The Panel hearing was held in person (in Bendigo) and via video conference on August 24, 2023. The Panel considered all written submissions made in response to the exhibition of Amendment C275gben and also made observations from site inspections, submissions and other material presented to it during the Panel hearing. This included an expert witness statement on behalf of the City by Trethowan Architecture.

The Panel Report

The Panel report was received on September 18, 2023 and was publicly released on October 3, 2023 with all submitters notified directly. The Panel report is available for viewing on the City's and the Department of Transport and Planning websites.

A copy of the panel report is provided in Attachment 1.

Panel Recommendations

The Panel supported Amendment C275gben and recommends that it be adopted as exhibited subject to changes to the following:

1. Delete the Heritage Overlay from:
   a) 83 Allingham Street, Golden Square (HO1000).
   b) 55 Arnold Street, Bendigo (HO1000), if after inspecting the property, the municipal building surveyor another suitably qualified person agrees with the findings of the relevant structural engineering report.
   c) 266 Queen Street (HO1000), if after inspecting the property, the municipal building surveyor or another qualified person agrees with the findings of Trethowan Architecture.
   d) 15 Adelaide Gully Road, Golden Gully (HO1000)
   e) 3 Pascoe Street, Long Gully (HO1000).
   f) 19 Grant Street. Long Gully (HO1000).
   g) 26 Oak Street, Golden Square (HO1000).

2. Amend the Heritage Overlay (HO1000) curtilage to apply only to Lot 1 of 193 Mackenzie Street West, Golden Square.

3. Amend the Statement of Significance: Series: Early Miners' Cottages, August 2022 to delete under 'Why is it significant?'

"The collection of early miner's cottages displays a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principal characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s."

The Panel further recommends that changes associated with the recommendations are translated, where relevant, and appropriate, into each relevant heritage citation.

In its report, the Panel also specifically stated that:

"The Panel has assessed the Amendment [Amendment C275gben] against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the [Greater Bendigo] Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment [Amendment C275gben], observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report."

In its conclusion, the Panel stated that:

"*For the reasons set out in this report, the Panel concludes that the Amendment:*

- *Is supported by, and implements, the relevant sections of the Planning Policy Framework [contained in the Greater Bendigo Planning Scheme].*
- *Is consistent with the relevant Ministerial Directions and Practice Notes*
- *Appears to be strategically justified by the Heritage Study 2021, though this is not clearly explained in its methodology.*
- *Should proceed subject to:*
  - *Clearly explaining in the Heritage Study 2021, the evidence-based approach which confirmed each house to be genuinely a miner's or mine speculator's cottage*.
  - *Addressing the more specific issues raised in submissions.*

City officers support all recommendations outlined in the Panel report. A further officer response to each of the recommendations is provided in Attachment 4.
A copy of the proposed changes to the Amendment documents and Statement of Significance (shown via tracked changes) are outlined in Attachment 2 and Attachment 3 respectively.

Other issues raised in the Panel report

The Panel stated that Amendment C275gben should proceed, subject to a clear explanation in the Study of the evidence-based approach which confirmed each house to be genuinely a miner's or mine speculator's cottage.

Further investigations and advice from the City's Heritage Advisor have determined that each house in the Study is genuinely a miner's or mine speculator's cottage. The four types of miners' housing were initially identified in the heritage study titled *The Evolution of Housing on the Bendigo Goldfields: A Case for serial listings*, (Amanda Jean and Dr Charles Fahey, 2020). This heritage study constitutes Stage 1 of the miners' housing study.

The *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan, 2021) reviewed and reassessed each house listed in stage one of the miners' housing study to confirm that they are genuinely miner's houses. The review and reassessment were based on rate books and parish maps at the Public Records Office. Any houses listed in Stage 1 of the study which could not be confirmed in Stage 2 of the study to be connected to mining, were removed from the Study.

Additional properties to be removed from Amendment C275gben following the Panel Hearing

In addition to the Panel's recommendation, officers recommend that the Heritage Overlay be deleted from another two (2) properties, namely:

- 19 Joseph Street, Bendigo (HO1000)
- 180 King Street, Bendigo (HO1000)

Both dwellings were identified in the Study as being "Contributory" to Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo serial listings. The owners of these two properties did not lodge a submission to remove their properties from Amendment C275gben. For this reason, the Panel did not make a specific recommendation for either of these two properties. It is noteworthy that when Amendment C275gben started exhibition, both owners had already lodged a planning permit for the demolition of the dwellings.

Planning permit application DR/98/2023 which seeks the partial demolition of the dwelling at 19 Joseph Street, Bendigo and the redevelopment of the property with a new dwelling, was received on February 22, 2023. While this planning permit is currently still being assessed, the City's Heritage Advisor supports the demolition of this dwelling based on the recommendation of the Panel that buildings beyond repair (confirmed via an RMG report dated July 25, 2023) should be removed from the Amendment. To maintain consistency with the Panel's approach to similar places, the Municipal Building Surveyor inspected the dwelling and agreed with the findings of the RMG report.

Planning permit DSD/308/2022 which seeks demolition of the existing dwelling at 180 King Street, Bendigo to construct two new dwellings and subdivide the property into two lots was received on May 23, 2022. Planning permit DSD/308/2022 was issued on June 22, 2023.

Given the investigations by the City's internal Heritage Advisor and the issued planning permit for 180 King Street, Bendigo, the City officer recommendation is to remove these two properties from Amendment C275gben, and therefore the HO.

In relation to 180 King Street, Bendigo this would, however, mean that Amendment C275gben would no longer recommend removal of the Neighbourhood Character Overlay from this property. This would ensure consistency with the broader precinct where this overlay applies and would better ensure that any new development reflects the preferred character of the area.

Properties proposed to be removed from Amendment C275gben

As outlined earlier, the following nine properties are proposed to be removed from the final Amendment C275gben:

- 83 Allingham Street, Golden Square (HO1000)
- 55 Arnold Street, Bendigo (HO1000)
- 266 Queen Street, Bendigo (HO1000)
- 5 Adelaide Gully Road, Golden Gully (HO1000)
- 3 Pascoe Street, Long Gully (HO1000)
- 19 Grant Street. Long Gully (HO1000)
- 26 Oak Street, Golden Square (HO1001)
- 19 Joseph Street, Bendigo (HO1000)
- 180 King Street, Bendigo (HO1000)

The City officer recommendation is to seek adoption by Council and if adopted, seek approval by the Minister for Planning for Amendment C275gben to apply the HO to the remaining 147 properties.

It is also proposed to support the Panel recommendation to change the curtilage of the HO1000 to apply only to Lot 1 of 193 Mackenzie Street West, Golden Square (see figure 1).

Priority/Importance

Consistent with Ministerial Direction 15 (The Planning Scheme Amendment Process) a planning authority must make a decision to adopt an amendment under Section 29 of the *Planning and Environment Act,* 1987 within 40 business days of the date it receives the Panel's report.

Options Considered

Council has the option of:

- Adopting Amendment C275gben in accordance with the Panel's recommendations and the officer's additional recommendations as outlined earlier in this report and sending Amendment C275gben to the Minister for Planning for approval.
- Adopting Amendment C275gben with changes contrary to the Panel's recommendations, with supporting justification, and sending Amendment C275gben the Minister for Planning for approval.

- Abandoning all or part of Amendment C275gben.

Timelines

August 22, 2022 – Council resolved to request authorisation from the Minister of Planning to prepare and exhibit Amendment C275gben.

March 1, 2023 – Council received authorisation from the Minister for Planning to exhibit Amendment C275gben.

March 30 to May 8, 2023 – Public exhibition of Amendment C275gben.

June 26, 2023 – Council resolved to request an independent Panel.

July 27, 2023 – Directions Hearing held.

August 24, 2023 – Panel Hearing held.

September 18, 2023 – Panel Report received.

October 3, 2023 – Panel Report released.

Communications/Engagement

Exhibition Procedures

Amendment C275gben was exhibited for one month from March 30 to May 8, 2023.

Notices were provided in the following manner:

- Individual notices were sent to the affected landowners and occupiers as well as to the adjoining landowners and occupiers.
- Notices were sent to prescribed Ministers under Section 19(1)(c) of the *Planning and Environment* Act.
- Public notice of the Amendment was placed in the Bendigo Advertiser on March 29 and on April 1, 2023.
- Publication of the notice of the Amendment was placed in the Government Gazette on March 30, 2023.
- Access to the amendment documents were provided on-line on the City's website at https://www.bendigo.vic.gov.au/Services/Building-and-Planning/Planning-scheme-amendments and on the Department of Environment, Energy and Climate Action at www.planning.vic.gov.au/public-inspection

Prior to the finalisation of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, 2021), the City undertook community consultation on the Study. This community consultation was done by sending personalised letters to all affected property owners and by holding a drop-in session on June 23, 2021.

Financial Sustainability

Officer time will be required to prepare and submit Amendment C275gben for approval.

The City is responsible for payment of statutory fees and costs incurred for the Minister for Planning to approve Amendment C275gben.

Risk Assessment

Given the timeframes in progressing planning scheme amendments, demolition requests may be received from property owners affected by the amendment over this time.

Council has resolved to authorise the Director Strategy and Growth to request the Minister for Planning to apply an interim HO for any place or serial listing should an application for demolition be received while the permanent controls for Amendment C275gben are being processed. However, the final decision to approve the application of an interim HO still rests with the Minister for Planning.

There are risks in not adopting Amendment C275gben with changes as recommended by the Panel. The first of these is reputational. The second being the decreased likelihood of Amendment C275gben ultimately being approved by the Minister for Planning.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 6 - A vibrant, creative community

Secondary Council Plan Reference(s)

Goal 5 - Recognise and celebrate our significant national and international heritage

Other Reference(s)

Victorian Miners' Housing Serial Listings – Stage 2 Study (Trethowan Architecture, 2021)

Conclusion

It is recommended that Council adopt Amendment C275gben with changes in accordance with the Panel's recommendations and in accordance with the additional changes recommended by City officers, and forward Amendment C275gben to the Minister for Planning for approval.

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. Greater Bendigo C275gben Panel Report [**20.1.1** - 59 pages]
2. Greater Bendigo C275gben Amendment Documentation-Compressed [**20.1.2** - 139 pages]
3. Statements of Significance [**20.1.3** - 16 pages]
4. Officer Response to the Amendment C275gben Panel Report [**20.1.4** - 3 pages]

Planning Panels Victoria

Greater Bendigo Planning Scheme Amendment C275gben Victorian Miners' Housing Serial Listings

Panel Report

Planning and Environment Act 1987

18 September 2023

VICTORIA State Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Greater Bendigo Planning Scheme Amendment C275gben

Victorian Miners' Housing Serial Listings

18 September 2023

Con Tsotsoros, Chair

Planning Panels Victoria

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Glossary and abbreviations

Amendment	Greater Bendigo Planning Scheme Amendment C275gben
Council	Greater Bendigo City Council
DTP	Department of Transport and Planning
Hercon	National Heritage Convention adopted by states and territories based on the Burra Charter values
Heritage Study 2021	*Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021)
National Trust	National Trust of Australia
PE Act	*Planning and Environment Act 1987*
Planning Scheme	Greater Bendigo Planning Scheme

Planning Panels Victoria

Overview

Amendment summary	
The Amendment	Greater Bendigo Planning Scheme Amendment C275gben
Common name	Victorian Miners' Housing Serial Listings
Brief description	Proposes to implement the recommendations of the Victorian Miners' Housing Serial Listings – Stage 2 Study (Trethowan Architecture, November 2021)
Subject land	Properties in Bendigo, Flora Hill, Golden Square, Ironbark, Long Gully, North Bendigo and Quarry Hill referred to in Table 1
Planning Authority	Greater Bendigo City Council
Authorisation	1 March 2023, with conditions
Exhibition	30 March to 8 May 2023
Submissions	1. Rick and Deirdre Thorn 2. National Trust (Bendigo Branch) 3. Brad Mayne 4. Christine Benjamin 5. Gordon Hokin 6. Hailey Buck 7. John and Karen Maher 8. Krystal Every 9. Lorraine Crole 10. Maria Lamplough 11. Ingrid and Gordon Muldoon 12. Justin Carr and Georgina Dungey 13. Jo Phelps

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Panel process	
The Panel	Con Tsotsoros
Directions Hearing	In person at Bendigo with online video, 27 July 2023
Panel Hearing	In person at Bendigo with online video, 24 August 2023
Site inspections	Unaccompanied, 27 July 2023
Parties to the Hearing	- Greater Bendigo City Council represented by Kristin Richardson of Maddocks Lawyers, called expert evidence on heritage from Mark Stephenson of Trethowan Architecture - Owner of 83 Allingham Street represented by Diahnn McIntosh of Diahnn McIntosh Pty Ltd - Owners of 7 Walker Street, Long Gully
Citation	Greater Bendigo PSA C275gben [2023] PPV
Date of this report	18 September 2023

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Victoria

Executive summary

People from around the world rushed to Victoria to try their luck in finding gold, increasing its population from 77,000 people in 1851 to 411,000 in 1857. The Greater Bendigo area had significant gold deposits which attracted a large number of these migrants during the mining boom. In 1855, the Miner's Right was introduced. Miners were entitled to own the land they were mining from and to build a cottage.

Today, these miners' cottages exist throughout Greater Bendigo. Miners' cottages are identified as an important distinguishing characteristic of the municipality in Theme 6 (Building towns, cities and the Greater Bendigo area) of the Greater Bendigo Thematic Environmental History.

Greater Bendigo City Council engaged consultants, Trethowan Architecture, to prepare the next phase of research for candidate properties to determine if they met the local threshold for a serial heritage listing. The work resulted in the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Heritage Study 2021) which was completed in November 2021.

Greater Bendigo Planning Scheme Amendment C275gben (the Amendment) seeks to implement the recommendations of the Heritage Study 2021. This includes applying the Heritage Overlay to 59 early miners' cottages, 42 Quartz Gold Boom miners' houses, 49 workers' and mine speculators' houses and 6 quartz reefers' houses.

General issues raised in submissions include building condition, development opportunity, ability to maintain or alter a building, property value and private financial impact. Heritage related issues included whether a property had sufficient integrity or significance to justify its serial listing, whether the Statement of Significance accurately reflected the property, and extent of Heritage Overlay curtilage.

Strategic justification

The Panel considers the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework and is consistent with the relevant Ministerial Directions and Practice Notes. It appears to be strategically justified by the Heritage Study 2021, though this is not clearly explained in its methodology. The Amendment should proceed only if the Heritage Study 2021 verifies each house is genuinely a miner's or mine speculator's cottage.

General issues

Building condition is generally not relevant when assessing the heritage significance of a place or deciding whether to apply the Heritage Overlay. Building condition may be relevant if there is clear evidence that restoring an uninhabitable building will diminish the identified heritage values to the point where it no longer meets the threshold of significance for justifying the Heritage Overlay.

Development opportunity, building alterations, maintenance, property value and private financial implications are relevant when assessing heritage significance or deciding whether to apply the Heritage Overlay.

Regarding additional controls in the Heritage Overlay Schedule:

- external paint controls should not be enabled through the Heritage Overlay Schedule
- notice and review of a permit application proposing to demolish or remove an outbuilding or fence should not be required

- there is insufficient supporting information to apply tree controls to candidate trees identified in the Heritage Study 2021.

It is not appropriate to review and reduce the exhibited Heritage Overlay curtilage for properties identified by Mr Stephenson through the Amendment, except for 193 Mackenzie Street West, Golden Square.

Early miners' cottages (HO1000)

The HO1000 Statement of Significance does not accurately reflect the significance of early miners' cottages constructed in the mid-1860s and 1870s. The reference to the depression years of the 1890s and 1930s in the HO1000 Statement of Significance is beyond the era of significance for this series and should be deleted.

83 Allingham Street, Golden Square

There is no evidence that 83 Allingham Street has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

55 Arnold Street, Bendigo

Structural and associated works needed to make the house at 55 Arnold Street habitable is likely to reduce heritage fabric to the point where it can longer achieve local heritage significance to justify applying the Heritage Overlay (HO1000). Council's municipal building surveyor or another suitably qualified person should inspect the property to determine whether they agree with the findings of the structural engineer report. If a second opinion agrees with the findings of the structural engineer report, the Heritage Overlay (HO1000) should no longer be applied to 55 Arnold Street.

266 Queen Street, Bendigo

If a suitably qualified person confirms the house at 266 Queen Street is unlikely to retain most of its materials or survive works to make it habitable, it would not have sufficient local heritage significance to justify applying the Heritage Overlay (HO1000). Pending further advice, the Heritage Overlay should not be applied to 266 Queen Street.

193 Mackenzie Street West, Golden Square

The property at 193 Mackenzie Street West has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000). The proposed Heritage Overlay curtilage should be reduced to apply only to Lot 1 of 193 Mackenzie Street West, Golden Square, as shown in Figure 1, because the abutting Lot 2 does not have any heritage fabric.

15 Adelaide Gully Road, Golden Gully, 19 Grant Street, Long Gully and 3 Pascoe Street, Long Gully

The buildings at 15 Adelaide Gully Road, 19 Grant Street and 3 Pascoe Street are not sufficiently intact to achieve the threshold for local heritage significance needed to apply the Heritage Overlay (HO1000).

Quartz Gold Boom mines' houses (HO1001)

200 King Street, Bendigo and 1 Abel Street, Golden Square

The properties at 200 King Street and 1 Abel Street have sufficient local heritage significance to justify applying the Heritage Overlay (HO1001).

26 Oak Street, Golden Square

The Heritage Overlay (HO1001) should not be applied to 26 Oak Street because:

- there is insufficient information to support claims that is a Quartz Gold Boom miner's house and whether it has sufficient local heritage significance
- alterations to its façade and sides affect the ability to appreciate its original form.

7 Walker Street, Long Gully

Council should search its records to confirm whether a building permit was issued for a new house at 7 Walker Street, Long Gully. Heritage Overlay (HO1001) should be applied to 7 Walker Street, Long Gully if Council's records confirm that no building permit was issued for a new house on the property since 1901.

Workers' and mine speculators' houses (HO1002)

It is appropriate and justified to apply the Heritage Overlay (HO1002) to 59 Jackson Street, Long Gully.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Bendigo Planning Scheme Amendment C275gben be adopted as exhibited subject to the following:

1. Delete the Heritage Overlay from:

- **a) 83 Allingham Street, Golden Square (HO1000)**
- **b) 55 Arnold Street, Bendigo (HO1000) if after inspecting the property, the municipal building surveyor or another suitably qualified person agrees with the findings of the relevant structural engineering report**
- **c) 266 Queen Street, Bendigo (HO1000) if after inspecting the property, the municipal building surveyor or another suitably qualified person agrees with the findings of Mr Stephenson**
- **d) 15 Adelaide Gully Road, Golden Gully (HO1000)**
- **e) 3 Pascoe Street, Long Gully (HO1000)**
- **f) 19 Grant Street, Long Gully (HO1000)**
- **g) 26 Oak Street, Golden Square (HO1001).**

2. Amend the Heritage Overlay (HO1000) curtilage to apply only to Lot 1 of 193 Mackenzie Street West, Golden Square, as shown in Figure 1.

3. Amend the Statement of Significance: Series: Early Miners' Cottages, August 2022 to delete under 'Why is it significant?:

> **The collection of early miners' cottages displays a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principal characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s.**

Further recommendation

The Panel recommends that changes associated with the recommendations above are translated, where relevant and appropriate, into each relevant heritage citation.

1 Introduction

1.1 The Amendment

(i) Amendment description

Council engaged Trethowan Architecture to conduct the *Victorian Miners' Housing Serial Listings – Stage 2 Study* which was completed in November 2021 (Heritage Study 2021). The Amendment seeks to implement the recommendations of the Heritage Study 2021.

Specifically, it proposes to:

- apply the Heritage Overlay to the series of 59 early miners' cottages (HO1000), 42 Quartz Gold Boom miners' houses (HO1001), 49 workers' and mine speculators' houses (HO1002) and 6 Quartz reefers' houses (HO1003) shown in Table 1
- delete the Heritage Overlay from:
  - 3 Pitt Street and 6 Broom Street, Bendigo (HO11)
  - 15 Stone Street (HO547) and 89 Upper California Gully Road (HO546), Long Gully
- delete Neighbourhood Character Overlay Schedule 1 from 82 properties in Bendigo, Golden Square, Ironbark and Long Gully
- incorporate into the Planning Scheme, through the Clause 72.04 Schedule:
  - Statement of Significance: Series: Early Miners' Cottages, August 2022
  - Statement of Significance: Series: Quartz Gold Boom Miners' Houses, August 2022
  - Statement of Significance: Series: Quartz Reefers' Houses, August 2022
  - Statement of Significance: Series: Workers' and Mine Speculators' Houses, August 2022
- reference the Victorian Miners' Housing Serial Listings – Stage 2 Study (Trethowan Architecture, November 2021) as a background document through the Clause 72.08 Schedule
- revise the Clause 74.02 Schedule to add further strategic work:
  - Review HO999 to ascertain whether there are any properties in the original Miners' Cottage serial listing that would be more accurately classified and better protected within one of the new serial listings as recommended in the Victorian Miners' Housing Serial Listings – Stage 2 Study (Trethowan Architecture, November 2021).
  - Re-write the Statement of Significance for HO999 to the current standard of what, why and how the listing is significant with a more concise statement of what is significant.

Table 1 Exhibited heritage places/precincts and submissions received

Serial listing	Sub*
Early miners' cottages (HO1000)	
Bendigo 6 Broom Street | 55 Arnold Street | 19 Joseph Street | 140, 180, 196, 255, 261, 266 and 269 King Street | 3 Pitt Street | 266 Queen Street	2
Golden Square 15 Adelaide Gully Road, 2 and 83 Allingham Street | 2 Burn Street | 614 and 615 Hargreaves Street | 12A Kirby Street | 10, 23, 26, 35A and 36 MacDougall Road | 1/48, 136 and 193 Mackenzie Stret West | 8 Rose Street | 49-51 and 76 Specimen Hill Road | 15 and 141 Thistle Street | 9 and 31 Wade Lane | 270 Woodward Road	2

Serial listing	Sub*
Ironbark – 382 Barnard Street and 63 Nettle Street	-
Long Gully - 68 and 78 Bennett Street, 10 Cunneen Street | 1 Daly Street | 3-5 Dean Street | 19 Grant Street | 12 Gundry Street | 5 Havilah Road | 27 Holdsworth Road | 71 Jackson Street | 1A and 3 Pascoe Street | 11 Philpot Street | 4 Sheridan Street | 15 Stone Street | 89, 90, 97 and 99 Upper California Gully Road | 2 William Street	2
North Bendigo – 15 Gibson Street	-
Quarry Hill – 54 Breen Street	-
Quartz Gold Boom miners' houses (HO1001)	
Bendigo – 189 and 200 King Street | 4 Thistle Street	1
Golden Square 1 Abel Street | 3, 8 and 69 Allingham Street | 2 Hollow Street | 8 Laurel Street | 16, 20, 25, 41 and 41 MacDougall Road | 14, 16, 44, 64, 65 and 67 Mackenzie Street West | 30 Maple Street | 26 Oak Street | 344 Woodward Road	3
Ironbark – 36 Sparrowhawk Road	1
Long Gully 64 Bennett Street | 6 Cunneen Street | 2 Daly Street | 4 and 14B Daniel Street | 247, 255 and 263 Eaglehawk Road | 14 Gundry Street | 31 Holdsworth Road | 15 Jackson Street | 95 Upper California Gully Road | 6, 7 and 12 Walker Street | 20 Wallan Street	-
West Bendigo – 94 Sparrowhawk Road	-
Workers' and mine speculators' houses (HO1002)	
Bendigo 144, 145, 176, 185, 187, 192, 194, 194A, 207, 219 and 222 King Street | 64 and 70 Lily Street	-
Flora Hill – 22-23 Davey Close	-
Golden Square 6 Allingham Street | 75 90 and 95 Booth Street | 106 Chum Street | 4, 5, 15, 21, 22, 29 and 34 MacDougall Road | 14 and 20 Maple Street | 58, 62 and 66 Old High Street | 17 Wade Lane	-
Ironbark – 390 Barnard Street	-
Long Gully 67 and 72 Bennett Street | 205, 208 and 267 Eaglehawk Road | 5 Grant Street | 15 Holdsworth Road | 57, 59, 63 and 67 Jackson Street | 40 Sparrowhawk Road | 79 Upper California Gully Road | 26 Wallan Street	1
Quarry Hill – 46 and 45 Breen Street	-
Quartz reefers' houses (HO1003)	
Bendigo – 15 Joseph Street	-
Golden Gully – 118-120 MacDougall Road and 12 Mackenzie Street	-
Long Gully – 245 Eaglehawk Road	-
Quarry Hill – 83 Adam Street and 64 Breen Street	-

Notes: * Number of submissions received | The National Trust submission applies to the entire Amendment and is not included above

(ii) Authorisation to prepare the Amendment

The Department of Transport and Planning (DTP), under delegation by the Minister for Planning, authorised the Amendment subject to the following conditions.

- revise the Heritage Overlay Schedule to:
  - identify that tree controls apply only, and relocate the details to the statements of significance; or clarify the species of conifer trees at 140 King Street and 19 Grant Street that are significant in HO1000
  - clarify the number, location and species of peppercorn trees affected by HO1001 (noting that it appears that there may be more than one at 26 Oak Street, including a large peppercorn at the front of the house)
  - delete the tree controls for the peppercorn trees at 9 Grant Street if confirmed that the trees have been removed
  - replace the reference to 'exotics' in HO1003 with the tree species to clarify which trees are significant
  - if the exotic trees in HO1003 that are significant cannot be clearly identified then the tree controls should be removed
  - replace 'Works' with 'Workers' and include an apostrophe at the end in HO1002
  - correct the reference to the HO1003 Statement of Significance to 'Statement of Significance: Series: Quartz Reefers' Houses, August 2022'
- revise the Clause 72.04 Schedule to insert a new item to review the existing Heritage Overlay (HO999) serial listing, as recommended by the Heritage Study 2021
- revise the Explanatory Report to:
  - explain why the Heritage Overlay needs to be deleted from 3 Pitt Street, Bendigo; 6 Broom Street, Bendigo; 15 Stone Street, Long Gully and 89 Upper California Gully Road, Long Gully
  - reallocate reasons for deleting the Neighbourhood Character Overlay, Schedule 1 from 82 properties to the 'Why the amendment is required' section'
  - include explain changes sought by DTP for the Clause 74.02 Schedule
- revise the instruction sheet to include changes sought by DTP for the Clause 74.02 Schedule.

(iii) Changes proposed since exhibiting the Amendment

At its 26 June 2023 meeting, Council considered 13 submissions and proposed to:

- remove 55 Arnold Street and 266 Queen Street, Bendigo, 19 Grant Street and 3 Pascoe Street, Long Gully from the early miners' cottages serial listing (HO1000)
- reduce the curtilage of 193 Mackenzie Street West, Golden Square
- request the Minister for Planning delete the interim Heritage Overlay (HO1004) from 19 Grant Street, Long Gully.

1.2 Background

Table 2 Chronology of events

Date	Event
Pre-2021	
2010	Amanda Jean conducted the *Ironbark Heritage Study*
16 Aug 2012	The Ironbark Heritage Study was implemented by applying the Heritage Overlay to four heritage precincts and one serial listing comprising 91 miners' cottages [Amendment C129]
15 Jul 2015	Greater Bendigo Planning Scheme Amendment C201 (New Heritage Places and Heritage Efficiency Review) Panel Report completed
12 May 2016	*White Hills and East Bendigo Heritage Study 2014* was implemented by, among other changes, applying the Heritage Overlay to identified miner's cottages [Amendment C201]
2017	Minvera conducted the *Miners Cottages Gap Study* which identified 574 potential places
2020	Amanda Jean and Dr Charles Fahey conducted the *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listings*
2021-22	
Nov 2021	Trethowan Architecture completed the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Heritage Study 2021)
22 Aug 2022	Council adopted the Heritage Study 2021
2023	
9 Feb	The Heritage Overlay (HO1004) was applied to 19 Grant Street, Long Gully on an interim basis after an application to demolish the dwelling was received [Amendment C277gben]
30 Mar to 8 May	Council publicly exhibited the Amendment
26 Jun	At its meeting, Council resolved to: - propose to no longer apply the Heritage Overlay to four properties and to reduce the overlay curtilage of another - refer unresolved submissions to a Planning Panel

1.3 Procedural issues

In its submission, the Bendigo and Region Branch of the National Trust of Australia (National Trust) supported the Heritage Overlay being applied to all exhibited properties. At its 26 June 2023, Council resolved to propose to no longer apply the Heritage Overlay to 55 Arnold Street and 266 Queen Street, Bendigo, and 19 Grant Street and 3 Pascoe Street, Long Gully and to reduce the overlay curtilage of 193 Mackenzie Street West, Golden Square. National Trust's support meant that issues associated with these properties remained unresolved.

At the Directions Hearing, the Panel asked Council to contact the National Trust to confirm its views regarding its resolution on 26 June 2023. National Trust responded[1] with its continued support to apply the Heritage Overlay to these properties, so issues raised for each property remained unresolved and have been considered by the Panel.

1.4 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- General issues
- Early miners' cottages (HO1000)
- Quartz Gold Boom miners' houses (HO1001)
- Workers' and mine speculators' houses (HO1002).

[1] Document 5

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix B highlights key imperatives of relevant provisions and policies.

Table 3 Planning context

	Relevant references
Victorian planning objectives	- section 4(1)(d) of the PE Act
Municipal Planning Strategy	- Clause 2.03-5 (Built environment and heritage)
Planning Policy Framework	- Clauses 11.01-1S (Settlement) and 11.01-1R (Settlement – Loddon Mallee South) - Clause 15.01-5S (Neighbourhood character) - Clauses 15.03-1S (Heritage conservation) and 15.03-1L (Post contact heritage conservation – Greater Bendigo)
Planning scheme provisions	- Heritage Overlay
Planning scheme amendments	- Amendment C129 (Ironbark Heritage Study – miner's cottages) - Amendment C201 (White Hills and East Bendigo Heritage Study – miner's cottages)
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments) - Ministerial Direction 15 (The Planning Scheme Amendment Process under section 12(2) of the Act)
Planning practice notes	- Planning Practice Note 1 (Applying the Heritage Overlay), June 2023 - Planning Practice Note 91 (Using the residential zones), December 2019

2.2 Supporting work

(i) Greater Bendigo Thematic Environmental History

The Greater Bendigo Thematic Environmental History (31 July 2013) documents the principal historic themes in the development of Greater Bendigo. It identifies 9 themes and 41 sub-themes. Theme 6 (Building towns, cities and the Greater Bendigo area).

5.5 (Banking and finance) states:

> Today's Bendigo Bank had its origins as the Bendigo Mutual Permanent Land and Building Society. … It provided financial assistance to the community through a shareholder system and funded construction of workers houses like miners' cottages as a means of improving conditions on the goldfields.

6.3 (Shaping the suburbs) states:

> In amongst the township of Sandhurst that was planned and surveyed, survive older settlement areas of the Bendigo goldfields. Miners' cottages can still be seen that do not face the current road alignment, but instead front the track that once existed to the nearby diggings.
> …

> As settlements in and around Sandhurst became more permanent, the residential pattern transitioned from canvas towns to more durable buildings. Miners' cottages, with their utilitarian design and lack of decoration, became more visible and predominant.

6.5 (Marking significant phases in development of settlements, towns and cities) states:

> **Miners' cottages and residential areas**
>
> The Miner's Right was introduced in 1855 to resolve issues with the gold licensing system on the Victorian goldfields, but it was a more complex concept that fundamentally affected the residential patterns in Greater Bendigo.485 By granting miners political representation, the Miner's Right also entitled miners the right to dig for gold on land they were now allowed to own – a Residential Area. By 1857, the residence area was increased to a quarter acre. After 1865, the residence area could be registered and sold together with any improvements, for example, house, garden, sheds and fencing. These residence areas, some owned by mine laborers, others by miners who subsisted from their own block, also have a distinctive material culture associated with the settlement blocks.
>
> There are numerous examples of miners' cottages and modest simple workers' dwellings across the municipality. Miners' cottages were constructed in residential areas associated with mines, including on Miner's Rights blocks, within the boundaries of mining leases, on hills overlooking mining operations and in nearby towns and settlements. Many were constructed in the 1860s before the streets were surveyed and it is not uncommon for them to be skewed at an angle on their blocks, not facing later street alignment. The cottages were vernacular buildings and reflected the traditions of house construction that immigrants brought with them and transplanted to the goldfields. Common characteristics include timber, brick and stone construction materials, single or double gabled building forms, skillion-roofed kitchens with brick chimneys, and simple timber verandahs with skillion roofs. The cottages were unadorned, of modest height, with typically a central entrance off the street and under the verandah, and symmetrically placed timber-framed windows.

(ii) Miners' Cottages Gap Study 2017

The Miners' Cottages Gap Study identified 574 places of potential heritage significance which were not subject to the Heritage Overlay (HO999). Council reviewed these properties and only included properties associated with a miner's residency area.

(iii) Serial Listing Study 2020

The adopted Serial Listing Study recommends that 229 places be further assessed for their heritage significance.

(iv) Heritage Study 2021

The Heritage Study 2021 sought to:

- review the 229 individual candidate properties listed in the Miners Cottages Gap Study 2017 to determine if they should be included in one of the recommended serial listings
- determine a threshold for protecting places of each listing
- strategically justify the serial listing Heritage Overlay being applied to the properties
- include any additional properties identified during the study.

The Study comprehensively describes the methodology which can be summarised as:

- Understanding the typology for each serial listing –
  - Ironbark serial listing
  - Quartz Gold Boom Miners' Cottages
  - Workers and Mine Speculators' Cottages
  - Quartz Reefers
- Street level survey of all places identified in the Serial Listing Study 2020

- Additional historical research
- Assessment against Hercon Criteria[2]
- Assessment against Threshold of Significance based on Comparative Analysis
- Recommendations for each property and citation.

The Heritage Study 2021 summarises built form characteristics associated with each proposed serial listing, as sourced from the Serial Listing Study 2020 and replicated in Table 4.

Table 4 Serial listing built form characteristics

Category	Ironbark	Quartz Gold Boom	Speculators'	Quartz Reefers'
Primary period	- 1860-70s	- 1870-80s	- 1890	- 1850s-1900
Size	- Small	- Small-modest	- Large	- Small-large
General built form / features	- 1-2 room hut - Gable end roof	- Square shaped house - 2-4 rooms - Prefabricated/ portable	- 5/6/8 rooms - Intricate decorative detailing - Large gardens	- Colonial regency, Victorian-boom and Italianate style - Well-articulated - Grander scale - Architecturally designed
External cladding / walls	- Weatherboard - Handmade brick - Local stone - Mine slag - Mud pise	- Weatherboards	- Weatherboards	- Brick or stone
Level of alteration	- High	- High	- Low-medium	- Low
Common additions	- Decorative detailing - Rear and side additions (gables and skillions) - Front verandahs	- Decorative detailing - Rear addition	- Rear addition	-
Roof	- Gable roof - Corrugated metal (overlaying timber shingles)	- Hipped - Corrugated metal	- Hipped/complex - Corrugated metal	- Hipped/complex - Corrugated metal
Verandah	- Yes – usually later addition	- Yes	- Yes	- Yes – often encircling
Chimney	- External	- Integrated	- Integrated	- Integrated

The Heritage Study 2021 recommended:

[2] Planning Practice Note 1 references these criteria

- the Heritage Overlay (H999) be amended to include 59 new properties associated with early miners' cottages
- Council conduct further strategic work to:
  - review HO999 to determine whether other properties in the serial listing that could be more accurately classified and better protected in one of the new serial listings proposed in the Amendment
  - re-write the HO999 Statement of Significance to align with current standards in Planning Practice Note 1.

Council noted the Amendment proposes to apply the HO1000 serial listing (Early miners' cottages) to the additional 59 properties rather than apply HO999.

2.3 Strategic justification

(i) Submissions and evidence

Council submitted the Amendment supports relevant State and local policy clauses by:

- applying the Heritage Overlay to protect the local heritage significance of four serial listings comprising 156 properties
- guiding the heritage significance of places through the statements of significance to ensure new development respects identified heritage elements and values.

Council added:

- the Amendment is consistent with Ministerial Directions 11 and 15
- the Heritage Overlay is needed to protect the heritage values of identified places
- Neighbourhood Character Overlay Schedule 1 needs to be deleted because Planning Practice Note 91 states:
  - the Neighbourhood Character Overlay and Heritage Overlay should not be applied to the same area
  - the Heritage Overlay should be used where the objective is to conserve the existing building.

Council considered the methodology for the Heritage Study 2021 to be rigorous and in accordance with best practice. It referred to the study's methodology description and evidence of Mr Stephenson to support its submission.

National Trust, which generally supported the Amendment, submitted:

- Council has an important role to maintain its local history through the Planning Scheme in the long-term interest of the whole community
- miners' cottages have played an important role in providing housing in Bendigo over 150 years and provide a rich history of how people lived
- the cottages often started as a small dwelling and was extended as families grew and miners increased their wealth
- the 2010 Ironbark Heritage Study describes their history in detail and the Amendment extends protection to more cottages
- housing with one and two bedrooms is needed because over one-third of the population now lives alone.

At the Hearing and in response to questions from the Panel, Mr Stephenson explained the difference between a house built during the Victorian era and a miner's cottage built during the

same era, was the latter was constructed by miners with a connection to Bendigo's mining operation. He assumed the consultants for the Miners' Cottages Gap Study 2017 made the appropriate checks and was unsure of what steps were taken to assure these cottages were associated with mining operation. He explained checks would include whether the house was built near a mine and whether there was a mining licence for the land.

The Panel asked Council to explain, through submission or through further evidence from Mr Stephenson, the method it applied to confirm properties subject to the Heritage Study 2021 were genuinely miners' cottages.

Mr Stephenson's response[3] stated the Heritage Study 2021 relied chiefly on:

- basic research conducted for the Miners' Cottages Gap Study 2017
- additional work by other studies such as the Landmark 2019 Gaps Study.

He noted this information was provided through a master spreadsheet provided to Trethowan Architecture at the start of the Heritage Study 2021 process.

Mr Stephenson explained the brief for the Heritage Study 2021:

- referred to the Stage 1 Study which identified over 600 places of potential interest, of which 229 were confirmed as being on former Miners Residency Areas or as freehold registered after 1970
- advised that Council has conducted a preliminary review of the final list of 574 places to determine whether they are in a Miners Residency Area.

Mr Stephenson added:

> The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world because it entrenched legal rights for working miners to build a house on auriferous land.
>
> The Statement of Significance (SoS) informs that the historical basis for the listing is the provision of housing or pattern of settlement under the Miners Right system, as stated in the SoS "this heralded a new grammar of law, mapping of spaces by which land property rights were expressed, gold licensing system was implemented, and the 'Miners Rights' introduced."
>
> While many of the cottages will naturally tend to be associated directly with miners, the significance of the series is not exclusively as a series of houses inhabited by miners, but as historical evidence of the pattern of development brought about by the Miner's Right system, which is in itself historically significant to the City of Bendigo.

(ii) Discussion

Most submissions opposed the Heritage Overlay being applied to a specific property. No submission questioned the methodology applied by the Heritage Study 2021 or considered the Amendment should be abandoned because it is strategically unjustified.

However, the Panel can only consider whether each property contributes to the significance of the relevant serial listing if the methodology in the Heritage Study 2021 explains how it applied an evidence-based approach to determine this.

[3] Document 13

The Heritage Study 2021 has applied the methodology set out in Planning Practice Note 1 and seeks to demonstrate that each property proposed for a serial listing meets the local threshold of significance. The Panel agrees with Council that the Amendment is supported by sections of the PE Act, and State and local planning policy objectives.

The Planning Scheme is subordinate legislation under the PE Act, therefore the Amendment needs to have robust strategic foundations supported by evidence-based research. This is because the Heritage Overlay should apply only to properties that meet local heritage threshold of significance.

Since exhibiting the Amendment, Council now proposes to no longer apply the Heritage Overlay to six properties. This represents half of the objecting submissions. When applying the same error rate to the 156 properties affected by the Amendment, it would be concerning to think that about 78 properties may not have sufficient heritage significance to justify applying the Heritage Overlay.

The Panel sought to understand the research which identified miners' and mine speculator cottages from any other Victorian house. Mr Stephenson of Trethowan Architecture, who was called as an expert witness on heritage by Council, advised the list of identified miners' cottages was prepared and provided by the Stage 1 Heritage Study consultants. He accepted them accordingly.

Mr Stephenson's further explanation[4] that the series is not exclusively houses inhabited by miners but also "*historical evidence of the pattern of development brought about by the Miner's Right system, which is in itself historically significant to the City of Bendigo*" does not reconcile with what is explained in the statements of significance. Specifically:

- the statements of significance are titled 'Early Miners' Cottages' (HO1000), Quartz Gold Boom Miner's Houses (H1001), Workers' and Mine Speculators' Houses (H1002) and Quartz Reefers' Houses (HO1003)
- HO1000 states "*The collection of early miners' cottages is historically significant as the homes of the working-class miners…*"
- HO1001 states "*The collection of quartz gold miners' houses is historically significant as the homes of the waged miners, as part of the influx of thousands of miners and their families to participate in the great quartz reef gold mining boom period in the Greater Bendigo area from the late 1860s to the mid-1870s. These houses provide an important historic insight into the domestic lives and typical homes of miners…*"
- HO1003 states "*The collection of quartz reefers' houses, built by aspiring mine speculators and quartz reefers…*"
- the Amendment's Explanatory Report does not refer to houses beyond those of miners, reefers and speculators.

Seeking to apply the Heritage Overlay beyond what is intended by the Amendment would transform it beyond its scope.

It is important to have documented evidence which demonstrates how each house contributes to the relevant serial listing. To members of the community, these cottages are visually no different to any other Victorian house in Greater Bendigo. The point of difference is the supporting information which proves they are miners' cottages. Present and future community members will

[4] Document 13

be asking to see the miner's licence associated with the property and details of the miner or speculator who built the house.

This degree of strategic foundation is needed to determine:

- whether each of the identified houses are in fact cottages identified by each Statement of Significance
- whether each property meets the threshold for local heritage significance to justify applying the Heritage Overlay.

Had each Statement of Significance identified cottages not inhabited by miners but associated with the Miner's Right system, there would still need to be evidence of a direct association.

Accordingly, Section 2 (Methodology) of the Heritage Study 2021 should explain how each house was verified to be in the class described in the relevant Statement of Significance. The Heritage Study 2021 states the study relied on:

- research conducted by Council, Minerva Heritage Consultants and additional work by other consultants
- further background research for 20 properties by the study consultants to confirm association with mining industry where this was not evident from initial information.

The Panel has proceeded based on the research having been conducted, though not clearly explained in the methodology.

(iii) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- appears to be strategically justified by the Heritage Study 2021, though this is not clearly explained in its methodology
- should proceed subject to:
  - clearly explaining in the Heritage Study 2021, the evidence-based approach which confirmed each house to be genuinely a miner's or mine speculator's cottage
  - addressing the more specific issues raised in submissions as discussed in the following chapters.

3 General issues

This chapter refers to issues which apply across more than one individual place or precinct. Where a submission raised only general issues, it is not referred to in subsequent chapters.

3.1 Building condition

(i) The issue

The issue whether building condition is relevant when assessing the heritage significance of a place or deciding whether to apply the Heritage Overlay.

(ii) Evidence and submissions

The owners of 55 Arnold Street and 266 Queen Street in Bendigo, 15 Adelaide Gully Road in Golden Gully, 193 Mackenzie Street West in Golden Square and 19 Grant Street in Long Gully submitted:

- the Heritage Overlay should not be applied to their property because the buildings were not in good condition
- the dwelling and outbuildings must be demolished because they are unstable and uninhabitable.

The owners of 55 Arnold Street and 19 Grant Street each attached a structural report prepared by qualified building specialists to their submissions.

After considering submissions to the Amendment, Council:

- inspected 55 Arnold Street, 19 Grant Street and 266 Queen Street with its heritage consultant in May 2023
- found the existing condition of these buildings would require substantial repair works which would significantly impact the remaining original fabric and diminish their integrity
- resolved to no longer apply the Heritage Overlay to these properties.

Council called expert evidence on heritage from Mr Stephenson of Trethowan Architecture. He recommended the Heritage Overlay no longer apply to 55 Arnold Street, 19 Grant Street and 266 Queen Street for reasons explained in chapters specific to each property. He explained the repair and restoration works themselves will diminish the identified heritage values in a way the property will no longer meet the threshold of significance for justifying the Heritage Overlay.

Mr Stephenson referred to document references which informed his recommendations.

Melbourne PSA C207 [2014] PPV Panel report:

> In all we were not persuaded by the arguments presented on this issue that the nature of the decision making framework, including the limitations applying to decisions on permits, is such that condition should normally be taken into account at the listing stage.
>
> Having said this we do acknowledge that condition may sometimes be relevant in extreme cases of dilapidation where demolition is an inevitable outcome. In such circumstances, the case for demolition would have to be irrefutable and the communitywide costs and benefits of the demolition versus conservation outcomes would have to be clearly identified.
>
> We also consider that it is possible that condition may become relevant in the circumstances where the necessary renovations of a building, which is being considered for listing/retention, are so extensive that the original fabric of the building is in large measure lost and the form and nature of the heritage place would no longer be able to be appreciated. In that way, the

> significance of the place would be degraded. Again, we would expect that the certainty threshold would be a very high one.

City of Greater Bendigo Heritage Design Guidelines, September 2020:

> Demolition of significant and contributory heritage buildings is not supported unless the building is structurally unsound and beyond repair.

CBA Building Designers v Greater Bendigo CC [2010] VCAT 2008 decision:

> … to support demolition of a building with heritage values and a reasonable level of significance, its physical condition should be beyond repair, both physically and economically. It should be in a ruinous condition. Whilst this is not defined, it would reasonably mean that parts of the building would likely (50% probability) to collapse in the short to medium term if no remedial works are undertaken. The applicant is required to demonstrate the building has reached this threshold of disrepair. The assessment should also be undertaken by heritage practitioners …

The Panel requested Council address through its Part B submission:

- how building condition is relevant to Council's resolution to no longer apply the Heritage Overlay to these properties
- whether Council's municipal building surveyor inspected these properties to provide advice on their condition.

In response, Council submitted:

- the structural condition or age of a house is generally not relevant when recommending whether to apply the Heritage Overlay to a property
- structural condition is relevant during the planning permit application stage when the proposal will be assessed against identified heritage values and local heritage policy objectives in the Planning Scheme.

To support its submission, Council referred to several reports.

Moreland PSA C129 [2013] PPV:

> Structural integrity and intactness of heritage places are important considerations in heritage places but are quite separate concepts and need to be considered at different stages.

Advisory Committee Report on the Review of Heritage Provisions in Planning Schemes (August 2007):

> Structural integrity or condition should not be a criterion in assessing heritage significance. It would be contrary to the fundamental principle in the Burra Charter that… the consideration of significance should not be coloured by consideration of the management consequences of listing. There are also good policy reasons why condition should not affect the assessment of criteria: if it were to be a factor, it would encourage owners of heritage properties who were opposed to listing to allow them to fall into disrepair.

While Council supported the policy ground advanced by the Advisory Committee, it considered there may be circumstances where condition may be relevant during a planning scheme amendment. Council noted the Heritage Study 2021 states:

> As a general rule, condition was not considered to rule out heritage significance of a place providing original fabric and overall form was still evident.

Council submitted that its municipal building surveyor did not inspect the properties to advise on their condition, however:

- the structural reports for 19 Grant Street and 55 Arnold Street clearly indicate the building condition deteriorated to the point of being uninhabitable
- Council officers and Mr Stephenson inspected all four properties and confirmed the condition was generally consistent with descriptions in the submissions.

At the Hearing, Mr Stephenson noted he was not a qualified structural engineer.

(iii) Discussion

Generally, building condition is not relevant when assessing heritage significance because a building can be repaired and restored to a better condition. Materials in a weatherboard home do not have an infinite life so it is expected that a portion of the original heritage fabric will be replaced over time. For example, it is commonly accepted that Victorian homes subject to the Heritage Overlay would not have their original slate roof after over 130 years. However, any new materials must sensitively respond to the original heritage fabric without diminishing its threshold of significance.

The houses which Council considers structurally unsound and has resolved to no longer apply the Heritage Overlay appear to have not been maintained to a condition for human occupation. According to structural reports for two of the properties, each house would not survive necessary structural works to attempt to make them meet minimum building standards for occupation. From practical perspective, there would be little to no heritage fabric to manage through the Heritage Overlay. The Panel may have had a different view if the report concluded the house should not be restored for feasibility reasons.

Council should have clear evidence that the house would not survive the necessary works. While each structural report provides the view of a qualified professional, there would be benefit in having an independent consultant or Council's municipal building surveyor inspect the properties to offer a second opinion. Mr Stephenson confirmed he is not a qualified structural engineer and accepted the reports at face value and Council's municipal building inspector had not inspected the relevant properties.

The Panel has considered building condition for each relevant property accordingly.

(iv) Conclusions

The Panel concludes:

- Building condition is generally not relevant when assessing the heritage significance of a place or deciding whether to apply the Heritage Overlay.
- Building condition may be relevant if there is clear evidence that restoring an uninhabitable building will diminish the identified heritage values to the point where it no longer meets the threshold of significance for justifying the Heritage Overlay.

3.2 Development opportunity, building alterations, maintenance property value and private financial implications

(i) The issues

The issues are whether development opportunity, building alterations, maintenance, property value and private financial implications are relevant when assessing heritage significance or deciding whether to apply the Heritage Overlay.

(ii) Submissions

Several submissions opposed the Heritage Overlay being applied to their property because they could not afford to maintain, repair or restore the dwellings. One owner was concerned they

would be required to restore the altered dwelling back to its original appearance. Another owner questioned whether the Heritage Overlay would devalue the property.

Council submitted the Heritage Study 2021 and Planning Practice Note 1 do not include maintenance costs and other financial burden as considerations when assessing heritage significance.

Mr Stephenson considered development opportunity and any potential personal financial implications such as property value or rate valuations to not be relevant when assessing appropriate heritage provisions. He added:

- Planning Practice Note 1 only includes matters of a heritage nature as criteria for assessing the significant of a heritage place
- the Heritage Overlay does not prohibit redevelopment or works subject to considering identified heritage values as part of the planning permit application process.

(iii) Discussion

The Panel agrees with Council's submission and evidence of Mr Stephenson. Planning Practice Note 1, which advises on how to assess heritage significance, does not include development opportunity, building alterations, maintenance, property value and private financial implications as criteria. The PE Act requires the economic effects of a planning scheme amendment to be considered, however these effects are at the broader community level and do not extend to individual private impact. Some of these issues such as development opportunity may be relevant during the permit application process when proposal design details are known and assessed against the existing heritage fabric.

(iv) Conclusion

The Panel concludes that development opportunity, building alterations, maintenance, property value and private financial implications are relevant when assessing heritage significance or deciding whether to apply the Heritage Overlay.

3.3 External paint

(i) The issue

The issue is whether external paint controls should be enabled through the Heritage Overlay Schedule.

(ii) Evidence and submissions

National Trust submitted that external paint controls:

- should be applied for properties subject to the Amendment
- prevent painting of previously unpainted surfaces, however previously painted building surfaces should include the use of heritage colours recommended in Council's own Heritage Design Guidelines 2020
- would enable a colour scheme consistent with the guidelines where there is no evidence of a particular colour scheme on a house
- would avoid colours never used during the period such as white, grey and black and therefore avoid diluting heritage significance of the cottages.

Mr Stephenson considered external paint controls were not needed because:

- no early colour schemes were identified as part of the survey
- the Heritage Overlay requires a planning permit to paint a previously unpainted surface such as face brick, render, stone, concrete and timber shingles
- the permit requirement would sufficiently control any negative impact resulting from paint colour and its application.

Council relied on Mr Stephenson's evidence.

(iii) Discussion

The Panel agrees with Mr Stephenson's reasons for not applying the external paint controls through the Heritage Overlay. The overlay's permit requirement would enable Council to assess the potential impact of new development on the heritage fabric.

(iv) Conclusion

The Panel concludes that external paint controls should not be enabled through the Heritage Overlay Schedule.

3.4 Outbuildings and fences

(i) The issue

The issue is whether notice and review of a permit application proposing to demolish or remove an outbuilding or fence should be required through the Heritage Overlay Schedule.

(ii) Evidence and submissions

National Trust submitted that outbuildings and landscaping and fences were probably missed during the Heritage Study 2021. It considered there could be a 'blanket' requirement for a permit proposing to remove an outbuilding, landscaping or fence deemed to be significant.

Council confirmed the Amendment was not proposing additional controls for outbuildings and fences because there was insufficient evidence to support them.

Mr Stephenson agreed with the approach in the Heritage Study 2021 to not apply additional controls for outbuildings. He explained:

- the study noted that identified outbuildings were to the rear of the sites, so it was not possible closely inspect and assess them during the survey
- there may have been original outbuildings present but obscured from the street view.

Mr Stepheson considered fence controls were not needed because:

- no original or early fences were identified as part of the survey
- the Heritage Overlay requires a planning permit to erect a fence
- the permit requirement is sufficient to control any adverse impact caused by a proposal to remove an original or early fence or erect a new fence in an inappropriate design.

(iii) Discussion

The Panel agrees with Mr Stephenson's reasons for not applying additional controls regarding notice and review of outbuildings and fences. The Panel does not support applying these controls through the Amendment because:

- there should be evidence-based information to strategically justify their application
- affected owners and tenants were not provided notice and an opportunity to comment on controls which would affect their property.

(iv) Conclusion

The Panel concludes that notice and review of a permit application proposing to demolish or remove an outbuilding or fence should not be required through the Heritage Schedule.

3.5 Gardens and trees

(i) The issues

The issues are whether it is appropriate and justified to:

- have controls on the removal of early garden plantings
- enable the tree controls through the Heritage Overlay Schedule for trees older than 50 years.

(ii) Evidence and submissions

National Trust submitted:

- the original miner's cottage survey missed trees such as the mature ironbark, a lemon scented gum, and two large Washingtonian palms at 19 Grant Street, Long Gully
- remnant plantings, particularly trees, are important, and often survive from when houses were built.

Mr Stephenson stated:

- the survey appropriately identified significant trees that warranted protection
- the Heritage Study 2021 recommended they be added to the relevant serial listing after an arborist confirmed their species and age
- the study did not identify landscape elements.

Council acknowledged Mr Stephenson's evidence and did not propose to change the Amendment in response to the National Trust submission. Council explained that it had not engaged an arborist to identify the species and age of significant trees identified in the Study.

(iii) Discussion

The Panel agrees with Council that it needs evidence-based information to support the candidate trees identified in the Heritage Study 2021. Without this information, it is uncertain whether the trees meet the local threshold for heritage significance.

(iv) Conclusion

The Panel concludes that there is insufficient supporting information to apply tree controls through the Heritage Overlay Schedule to trees identified in the Heritage Study 2021.

3.6 Heritage Overlay curtilage

(i) The issue

The issue is whether it is appropriate to review and reduce the Heritage Overlay curtilage for certain properties.

(ii) Evidence and submissions

Mr Stephenson referred to Planning Practice Note 1 which advises the Heritage Overlay should be applied to the property boundary. He stated that after the Amendment was exhibited, Trethowan Architecture reviewed the boundaries and found some properties to be large, therefore not warranting the Heritage Overlay on the entire property. As shown in Table 5, Mr Stephenson recommended the Heritage Overlay curtilage be revised for 10 properties.

Table 5 Mr Stephenson's recommendations for the Heritage Overlay curtilage

Property	Recommendation
Early miners' cottages	
382 Barnard Street, Ironbark	Apply curtilage to land title relating to front property only.
140 King Street, Bendigo	Investigate nature of the exact property boundaries. Heritage Overlay to be applied to front portion of the land only.
12A Kirby Street, Golden Square	Investigate the property boundaries to determine appropriate curtilage for the Heritage Overlay.
48 Mackenzie Street West, Golden Square	Apply curtilage to land title relating to front property only.
193 Mackenzie Street West, Golden Square	Apply curtilage to land title relating to front property only.
15 Stone Street, Long Gully	Investigate the property boundaries and outbuildings to determine appropriate curtilage for the Heritage Overlay.
Quartz Gold Boom	
25 Macdougall Road, Golden Square	Investigate the property boundaries and outbuildings to determine appropriate curtilage for the Heritage Overlay.
Quartz Reefer	
245 Eaglehawk Road, Long Gully	Investigate the property boundaries and outbuildings to determine appropriate curtilage for the Heritage Overlay.
118 Macdougall Road, Golden Gully	Apply Heritage Overlay to the title that the residence is sitting within.
Worker and Mine Speculator	
15 Macdougall Road, Golden Square	Investigate the property boundaries and outbuildings to determine appropriate curtilage for the Heritage Overlay.

At its 26 June 2023 meeting, Council resolved to reduce the Heritage Overlay curtilage for 193 Mackenzie Street, consistent with Mr Stephenson's recommendation. At the Hearing, Council submitted:

- there were no submissions to the other nine properties
- it did not form a position on the other nine properties at its 26 June meeting
- Council officers were not delegated to decide if the curtilage should be reduced.

(iii) Discussion

Planning Practice Note 1 recommends the Heritage Overlay be applied to the entire extent of an urban property to provide sufficient curtilage. This approach should be followed unless there are exceptional reasons not to.

Having reviewed the properties referred to by Mr Stephenson, the Panel agrees there may be candidates for reduced curtilage areas. Applying the Heritage Overlay to the new house behind the heritage cottage at 15 Macdougall Road or to a rural sized property would result in unnecessary regulatory burden if a future development proposal on such land does not need to be assessed for its impact on existing heritage.

The Panel considers there is benefit in reviewing the Heritage Overlay curtilage for the nine properties but not through the Amendment. The extent of Heritage Overlay curtilage is a fundamental exercise which should have been undertaken in the final stage of Heritage Study 2021 and before the Amendment was publicly exhibited.

Apart from 193 Mackenzie Street West, the Panel was not presented with realigned Heritage Overlay curtilages for these properties. This would have helped understand whether each curtilage allowed enough area to assess future development that may affect heritage fabric.

For solely procedural reasons, the Panel considers the Heritage Overlay curtilage for the nine properties should not be reduced through the Amendment.

(iv) Conclusions

The Panel concludes:

- For reasons explained in Chapter 4.5, it is appropriate to reduce the Heritage Overlay curtilage for 193 Mackenzie Street West, Golden Square so it only applies to the front lot.
- It is not appropriate to review and reduce the exhibited Heritage Overlay curtilage for other properties identified by Mr Stephenson through the Amendment.

3.7 Other issues

National Trust submitted that Council needs to monitor the condition of properties with the Heritage Overlay and undertake enforcement action where there is neglect leading to demolition. Another submission referred to Council issuing permits around 1993 for a multi-unit development on the same property proposed for the Heritage Overlay.

Council submitted these issues are outside the scope of the Amendment. The Panel agrees.

4 Early miners' cottages (HO1000)

Exhibited Statement of significance



What is significant?

The Early Miners' Cottages, comprising a collection of small, domestic miners' cottages constructed in the mid-1860s and 1870s from a mixture of timber, stone, brick and pise, are significant.

Individually significant places: 1 Daly Street, Long Gully

Contributory places
Bendigo: Arnold Street: 55; Broom Street: 6; Joseph Street: 19; King Street: 140, 180, 196, 255, 261, 266, 269; Pitt Street: 3; Queen Street: 266
Golden Gully: 15 Adelaide Gully Road
Golden Square: Allingham Street: 2, 83; Burn Street: 2; Hargreaves Street: 614, 615; Kirby Street: 12A; MacDougall Road: 10, 23, 26, 35A, 36; Mackenzie Street West: 1/48, 136, 193; Rose Street: 8; Specimen Hill Road: 49, 76; Thistle Street: 15, 141; 9 Wade Lane: 9, 31; Woodward Road: 270
Ironbark: Barnard Street: 382; Nettle Street: 63
Long Gully: Bennett Street: 68, 78; Cunneen Street: 10; Dean Street: 3-5; Grant Street: 19; Gundry Street: 12; Havilah Road: 5; Holdsworth Road: 27; Jackson Street: 71; Pascoe Street: 1A, 3; Philpot Street: 11; Sheridan Street: 4; Stone Street: 15; Upper California Gully Road: 89, 90, 97, 99; William Street: 2
North Bendigo: 15 Gibson Street
Quarry Hill: 54 Breen Street

How is it significant?

The collection of early miners cottages is of local historic, rarity, research potential and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The collection of early miners' cottages is historically significant as the homes of the workingclass miners who serviced some of the wealthiest and deep quartz mines of Bendigo and Eastern Australia as both waged miners and tribute miners.

The collection is representative of the diverse range of miners' cottages, including examples of the typical Cornish vernacular long house built by early emigrant Cornish, who formed a significant ethnic group of miners in the area. They demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners as immigrant miners.

The collection provides an important historic insight into the domestic lives and typical homes of Cornish and German miners, among other migrants, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers. **(Criterion A)**

The collection of early miners' cottages is associated with one of the unique features of the Victorian goldfields – the miners' residence areas, which allowed the development of unregulated settlement on Crown land amongst mining sites. Many cottages are still intact and provide a rare record of the home occupiers such as in the Ironbark Hill area during the period, 1866-1882, listing their occupations as miners or associated jobs such as carter, engine driver, blacksmith and mine manager.

The collection belongs to a group of increasingly rare structures that show a combined use of timber weatherboards and pise, rammed earth construction techniques, the mud coming from the nearby creek. Groups of mud adobe and pise rammed earth dwellings associated with the German community were once a common feature on the Bendigo goldfields but are now becoming increasingly rare.

The collection forms an important visual element in the cultural landscape of Greater Bendigo. They clearly tell the story of the early alluvial, puddling and deep quartz company mining and workings of the tailings in Bendigo from the 1850s through to early 1950s. **(Criterion B)**

The collection of early miners' cottages is associated with extensive archival materials. These include the Quarterly Reports of the Mining Surveyors and Registrars, 1863-91; detailed social demographic information since 1861 particularly in Bendigo and Ballarat goldfields; scholarly research and publications as well as contemporary journals and diaries. **(Criterion C)**

The collection of early miners' cottages are excellent representative examples of the early gabled ended miner's cottage type, particularly associated with German and Cornish miners of Long Gully and Ironbark Hill. The collection of miners' cottages include excellent representative examples of miner's cottages particularly associated with the influence of the German community, and others that are significant features and are an excellent architectural record of some of the earliest types and designs of miners' cottage, constructed in a variety of materials including mud and pise, weatherboard and handmade bricks. **(Criterion D).**

The collection of early miners' cottages displays a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principal characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s. The miners' cottages of the former mining areas have aesthetic significance as they illustrate the rich diversity of a working-class miners' cottages, a key feature of the Victorian nineteenth century goldfields. The size, shape and design of miners' cottages provide a historical and architectural record of a vernacular class of buildings. **(Criterion E)**

4.1 HO1000 Statement of Significance

(i) The issue

The issue is whether the HO1000 Statement of Significance accurately reflects the significance of early miners' cottages constructed in the mid-1860s and 1870s.

(ii) Evidence and submissions

The owner of 83 Allingham Street requested the HO1000 Statement of Significance be revised to remove references to cottages built during the depression years of the 1890s and 1930s. They explained it was no relevant to cottages built during the mid-1860s and 1870s.

At the Hearing in response to a question from the Panel, Mr Stephenson said he suspected the content was inadvertently left in after being translated from the HO999 Statement of Significance. After reviewing the Hearing submission of the owner of 89 Allingham Street, Mr Stephenson stated:

> Reference and identification of the depression years within the City of Bendigo's mining industry is important from a historical perspective. It provides a greater level of understanding of what economic factors were at play and how these impacted on the mines, the miners, and their families. However, whether the properties can be confirmed to be built by unemployed miners and sustenance workers during the Depression years or how the Depression is demonstrated within the fabric of the properties, to be included in the Heritage Overlay, is questionable and would be difficult to confirm or, in the case of physical attributes, pinpoint given a significant period of time has passed.

Mr Stephenson concluded the reference to the depression years:

- has a place in the historic context of the HO1000 heritage citation
- should be deleted from the HO1000 Statement of Significance because it is not justified under Criterion E.

(iii) Discussion

The Panel agrees with the owner of 83 Allingham Street and Mr Stephenson that the reference the depression years should be deleted from the HO1000 Statement of Significance. This reference is not relevant to the significance of early miners' cottages constructed in the mid-1860s and 1870s. It is unclear how referencing houses built about 20 to 60 years after the era of significance would provide historic context for early miners cottages.

(iv) Conclusions and recommendation

The Panel concludes:

- HO1001 Statement of Significance does not accurately reflect the significance of early miners' cottages constructed in the mid-1860s and 1870s.
- The reference to the depression years of the 1890s and 1930s should be deleted from the HO1001 Statement of Significance because it is beyond the era of significance for this series.

The Panel recommends:

Amend the *Statement of Significance: Series: Early Miners' Cottages, August 2002* to delete under 'Why is it significant?:

The collection of early miners' cottages displays a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principal characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s.

4.2 83 Allingham Street, Golden Square



(i) The issue

The issue is whether 83 Allingham Street has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

(ii) Evidence and submissions

The owner of 83 Allingham Street submitted the Heritage Overlay should not be applied to the property without any reason to support his objection. The officer report for the 26 June 2023 Council meeting acknowledged the absence of reason and recommended the Heritage Overlay be applied.

Mr Stephenson recommended the Heritage Overlay apply to the property. He noted the submission did not include information to explain why the owner objected to the Heritage Overlay.

At the Hearing, the owner submitted there is no known evidence the house was on the subject land during the early miners' cottages era (mid-1860s and 1870s). The owner explained:

- Allingham Street did not appear as a street in the Rate Books until 1880
- an 1896 map[5] and later updated Surveyor General Plan dated around 1900 show no property or built structures near the subject land area
- a Right to Occupy a Residence Area was issued in April 1936, with a condition to erect a habitable dwelling within 6 months after being granted the right
- a 1947 aerial photo shows the house at what is now 83 Allingham Street without any adjoining properties.

The owner submitted the house has features atypical of most miners' cottages and has low integrity due to the extent of lost building fabric. The owner explained:

- the chimney is not original, and has been constructed on a concrete foundation using modern bricks which is not in keeping with the style of a miners' cottage

[5] Sands & McDougall's Bendigo & district directory (1896).

- the roof form, as viewed from the northern and southern elevations has an asymmetrical gable whereas miners' cottages had symmetrical gables
- not much of the original weatherboards remain given the extent of evident patching
- the existing windows and doors are not original
- the front verandah has no surviving original fabric
- the house has been levelled using tree stumps, concrete blocks and replaced timber bearers.

The owner requested the extent of the Heritage Overlay be restricted to Volume 10291/Folio 564 - Lot 1 on Plan of Subdivision 339443Y if the overlay was applied. The owner attached the current title and title plan, which show lots 1 and 2, to the submission.

The owner's submission was shared with other parties on the day of the Hearing rather than by 12 noon the business day before the Hearing[6]. To enable procedural fairness, the Panel provided an opportunity for Mr Stephenson to comment on the submission and for other parties and Council to further comment.

In his response[7], Mr Stephenson recommended the Heritage Overlay not be applied to 83 Allingham Street. He explained:

- it is uncertain whether the street existed before 1880s because the City of Bendigo's rate books are not online and there was insufficient time to check records at Public Record Office Victoria to verify the claim
- the 1896 map and c1990 plan do not show the subject property
- documented evidence regarding the original Right to Occupy the land indicates the property was first occupied in 1936 so the house may have been:
  - built in that year in an older style
  - an older building relocated to the site
- there is no conclusive evidence to determine which of the two scenarios is correct
- the map and license are consistent and conclusive and illustrates the house does not illustrate the pattern of settlement that is deemed to be significant from 1860 to 1900.

Council officers acknowledged:

- Mr Stephenson's subsequent recommendation to not apply the Heritage Overlay to 83 Allingham Street
- the property has been subdivided into two lots.

Council officers were required to maintain the Council resolution of 26 June 2023, which was to apply the Heritage Overlay to the entire property, even if it has been subdivided.

(iii) Discussion

There is no documented evidence of a house at 83 Allingham Street before 1936. It is more plausible that an older building was relocated to the site than an older style house being built in 1936; though both scenarios are possible. If the house was relocated, there is no information to explain whether it had anything to do with mining. If built in 1936, it is unrelated to Victorian era mining.

[6] Direction 9, Panel Directions dated 1 August 2023
[7] Document 13

The chimney's bricks and style suggest it was constructed during the interwar period. It is unclear whether the chimney was constructed for a relocated cottage or for a house built in 1936 in an earlier architectural style. It is unlikely the chimney replaced a Victorian era chimney.

The research and methodological approach in the owner's submission persuades the Panel that:

- the house is unlikely to have been built on the site between 1860 to 1900
- the Heritage Study 2021 did not have sufficient evidence to associate 83 Allingham Street with mining, a miner, or with Greater Bendigo's pattern of settlement during the period of significance.

The property does not have identified heritage significance to justify the Heritage Overlay, therefore the matter of the two subdivided lots is no longer relevant. If it was, the Panel would have recommended the overlay be applied only to Lot 1.

(iv) Conclusion and recommendation

The Panel concludes there is no evidence that 83 Allingham Street has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

The Panel recommends:

Delete the Heritage Overlay from 83 Allingham Street, Golden Square (HO1000).

4.3 55 Arnold Street, Bendigo



(i) The issue

The issue is whether 55 Arnold Street has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

(ii) Evidence and submissions

The owner of 55 Arnold Street included a structural engineering report prepared by qualified building specialists with their submission. The report concluded:

- the house is structurally compromised and has been unoccupied for some time
- foundation failure has resulted in a significant lean, cracking and partial loss of restraint from the roof so the party wall is of concern
- the idea of removing the dwelling is supported because a substantial amount of works is needed to achieve satisfactory structural adequacy
- all the outbuildings are severely damaged and need to be demolished.

Mr Stephenson recommended the Heritage Overlay (HO1000) no longer be applied to 55 Arnold Street. He explained:

- the property's heritage values lie in its Victorian form, visual attributes, way it was built, and materials used
- the structural engineering report outlines works which would involve:
  - extensive demolition to rectify the building from the ground up
  - further demolition and reconstruction of large sections of the building
- any necessary works to make the building habitable would remove a large degree of original fabric and introduce new fabric and building techniques
- the impact would diminish heritage values where the property would no longer meet the threshold of significance to justify applying the Heritage Overlay (HO1000).

Council resolved to no longer apply the Heritage Overlay to the property.

National Trust submitted the Heritage Overlay should be applied to the property because the house:

- is intact, and on an important corner location beside the Bendigo Creek
- is an important contributor to the precinct of period homes and directly behind an unaltered miner's cottage at 5 Joseph Street
- could be maintained by a competent experienced tradesman.

(iii) Discussion

The house at 55 Arnold Street has not been maintained and appears to be in an uninhabitable state. The structural engineering report expresses a professional opinion that the substantial works needed to address the house's structural issues from its roof through to the foundations would be impractical. Accepting the report at face value, it appears the building is unlikely to survive works to make it habitable again. There would therefore be insufficient heritage fabric to meet the threshold for heritage significance. Council would benefit from obtaining a second opinion through its municipal building surveyor or another suitably qualified person to determine whether they agree with findings in the structural engineer report.

(iv) Conclusions and recommendation

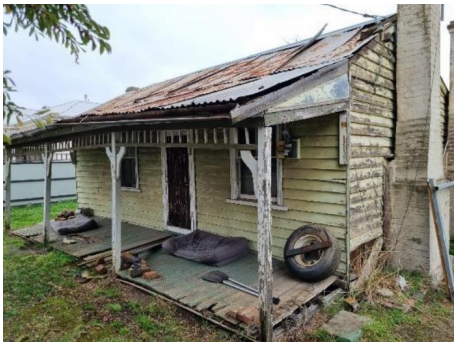
The Panel concludes:

- Structural and associated works needed to make the house at 55 Arnold Street, Bendigo habitable is likely to reduce heritage fabric to the point where it can longer achieve local heritage significance to justify applying the Heritage Overlay (HO1000).
- Council's municipal building surveyor or another suitably qualified person should inspect the property to determine whether they agree with the findings of the structural engineer report.
- If a second opinion agrees with the findings of the structural engineer report, the Heritage Overlay (HO1000) should no longer be applied to 55 Arnold Street, Bendigo.

The Panel recommends:

Delete the Heritage Overlay from 55 Arnold Street, Bendigo (HO1000) if after inspecting the property, the municipal building surveyor or another suitably qualified person agrees with the findings of the relevant structural engineering report.

4.4 266 Queen Street, Bendigo



(i) The issue

The issue is whether 266 Queen Street has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

(ii) Evidence and submissions

The owner of 266 Queen Street opposed the Heritage Overlay being applied to the property. The owner submitted the house:

- is uninhabitable and not suitable for restoration or living
- was originally intended to be demolished
- has experienced substantial work, including:
  - new front fence and balcony on the shed
  - new potable water feed connected to the existing dwelling
  - replaced connection to sewer main at the rear of the property and upgraded the drainpipe
  - electrical and plumbing related works to the shed
  - underground conduits for new switchboard for the future house.

Mr Stephenson recommended the Heritage Overlay (HO1000) no longer be applied to 266 Queen Street. He explained:

- the property's heritage values lie in its Victorian form, visual attributes, way it was built, and materials used
- he inspected the property which confirmed decay to structural members at floor level and the base of the walls where weatherboards were missing or loose
- the building's closeness to the ground suggests that current Building Code requirements would require substantial repair and reconstruction works
- any necessary works to make the building habitable would remove a large degree of original fabric and introduce new fabric and building techniques
- the impact would diminish heritage values where the property would no longer meet the threshold of significance to justify applying the Heritage Overlay (HO1000).

National Trust submitted the Heritage Overlay should be applied to the property because the house is intact when viewed from the street and retains all original features including door, windows, chimneys and verandah detailing. It added:

> A long-lapsed demolition permit issued 30 years ago, prior to the *1995 Heritage Act* and when the importance of retaining Miners Cottages was not recognised, is not an excuse to

carry out no maintenance in the intervening years. All houses require maintenance and most of this age would have been restumped at least once by now.

National Trust considered:

- repair works would not affect the building's heritage integrity if 'like for like' materials and appearance replaced original fabric, even if there was extensive replaced material
- the new front fence is inappropriate for the cottage.

(iii) Discussion

The house at 266 Queen Street has not been maintained and appears to be in an uninhabitable state. While the Panel gives Mr Stephenson's evidence notable weight, he explained that he is not a qualified structural engineer.

Council would benefit from obtaining an opinion through its municipal building surveyor or another suitably qualified person to determine whether the building is unlikely to retain much of its material or survive works to make it habitable. Where it is confirmed that the building is unlikely to retain most of its materials, then the house would not have sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

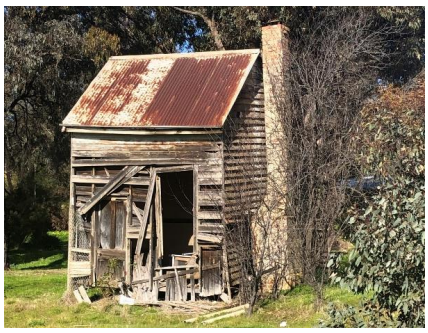
(iv) Conclusion and recommendation

The Panel concludes that if a suitably qualified person confirms the house at 266 Queen Street, Bendigo is unlikely to retain most of its materials or survive works to make it habitable, it would not have sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

The Panel recommends:

Delete the Heritage Overlay from 266 Queen Street, Bendigo (HO1000) if after inspecting the property, the municipal building surveyor or another suitably qualified person agrees with the findings of Mr Stephenson.

4.5 15 Adelaide Gully Road, Golden Gully



(i) The issue

The issue is whether 15 Adelaide Gully Road, Golden Gully has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

(ii) Evidence and submissions

The owner of 15 Adelaide Gully Road considered the building to be derelict, dangerous, partly damaged by vandals and with white ants present. She submitted the Heritage Overlay should not be applied to the property and noted:

- there was only a cream brick house on the property when it was purchased in 1993
- the derelict 'dwelling' near the driveway was relocated from Strathdale so it is not original to the property.

Mr Stephenson recommended the Heritage Overlay (HO1000) no longer be applied to 15 Adelaide Gully Road. He explained:

- there is insufficient evidence to confirm the building was relocated to the property, though there is a letter and reference to a Mr Tucker – this does not justify the Heritage Overlay no longer being applied
- the property's heritage values lie in its Victorian form, visual attributes, way it was built, and materials used
- though no structural report was provided, a review of photos shows what appears to be:
  - decay in key structural members at the floor level and the base of walls
  - a dip in the lower portion of the wall between the door and window which suggest the floor structure is failing
- repair works would have a detrimental impact on the building's integrity and intactness because it would remove a large degree of original fabric and introduce new fabric and building techniques
- the impact would diminish heritage values where the property would no longer meet the threshold of significance to justify applying the Heritage Overlay (HO1000).

Council submitted that at its 26 June 2023 meeting, it supported the Heritage Overlay being applied to 15 Adelaide Gully Road based on Mr Stephenson's advice at the time. Council officers acknowledged that Mr Stephenson has now changed his mind but were not delegated to depart from Council's resolved position to apply the Heritage Overlay to the property.

(iii) Discussion

The derelict building at 15 Adelaide Gully Road does not appear to have been altered from when it was assessed during the Heritage Study 2021 to the Hearing. It is uninhabitable in its current condition and is unlikely to survive structural works to try and make it habitable.

The Panel agrees with Mr Stephenson's evidence regarding this property, while questioning how the property was included as part of the Amendment from the outset.

(iv) Conclusion and recommendation

The Panel concludes that 15 Adelaide Gully Road, Golden Gully is not sufficiently intact to achieve the threshold for local heritage significance needed to apply the Heritage Overlay (HO1000).

The Panel recommends:

Delete the Heritage Overlay from 15 Adelaide Gully Road, Golden Gully (HO1000).

4.6 193 Mackenzie Street West, Golden Square



(i) The issues

The issues are:

- whether 193 Mackenzie Street West, Golden Square has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000)
- whether the proposed curtilage is appropriate.

(ii) Evidence and submissions

The owner of 193 Mackenzie Street West submitted the dwelling has:

- rotted and sinking timber foundation stumps, with a 7-10 centimetre gap between the floor joists and the stumps
- rusty iron roof cladding and rotted timber supporting the roof
- rusty internal plumbing
- damaged the floor and substructure since being flooded in April 2022.

The owner considered the original building is not sufficiently intact to have historical significance because:

- it retains its chimneys but no original external features
- the front verandah including posts and fretwork has been replaced and are not in keeping with the building's building era
- the building's internal structure has been modified and no longer has the traditional four rooms of a cottage
- only one window contains original flotation-produced glass.

She advised the property is currently in the process of being subdivided into two lots, and explained:

- the property was known as 195A Mackenzie Street West when purchased in 1996
- a new home constructed at the back of the property in 1999 was referred to as 193 Mackenzie Street
- Council later renumbered each property by exchanging their numbers.

Council considered the building to the front of 193 Mackenzie Street West had enough heritage significance to contribute to the HO1000 serial listing. Its miners' cottage typology includes its external chimneys, weatherboard and timber construction, gable roof form with modest cottage proportions, symmetrical front composition with a central front door and double hung windows on either side.

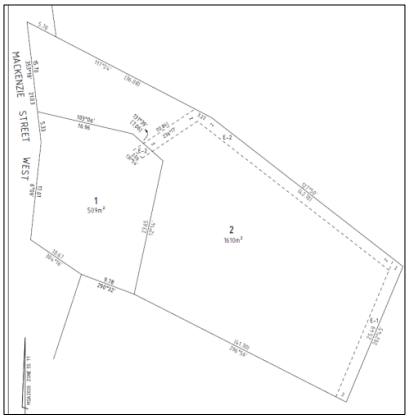
At its 26 June meeting, Council resolved to reduce the Heritage Overlay curtilage, so it did not apply to proposed lot around the second dwelling to the rear.

Mr Stephenson recommended the Heritage Overlay apply to the property and the front property curtilage be realigned to the boundaries set out in the recent subdivision plan. He explained:

- his inspection of the property confirmed the newer building to the rear is not of interest
- the front building has sufficient integrity and intactness to recognise the Miners' Cottage typology through its external chimneys, weatherboard and timber construction, gable roof form with modest cottage proportions, symmetrical front composition featuring central front door and double hung windows on either side
- the Amendment does not propose to apply internal alteration controls
- the building has not decayed to an equal to or greater extent than those recommended for the Heritage Overlay to no longer be applied.

Council's submission included an approved plan of subdivision, as shown in Figure 1, which identified Lot 1 (original cottage) and Lot 2 (newer house) to clarify the extent of the reduced Heritage Overlay to only Lot 1. Council accepted Mr Stephenson's evidence that the building on Lot 1 is of heritage significance. Regarding the owner's submission about alterations to the building's interior, Council confirmed that no internal controls were proposed for the property.

Figure 1 193 Mackenzie Street West, Golden Sqaure – approved plan of subdivision



Source: Council Part B submission

(iii) Discussion

The front house appears sufficiently intact to meet the local threshold for heritage significance. Since subdividing the original lot, Lot 2 has no heritage fabric to assess against future permit applications. Planning Practice Note 1 suggests applying the Heritage Overlay to the entire extent of an urban property. Applying the overlay to a separate abutting lot would be at odds with this advice.

(iv) Conclusions and recommendation

The Panel concludes:

- 193 Mackenzie Street West, Golden Square has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

- The proposed Heritage Overlay curtilage should be reduced to apply only to Lot 1 of 193 Mackenzie Street West, Golden Square, as shown in Figure 1, because the abutting Lot 2 does not have any heritage fabric.

The Panel recommends:

Amend the Heritage Overlay (HO1000) curtilage to apply only to Lot 1 of 193 Mackenzie Street West, Golden Square, as shown in Figure 1.

4.7 19 Grant Street, Long Gully






(i) The issue

The issue is whether 19 Grant Street, Long Gully has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

(ii) Evidence and submissions

The owner of 19 Grant Street attached a structural engineering report prepared by a qualified building specialist to their submission. The report dated 10 April 2022 concluded:

- the building cannot be salvaged for reoccupation due to the need to meet current Codes and Standards
- existing unstable brickwork would need to be demolished to enable new foundations.

The owners of 19 Grant Street explained that insurers will not cover the property due to the building's poor condition.

National Trust's further submission stated:

> A Cottage that in 2010 was intact and surrounded by mature trees but with little maintenance, degraded into the state that it is found today. Purchasers of period homes have a responsibility to preserve and maintain and cannot claim ignorance as a reason for this neglect. It is members of a community that make a difference. There are hundreds of such properties around Bendigo and their demise is part of the housing problem and loss of history that we have today.

Mr Stephenson recommended the Heritage Overlay (HO1000) no longer be applied to 19 Grant Street. He explained:

- the property's heritage values lie in its Victorian form, visual attributes, way it was built, and materials used
- he inspected the property and found the building to be structurally unsound, as confirmed by structural engineering report
- the structural report sufficiently demonstrates the building is structurally unsound and works would be extensive to repair it
- repair works would have a detrimental impact on the building's integrity and intactness because it would remove a large degree of original fabric and introduce new fabric and building techniques
- the impact would diminish heritage values where the property would no longer meet the threshold of significance to justify applying the Heritage Overlay (HO1000).

(iii) Discussion

The house at 19 Grant Street has not been maintained and appears to be in an uninhabitable state. More relevantly, much of its original form and material has been altered or left to

deteriorate to the point where it is no longer intact as a property which contributes to the serial listing.

(iv) Conclusion and recommendation

The Panel concludes that 19 Grant Street, Long Gully is not sufficiently intact to achieve the threshold for local heritage significance needed to apply the Heritage Overlay (HO1000).

The Panel recommends:

Delete the Heritage Overlay from 19 Grant Street, Long Gully (HO1000).

4.8 3 Pascoe Street, Long Gully



(i) The issue

The issue is whether 3 Pascoe Street has sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

(ii) Evidence and submissions

The owner of 3 Pascoe Street objected to the Heritage Overlay being applied to his property. He submitted the building has been altered and no longer has the general characteristics of a miner's cottage of that era. He explained, alterations include:

- larger aluminium framed windows
- replaced verandah with steel posts and flat roof iron
- solar panels covering the entire verandah and front roof
- repainted steel pitched roof
- two side chimneys have been removed
- front door opening resized to standard door frame size and a standard size aluminium security door added
- vinyl board cladding which has warped, started splitting and are producing a chalky residue
- timber verandah has been removed and concreted
- an evaporative cooler visible from the front facade
- wooden picket fence replaced with Colorbond fencing and a roller gate.

Mr Stephenson recommended the Heritage Overlay (HO1000) no longer be applied to 3 Pascoe Street. He explained:

- he inspected the property which confirmed building alterations including the loss of chimneys, original door and windows and addition of solar panels
- the property no longer meets the threshold for significance to justify applying the Heritage Overlay.

National Trust submitted the Heritage Overlay should be applied to the property because the house:

- retains its original form, is easily recognisable as a miner's cottage and has the potential to maintain its integrity
- has reversible alterations including the windows, steel verandah posts and fence and solar panels
- significantly contributes to the St Just's Point area, especially after miners' cottages were lost in the Black Saturday bushfires.

At the Hearing, Mr Stephenson:

- confirmed the house had no notable changes from when it was assessed for the study to the time of the Hearing
- said he was not sure if the solar panels were reversible because he was unaware of how the roof was affected.

(iii) Discussion

At the Hearing, Mr Stephenson acknowledged the Heritage Study 2021 incorrectly identified 3 Pascoe Street as a property which contributed to the HO1000 serial listing.

The house has been altered to the point where it can longer be appreciated as a Victorian house. While the solar panels may be reversible, other changes are not. The demolished chimneys, resized window and door openings and replaced front verandah are significant irreversible alterations.

(iv) Conclusion and recommendation

The Panel concludes that 3 Pascoe Street is not sufficiently intact to have sufficient local heritage significance to justify applying the Heritage Overlay (HO1000).

The Panel recommends:

Delete the Heritage Overlay from 3 Pascoe Street, Long Gully (HO1000).

5 Quartz Gold Boom miners' houses (HO1001)

Exhibited Statement of significance



What is significant?

The Quartz Gold Boom Miners' Houses, comprising a collection of timber weatherboard miners' houses associated with the quartz gold mining boom in Greater Bendigo, erected circa 1870s-1880s in the miners' residency areas, are significant.

Contributory places:
Bendigo: 189, 200 King Street; 4 Thistle Street
Golden Square: Abel Street: 1; Allingham Street: 3, 8, 69; Hollow Street: 2; Laurel Street: 8; MacDougall Road: 16, 20, 25, 41, 45; Mackenzie Street West: 14, 16, 44, 64, 65, 67; Maple Street: 30; Oak Street: 26; Woodward Road: 344
Long Gully: Bennett Street: 64; Cunneen Street: 6; Daly Street: 2; Daniel Street: 4, 14B; Eaglehawk Road: 247, 255, 263; Grant Street: 9; Gundry Street: 14; Holdsworth Road: 31; Jackson Street: 15; Sparrowhawk Road: 36; Upper California Gully Road: 95; Walker Street: 6, 7, 12, 20; Wallan Street: 20
West Bendigo: 94 Sparrowhawk Road

Alterations and additions made after 1901 are not significant.

How is it significant?

The collection of quartz gold miners' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The collection of quartz gold miners' houses is historically significant as the homes of the waged miners, as part of the influx of thousands of miners and their families to participate in the great quartz reef gold mining boom period in the Greater Bendigo area from the late 1860s to the mid-1870s. These houses provide an important historic insight into the domestic lives and typical homes of miners, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers. They are associated with the development of the construction industry in Bendigo and widespread use of standardised timber construction to solve the many issues of mass social housing on the Victorian goldfields.

In particular, the collection is historically significant for their association with the *Mines Act 1865*, the *Residence Areas Act 1881* and the *Residence Areas Act 1884*, which removed competitive aspects of auction and controlled annual licences fees of the residential areas on auriferous land. **(Criterion A)**

The timber frame weatherboard quartz gold boom miners' houses are significant representative examples of the introduction of mass produced, dimensioned, prefabricated timber construction technology which allowed standardised dimensions, cheap relocatable housing to be built quickly and disassembled. **(Criterion D)**

The collection of quartz gold miners' houses has aesthetic significance for the use of timber construction technology to solve the problem of housing on the goldfields. The examples of this generic type of prefabricated house are associated with mass housing on the Victorian goldfields. By the late 1870s and 1880s, houses became more standardised and were constructed by carpenters to standard patterns and design. **(Criterion E)**

5.1 200 King Street, Bendigo



(i) The issue

The issue is whether 200 King Street, Bendigo has sufficient local heritage significance to justify applying the Heritage Overlay (HO1001).

(ii) Evidence and submissions

The owner of 200 King Street sought clarity because she was originally informed the house was Victorian, later advised it was not, and now the Heritage Study 2021 identifies it as a miner's cottage.

Mr Stephenson recommended the Heritage Overlay apply to the property. He explained:

- the building's hipped roof with corrugated metal cladding, external weatherboard cladding, decorative iron lacework to verandah and symmetrical façade with central door and tripartite windows on either side attribute it to the Victorian era
- these attributes are sufficient for the property to meet the threshold of significance to justify the Heritage Overlay.

(iii) Discussion

The house at 200 King Street appears to be in poor condition but there is no evidence of structural issues which would affect the ability to repair or restore the building. A miner's cottage is also a Victorian house because it was built during that era.

(iv) Conclusion

The Panel concludes that 200 King Street, Bendigo has sufficient local heritage significance to justify applying the Heritage Overlay (HO1001).

5.2 1 Abel Street, Golden Square



(i) The issue

The issue is whether 1 Abel Street, Gold Square has sufficient local heritage significance to justify applying the Heritage Overlay (HO1001).

(ii) Evidence and submissions

The owner of 1 Abel Street submitted the Heritage Overlay should not be applied to the property. She added:

- commercial properties adjoin her residential property
- the house has been altered, including vinyl and aluminium cladding on the original external walls, and aluminium windows.

Council and its heritage consultant inspected the property in late May 2023 to reassess the building's physical condition. The heritage consultant considered the building's alterations to be reversible, with the extant original fabric and overall form having enough integrity to meet the local threshold to justify the Heritage Overlay.

Mr Stephenson recommended the Heritage Overlay be applied to the property. He considered the property satisfied the threshold of significance to justify the Heritage Overlay because his inspection of the property confirmed:

- the building alterations were reversible
- the extant original fabric, and overall building form substantiated a level of integrity.

At the Hearing, Mr Stephenson said he was unaware whether the original weatherboards had been removed before the new cladding was installed, but new cladding was generally installed over the original boards.

(iii) Discussion

The proposed Heritage Overlay curtilage is confined to the property at 1 Abel Street, therefore how adjoining properties are used is not relevant when assessing the place's heritage significance.

The house does not present its original form because it is masked by its aluminium windows and cladding. In its altered state and without its original detailed features, the house, with its distinctive front gable presents to some degree as a Federation or Edwardian era building. Its chimneys and the overall roof structure are clues to the Victorian era. Although the alterations are somewhat distracting, they are reversible and the house could be restored to its original state using photos and architectural plans from another house with the same design.

(iv) Conclusion

The Panel concludes that 1 Abel Street, Gold Square has sufficient local heritage significance to justify applying the Heritage Overlay (HO1001).

5.3 26 Oak Street, Golden Square



(i) The issue

The issue is whether 26 Oak Street, Golden Square has sufficient local heritage significance to justify applying the Heritage Overlay (HO1001).

(ii) Evidence and submissions

The owners of 26 Oak Street submitted the Heritage Overlay should not be applied to the property. They added:

- the information in the HO1001 heritage citation regarding the property is inaccurate
- the property is not directly associated with mining in the Quartz Boom period
- elderly neighbours had previously advised the house lacks decorative features in similar style houses because there was a shortage of building materials during the war when the house was built
- the property is about 2/5 acre which is significantly larger than the quarter acre block provided to those with a Miner's Right
- the property is aligned with the street pattern and abutting properties along Panton Street indicate roads were likely surveyed before it being built
- houses in the Quartz Gold Boom period were built around company mines – the property is not near any mine
- the house has:
  - old thick plaster on its internal walls rather than timber lining boards
  - an external chimney.

Council submitted:

- there is physical evidence the property is from the Victorian Era with a Quartz Gold Boom miner's house
- the key typological characteristics include the hipped roof with metal cladding, external weatherboard cladding, verandah and symmetrical façade with a central door and double hung windows on each side
- miner's housing was typically on quarter acre lots but the heritage consultant notes the potential to subdivide or alter the lots over time
- the property size is not relevant when considering whether to apply the Heritage Overlay
- the Amendment does not propose to apply internal alteration controls to the property

- the heritage consultant advised the positioning of the house suggests the original alignment to Oak Street is likely before Panton Street was survey and before abutting properties were subdivided.

Mr Stephenson recommended the Heritage Overlay be applied to the property. He explained:

- property size is not directly relevant to deciding whether to apply the Heritage Overlay
- it was common to have walls plastered during this period, noting the Amendment does not propose to apply internal alteration controls
- the position of the house indicates an original alignment to Oak Street
- the house is likely to have been built before Panton Street was subdivided and before abutting lots were subdivided
- external chimneys were typical features of a Quartz Gold Boom miner's house and form an important characteristic for justifying the Heritage Overlay.

At the Hearing, Mr Stephenson:

- acknowledged the built form characteristics table in the Heritage Study 2021 stated that a Quartz Gold Boom miner's house typically had an integrated chimney
- confirmed the reference to external chimneys was an error in his expert witness report
- acknowledged the original front verandah to the 26 Oak Street house had been replaced with a flatter verandah roof structure which untypically wrapped around the building.

(iii) Discussion

The Panel is not persuaded by Mr Stephenson's evidence or Council's submission that 26 Oak Street is a Quartz Gold Boom miner's house. There is insufficient information to confirm whether the house will contribute to the serial listing's significance.

The disproportioned verandah and unflattering large space between the roof and the verandah seriously affect the ability to appreciate the building's original form.

(iv) Conclusion and recommendation

The Panel concludes that Heritage Overlay (HO1001) should not be applied to 26 Oak Street, Golden Square because:

- there is insufficient information to support claims that is a Quartz Gold Boom miner's house and whether it has sufficient local heritage significance
- alterations to its façade and sides affect the ability to appreciate its original form.

The Panel recommends:

Delete the Heritage Overlay from 26 Oak Street, Golden Square (HO1001).

5.4 7 Walker Street, Long Gully



(i) The issue

The issue is whether 7 Walker Street, Long Gully has sufficient local heritage significance to justify applying the Heritage Overlay (HO1001).

(ii) Evidence and submissions

The owners of 7 Walker Street submitted the Heritage Overlay should not be applied to the property because the building was constructed in early 1900 and burnt down in 1901. He provided a news article[8] which states:

> BENDIGO – A four-roomed weatherboard cottage owned by Mr. W. Pinch, and situated at St. Just Point, Long Gully, was destroyed by fire on Saturday night. The building, which was insured for 50 pounds, was unoccupied, and the cause of the outbreak is unknown.

Mr Stephenson recommended the Heritage Overlay be applied to 7 Walker Street because it satisfied the threshold for local significant to justify the overlay. He explained:

- the key typological characteristics include the hipped roof with metal cladding, weatherboard cladding and timber frame construction, brick chimneys, and symmetrical façade with a central door and double hung windows on each side
- information provided by the owners is insufficient to prove that this was the property with the fire
- the previous owner had several properties in the Walker Street area so the fire may have been at another property
- the property displays enough physical evidence to attribute the building to the Victoria era and the Quartz Gold Boom Miners' House typology.

Council agreed with the evidence of Mr Stephenson.

At the Hearing, the owner of 7 Walker Street provided photos of the house's flooring and its nails, and a sketch of the flooring nails used in the Eaglehawk Presbyterian church built in 1860.

The owner's photos and sketch were presented at the Hearing rather than by 12 noon the business day before the Hearing[9]. To enable procedural fairness, the Panel provided an opportunity for Mr Stephenson to comment on the submission, other parties to comment on his response, with Council to make closing comments.

After reviewing the material, Mr Stephenson maintained that the Heritage Overlay should be applied to 7 Walker Street. He stated:

- the four images appear to be the roof structure
- he was unsure of the relevance of the sketch of the nail found at the Eaglehawk Presbyterian Church and its association with the subject property
- the image of the newspaper confirms further details about a fire to a property owned by Mr Pinch in the same area to the subject site but does not prove that the subject site was the property that burnt down.

[8] The Age, Tuesday, 24 September 1901
[9] Direction 9, Panel Directions dated 1 August 2023

(iii) Discussion

The house at 7 Walker Street presents as a Victorian era house typically constructed from the late 1860s to the mid-1870s. This includes its integrated chimneys. The Panel agrees with Mr Stephenson that the news article does not definitely prove the fire was at 7 Walker Street if Mr Pinch owned other properties in the area. However, it does not discount it either.

Council should further search its records to confirm whether a building permit was issued for a new dwelling since 1901. The Heritage Overlay should be applied only after Council's further research confirms no record of a permit for a new house since 1901.

(iv) Conclusions

The Panel concludes:

- Council should search its records to confirm whether a building permit was issued for a new house at 7 Walker Street, Long Gully.
- Heritage Overlay (HO1001) should be applied to 7 Walker Street, Long Gully if Council's records confirm that no building permit was issued for a new house on the property since 1901.

6 Workers' and mine speculators' houses (HO1002)

Exhibited Statement of significance



What is significant?

The Workers' and Mine Speculators' Houses, comprising a diverse collection of working-class miners' houses associated with the expansion of residential areas under the Mines Acts 1890, 1897 and 1910, is significant.

Contributory places:

Bendigo: King Street: 144, 145, 176, 185, 187, 192, 194, 194A, 207, 219, 222; Lily Street: 64, 70 | Flora Hill: Davey Close: 22-23 | Golden Square: Allingham Street: 6; Booth Street: 75, 90, 95; Chum Street: 106; MacDougall Road: 4, 5, 15, 21, 22, 29, 34; Maple Street: 14, 20; Old High Street: 58, 62, 66; Wade Lane: 17 | Ironbark: Barnard Street: 390 | Long Gully: Bennett Street: 67, 72; Eaglehawk Road: 205, 208, 267; Grant Street: 5; Holdsworth Road: 15 | Jackson Street: 57, 59, 63, 67; Sparrowhawk Road: 40; Upper California Gully Road: 79; Wallan Street: 26 | Quarry Hill; Breen Street: 45, 46, 56.

Post-war alterations and additions are not significant.

How is it significant?

The collection of workers' and mine speculators' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The collection of workers and mine speculators' houses, located on former mine land in the Bendigo area, is historically significant to the transition period of the 1890s, when former residential areas were opened to other occupations. These houses demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners in a mature mining era.

In particular, the collection of workers' and mine speculators' houses has historic significance associated with the Mines Act 1890, 1897 and the 1910, which ensured the availability of cheap housing for workers. It also provided full security of land occupation, resulting in increased investment in larger, more opulent house construction and the gradual conversion of many of the former mining lands to freehold title. **(Criterion A)**

The collection of workers' and mine speculators' houses, located on the former goldfields commons, auriferous or mining lands in the Greater Bendigo area, has representative significance, as they provide a remarkable record of the development of mass social housing on a large scale during the nineteenth century. The Mines Acts 1890, 1897 and 1910 introduced a complexity to the residential areas that resulted in different attributes to the houses. The diversification of the mining policy with regard to disposal of wasteland and abandoned mining land, permitted new opportunities for the private individual in areas of Bendigo that enabled a transition to working class and middleclass suburbs, and also created a rare mix of housing types. **(Criterion D)**

The collection of workers' and mine speculators' houses has aesthetic significance associated with the rich diversity of working-class miners' housing, a key feature of the Victorian nineteenth century goldfields. While many of the period continued the tradition of the square hipped roof cottage, they were often larger and assumed greater elaborate detailing and/or L-shaped plans with projecting gables, decorative gable ends, chimneys, doors or windows. **(Criterion E)**

6.1 59 Jackson Street, Long Gully



(i) The issue

The issue is whether 59 Jackson Street, Long Gully has sufficient local heritage significance to justify applying the Heritage Overlay (HO1002).

(ii) Evidence and submissions

The owners of 59 Jackson Street objected to the Heritage Overlay being applied to the property for reasons set out in Chapter 3.2. They did not question the property's heritage significance or content in the HO1002 heritage citation.

Mr Stephenson recommended the Heritage Overlay (HO1002) be applied to 59 Jackson Street. He explained:

- his inspection of the property confirmed the building's alterations are sympathetic to the original fabric
- the extant original fabric and overall form of the building have a high degree of integrity
- the property satisfies the threshold of significance for justifying the Heritage Overlay.

(iii) Discussion

The owners did not provide reasons to question the heritage significance of the property. The Panel accepts Mr Stephenson's evidence regarding 59 Jackson Street. The building's alterations sensitively respond to the original fabric and do not diminish the building's presentation as a Victorian building.

(iv) Conclusion

The Panel concludes it is appropriate and justified to apply the Heritage Overlay (HO1002) to 59 Jackson Street, Long Gully.

Appendix A Document list

No.	Date	Description	Provided by
1	1 Aug	Panel Directions and Hearing Timetable (version 1)	Planning Panels Victoria
2		Greater Bendigo Thematic Environmental History	Greater Bendigo City Council (Council)
3	17 Aug	Council Part A submission	Council
4	17 Aug	Amendment documents (Panel version)	Council
5	17 Aug	Expert evidence – Mark Stephenson	Council
6	17 Aug	Further submission – National Trust	National Trust
7	23 Aug	Submission – Owner of 83 Allingham Street, Golden Square	D McIntosh
8	23 Aug	Council Part B submission	Council
9	24 Aug	Photos (under floor), Article (The Age, 24 Sep 1901) and sketch/note (nail shape)	Owner, 7 Walker Street
10	24 Aug	Property title copy (redacted) – 83 Allingham Street	Owner, 83 Allingham Street
11	25 Aug	Statements of Significance (corrected version)	Council
12	25 Aug	Panel further directions	Planning Panels Victoria
13	29 Aug	Mr Stephenson's response to further Panel directions	Council
14	4 Sep	Council Part C (closing) submission	Council
15	4 Sep	Plan of Subdivision PS339443Y (83 Allingham Street)	Council

Appendix B Planning context

B:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the PE Act) to:

- conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- balance the present and future interests of all Victorians.

Clause 2.03-5 (Built environment and heritage)

Clause 2.03-5 identifies the need for further work to identify and protect places of post contact heritage significance. It includes strategic directions to:

- Protect the city's valuable sites, places and features of natural, archaeological, and cultural heritage significance.
- Balance the protection of heritage places with support for sensitive and innovative development to accommodate projected population growth.
- Support high quality sympathetic contemporary design when undertaking new development in heritage precincts and places.
- Encourage the restoration of heritage places and sympathetic development to support contemporary uses of heritage buildings.

Clauses 11 (Settlement)

Clause 11.01-1S (Settlement) seeks to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Clause 11.01-1R (Settlement – Loddon Mallee South) recognises through the Loddon Mallee South Regional Growth Plan that *"heritage assets generate social benefits, such as a sense of identity, direct user benefits through tourism and the benefits stemming from the intrinsic value of preserving these assets for future generations to appreciate and enjoy".*

Clause 15.01 (Built environment)

Clause 15.01-5S (Neighbourhood character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clauses 15.03 (Heritage)

Clause 15.03-1S (Heritage conservation) seeks to ensure the conservation of places of heritage significance.

Clause 15.03-1L (Post contact heritage conservation – Greater Bendigo) applies to permit applications proposing to develop land in the Heritage Overlay and sets out guidelines and strategies. It includes strategies to:

- Support the retention of significant or contributory heritage building or places.
- Retain original elements that contribute to the significance of a heritage place including but not limited to windows, doors, chimneys, verandahs, shopfronts, fences, outbuildings and trees.

- Allow the demolition of non-contributory buildings in heritage precincts provided the replacement building does not adversely affect the heritage significance of the precinct.

B:2 Planning scheme provisions

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

B:3 Ministerial Directions, Planning Practice Notes and guides

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

That discussion is not repeated here.

Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

> Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

Criterion A:	Importance to the course or pattern of our cultural or natural history (historical significance).
Criterion B:	Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
Criterion C:	Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
Criterion D:	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Criterion E:	Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F:	Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
Criterion G:	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
Criterion H:	Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Planning Practice Note 91 (Using the residential zones), December 2019

Planning Practice Note 91 states:

> **Heritage Overlay**
>
> It is important to understand the differences between neighbourhood character and heritage. While all areas have a history or a heritage, not all areas are historically significant. Heritage significance is determined by recognised criteria set by Commonwealth, state and local agencies, with reference to the Burra Charter. The Heritage Overlay (HO) should be used where the objective is to conserve the existing building or buildings. The HO has different objectives from the NCO and is not intended to operate as a neighbourhood character control. However, heritage descriptors may also contribute to the neighbourhood character of an area.

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 1.5, April 2022 sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victoria Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C275gben

EXPLANATORY REPORT

Overview

This amendment proposes to apply the Heritage Overlay to 147 individual heritage places on a permanent basis by implementing the recommendations of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, 2021). It does this by amending the Schedule to Clause 43.01 (Heritage Overlay) of the Planning Scheme, amending Planning Scheme Map Nos. 18HO, 19HO, 22HO, 23HO, 18NCO, 22NCO and 23NCO and by amending Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert four new Statements of Significance for the four new Heritage Overlay specifically HO1000, HO1001, HO1002 and HO1003.

The amendment also amends the Schedule to Clause 72.08 (Background Documents) to insert the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021) as a background document in the Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Greater Bendigo website at https://www.bendigo.vic.gov.au/Services/Building-and-Planning/Planning-scheme-amendments

Or by contacting 1300 002 642 or email strategic.planning@bendigo.vic.gov.au to arrange a time to view the amendment documentation at Galkangu - Bendigo GovHub 189-229 Lyttleton Terrace, Bendigo.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the by the Greater Bendigo City Council, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to:

- ~~55 Arnold Street~~, 6 Broom Street, 15 and ~~19 Joseph Street~~, 140, 144, 145, 176, ~~180,~~ 185, 187, 189,192, 194, 194A, 196, 200, 207, 219, 222, 255, 261, 266 and 269 King Street, 64 and 70 Lily Street, 3 Pitt Street, ~~266 Queen Street~~ and 4 Thistle Street, Bendigo.
- 22-23 Davey Close, Flora Hill
- 118-120 MacDougall Road and ~~15 Adelaide Gully Road~~, Golden Gully.
- 1 Abel Street, 2, 3, 6, 8, 69 and ~~83 Allingham Street~~, 75, 90 and 95 Booth Street, 2 Burn Street, 106 Chum Street, 614 Hargreaves Street, 615 Hargreaves Street, 2 Hollow Street, 12A Kirby Street, 8 Laurel Street, 4, 5, 10, 15, 16, 20, 21, 22, 23, 25, 26, 29, 34, 35A, 36, 41 and 45 MacDougall Road, 1/48, 12, 14, 16, 44, 64, 65, 67, 136 and Lot 1193 Mackenzie Street West, 14, 20 and 30 Maple Street~~, 26 Oak Street~~, 58, 62 and 66 Old High Street, 8 Rose Street, 49-51 and 76 Specimen Hill Road, 15 and 141 Thistle Street, 9, 17 and 31 Wade Lane, 270 and 344 Woodward Road, Golden Square

- 382 and 390 Barnard Street and 63 Nettle Street, Ironbark
- 64, 67, 68, 72 and 78 Bennett Street, 6 and 10 Cunneen Street, 1 and 2 Daly Street, 4 and 14B Daniel Street, 3-5 Dean Street, 205, 208, 245, 247, 255, 263 and 267 Eaglehawk Road, 5, 9 ~~and 19~~ Grant Street, 12 and 14 Gundry Street, 5 Havilah Road, 15, 27 and 31 Holdsworth Road, 15, 57, 59, 63, 67 and 71 Jackson Street, 1A and ~~3 Pascoe Street~~, 11 Philpot Street, 4 Sheridan Street, 36 and 40 Sparrowhawk Road, 15 Stone Street, 79, 89, 90, 95, 97 and 99 Upper California Gully Road, 6, 7 and 12 Walker Street, 20 and 26 Wallan Street and 2 William Street, Long Gully
- 15 Gibson Street, North Bendigo
- 83 Adam Street, 46, 54, 56 and 64 Breen Street, Quarry Hill
- 94 Sparrowhawk Road, West Bendigo

What the amendment does

The amendment proposes to implement the recommendations of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, 2021).

The amendment proposes to:

Overlay Maps – Heritage Overlay

- Apply the Heritage Overlay (HO1000) to the series of ~~59~~51 Early Miners' Cottages on land in Bendigo, Golden Gully, Golden Square, Ironbark, Long Gully, North Bendigo and Quarry Hill as shown on Planning Scheme Map Nos. 18HO, 19HO and 23HO.
- Apply the Heritage Overlay (HO1001) to the series of ~~42~~ 41 Quartz Gold Boom Miners' Houses on land in Bendigo, Golden Square, Long Gully and West Bendigo as shown on Planning Scheme Map Nos. 18HO, 22HO and 23HO.
- Apply the Heritage Overlay (H1002) to the series of 49 Workers' and Mine Speculators' Houses on land in Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully and Quarry Hill as shown on Planning Scheme Map Nos. 18HO, 22HO and 23HO.
- Apply the Heritage Overlay (HO1003) to the series of 6 Quartz Reefers' Houses on land at 83 Adam Street, Quarry Hill, 64 Breen Street, Quarry Hill, 245 Eaglehawk Road, Long Gully, 15 Joseph Street, Bendigo, 118 MacDougall Road, Golden Gully and 12 Mackenzie Street West, Golden Square as shown on Planning Scheme Map Nos. 18HO, 19HO, 22HO and 23HO.
- Delete the Heritage Overlay (HO11) from land at 3 Pitt Street and 6 Broom Street, Bendigo, as shown on Planning Scheme Map 18HO.
- Delete the Heritage Overlay (HO547) from land at 15 Stone Street, Long Gully, as shown on Planning Scheme Map 18HO.
- Delete the Heritage Overlay (HO546) from land at 89 Upper California Gully Road, Long Gully, as shown on Planning Scheme Map 18HO.

Overlay Maps – Neighbourhood Character Overlay

- Delete the Neighbourhood Character Overlay, Schedule 1 (NCO1) from land affecting ~~82~~ 81 properties in Bendigo, Golden Square, Ironbark and Long Gully as shown on Planning Scheme Map Nos. 18NCO, 22NCO and 23NCO.

Ordinances

- Amend the Schedule to Clause 43.01 (Heritage Overlay) to insert the following 4 new heritage places under 'Series' for Early Miners' Cottages: **HO1000** in Bendigo, Golden Gully, Golden Square, Ironbark. Long Gully, North Bendigo and Quarry Hill, Quartz Gold Boom Miners' Houses; **HO1001** in Bendigo, Golden Square, Long Gully and West Bendigo, Workers' and Mine Speculators' Houses; **HO1002** in Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully and Quarry Hill, Quartz Reefers' Houses; **and HO1003** in Bendigo, Golden Gully, Golden Square, Long Gully and Quarry Hill along with references to the statements of significance and delete 2 existing heritage places at 89 Upper California Gully Road, Long Gully (HO546) and 15 Stone Street, Long Gully (HO547).

- Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to insert four new incorporated documents titled:
    1. Statement of Significance: Series: Early Miners' Cottages, August 2022
    2. Statement of Significance: Series: Quartz Gold Boom Miners' Houses, August 2022
    3. Statement of Significance: Series: Quartz Reefers' Houses, August 2022
    4. Statement of Significance: Series: Workers' and Mine Speculators' Houses, August 2022
- Amend the Schedule to Clause 72.08 (Background Documents) to insert the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021) as a background document.
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to review the existing HO999 miners' cottage serial listing and its associated statement of significance.

Strategic assessment of the amendment.

Why is the amendment required?

The planning authority has a long history of identifying and protecting miners' housing, a significant aspect of Bendigo's illustrious gold mining history.

The proposed amendment is required to implement the recommendations of the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021) to expand the protection of miners' housing across the urban Bendigo area.

The council engaged Amanda Jean and Dr Charles Fahey to undertake *The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listings* (2020). This Stage 1 heritage study examined the evolution of mining and housing on the Bendigo Goldfields, identifying four different types of miners' housing:

- Early Miners' Cottages
- Quartz Gold Boom Miners' Houses
- Workers' and Mine Speculators' Houses
- Quartz Reefers' Houses.

The study recommended that 229 places be assessed for their heritage significance.

The council then engaged Trethowan Architecture to undertake the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (November 2021). The Stage 2 heritage study assessed the 229 places identified in the previous study using the HERCON criteria, as recommended in the former DELWP's Planning Practice Note 1 *Applying the Heritage Overlay* (DELWP, August 2018). The study identified 158 properties of local heritage significance.

The study recommended that:

- HO999 be amended to included 59 new properties associated with early miners' cottages.
- A Quartz Gold Boom Miners' Houses serial listing be created comprising 42 properties.
- A Workers' and Mine Speculators' Houses serial listing be created comprising 49 properties.
- A Quartz Reefers' Houses serial listing be created comprising 6 properties.

Council's Heritage Advisor identified that amending HO999 was not appropriate given the existing serial listing is over 12 years old. As such, the Heritage Advisor recommended that a new serial listing be created for early miners' cottages. Council's Heritage Advisor also identified two issues with the study: one property originally assessed as part of the Workers' and Mine Speculators' serial listing was not original to Bendigo; and one property originally assessed as part of the Quartz Reefers' Houses serial listing was a former hotel, not a residence. The Heritage Advisor recommended their removal from protection.

It is on this basis that the Heritage Overlay is proposed to be applied, in this Amendment C275gben, to 4 new serial listings comprising a total of 156 properties as outlined in Appendix 1.

Four properties are covered by existing Heritage Overlays. It is proposed that these Heritage Overlays be deleted and the properties added to one of the four new serial listings, in order to better reflect their significance as miners' houses.

The application of the Heritage Overlay is required in order to protect the heritage values of the places identified, as the Heritage Overlay requires a permit to be granted for building and works, including demolition that could affect the significance of these precincts and individual properties.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as set out in section 4 of the *Planning and Environment Act* 1987 (the Act), particularly the need for planning to:

d) Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

g) Balance the present and future interests of all Victorians.

The amendment implements the objectives by applying the Heritage Overlay to 4 new heritage places (4 serial listings comprising a total of 156 properties) identified in the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, 2021). The heritage values associated with each place are outlined in the statements of significance proposed to be incorporated into the planning scheme. By updating and strengthening the heritage provisions in the planning scheme, the amendment conserves these heritage places for present and future Victorians.

How does the amendment address any environmental, social and economic effects?

The proposed amendment is not expected to have any adverse effects on the environment. The protection of heritage places, including trees of heritage significance, helps to retain existing urban infrastructure and contributes to the richness and diversity of the built and natural environment. The conservation of heritage places also promotes sustainable development through the retention of original materials and reduced demand for new construction materials.

Heritage places contribute to the character, amenity and identity of Greater Bendigo and enhance its appeal as a place to live, work and visit. The amendment seeks to protect and enhance the cultural heritage of Greater Bendigo for future generations and will improve community awareness about the importance and value of heritage places.

The identification and protection of heritage places will also attract tourism to the region thereby having a positive economic effect.

Some additional costs may be borne by property owners through the need to obtain a planning permit under the new Heritage Overlays. This, however, will be mitigated by the *Greater Bendigo Incorporated Plan – Permit Exemptions* (City of Greater Bendigo, September 2020), which removes the requirement for a planning permit for minor development/works. New properties included within the Heritage Overlay will also become eligible for the City's Heritage Restoration Loan Scheme.

Does the amendment address relevant bushfire risk?

Given the nature of the proposed amendment and the location of affected properties within the municipality's urban fabric, the proposed amendment is not expected to result in any increase to the risk to life, property, community infrastructure or the natural environment from bushfire. The proposed amendment will be referred to the Country Fire Authority as part of the formal exhibition of the amendment.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment has been prepared to ensure that it is consistent with the Ministerial Direction – Form and Content of Planning Schemes under section 7(5) of the Act. The Schedules to Clause 43.01, Clause 72.04, Clause 72.08 and Clause 74.02 have been prepared in accordance with the requirements of the direction.

The proposed amendment is consistent with Minister's Direction No.11 *Strategic Assessment of Amendments* under section 12(2) of the Act, as discussed in this explanatory report.

The proposed amendment is also consistent with Minister's Direction No.15 The Planning Scheme Amendment Process under section 12(2) of the Act, as discussed in this explanatory report.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The proposed amendment supports or implements the following clauses of the Planning Policy Framework:

- Clause 11.01-1S (Settlement) and Clause 11.01-1R (Settlement – Loddon Mallee South), which have the objectives of facilitating the sustainable growth and development of Victoria and delivering choice and opportunity for all Victorians through a network of settlements, in accordance with their relevant regional growth plan. The *Loddon Mallee South Regional Growth Plan* (May 2014) recognises '*heritage assets generate social benefits, such as a sense of identity, direct user benefits through tourism and the benefits stemming from the intrinsic value of preserving these assets for future generations to appreciate and enjoy*.'
- Clause 15.03-1S Heritage conservation, which has the objective of ensuring the conservation of places of heritage significance and includes the strategy: Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Clause 15.03-1L Post contact heritage conservation – Greater Bendigo, which has a general strategy to ensure integration of new development by encouraging design that respects the heritage place through its setting, location, bulk, form, materials and appearance.

The proposed amendment supports the above clauses by protecting 4 new places (4 serial listings comprising a total of 156 properties) identified and assessed in a heritage study to be of local heritage significance. The statements of significance provide guidance on the heritage significance of the places to ensure that new development respects identified heritage elements and values.

How does the amendment support or implement the Municipal Planning Strategy?

This strategic consideration only applies if the planning scheme includes an MPS at Clause 02.

The proposed amendment supports or implements the following clause of the Municipal Planning Strategy:

Clause 02.03-5 Built environment and heritage, in particular the strategic directions to:

- *Protect the city's valuable sites, places and features of natural, archaeological, and cultural heritage significance*
- *Balance the protection of heritage places with support for sensitive and innovative development to accommodate projected population growth.*
- *Support high quality sympathetic contemporary design when undertaking new development in heritage precincts and places.*
- *Encourage the restoration of heritage places and sympathetic development to support contemporary uses of heritage buildings.*

This clause is supported by the application of the Heritage Overlay to protect the local heritage significance of 4 new places (4r serial listings comprising a total of 156 properties).

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions by applying the Heritage Overlay to 156 properties identified and assessed in a heritage study to be of local heritage significance according to the recognised heritage criteria, consistent with *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP, August 2018).

The statements of significance state that:

- The collection of early miner's cottages is of local historic, rarity, research potential and aesthetic significance to the City of Greater Bendigo.
- The collection of quartz gold miners' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.
- The collection of workers' and mine speculators' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.
- The collection of quartz reefers' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.

The Neighbourhood Character Overlay, Schedule 1 is deleted as necessary, consistent with the former DELWP's *Planning Practice Note 91: Using the Residential Zones* (DELWP, December 2019). The practice note states that the Neighbourhood Character Overlay and Heritage Overlay should not be applied to the same areas. The Heritage Overlay should be used where the objective is to conserve the existing building. The heritage significance of the cottages and houses has determined that the Heritage Overlay is the most appropriate planning provision to apply to the sites.

How does the amendment address the views of any relevant agency?

The proposed amendment will not change any existing referral provisions and is not expected to affect any referral authority. Notice of the amendment will be given to all relevant agencies and referral authorities in accordance with the requirements of the Act as part of the formal exhibition of the amendment.

The proposed amendment has been prepared in consultation with Council's Heritage Advisor. Other relevant authorities and the public will have the opportunity to provide feedback when the amendment is exhibited.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The requirements of the *Transport Integration Act* 2010 apply where an amendment is likely to have a significant impact on the transport system.

The proposed amendment applies heritage controls to places of cultural heritage significance. The amendment is not expected to have any impact upon the objectives, strategies and decision-making principles of the *Transport Integration Act* 2010.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment will result in the Heritage Overlay being applied to 156 new properties (2 properties are changing Heritage Overlays). Importantly, ~~82~~ 81 of these properties are already covered by the Neighbourhood Character Overlay, which is proposed to be removed. Only 73 properties are having a new overlay applied. There may be a slight increase in the number of permit applications resulting from this amendment. However, the responsible authority has the capacity to accommodate any increases. Moreover, applications may be minimised by use of the *Heritage Design Guidelines* (City of Greater Bendigo, September 2020) and *Greater Bendigo Heritage Incorporated Plan – Permit Exemptions* (City of Greater Bendigo, September 2020).

ATTACHMENT X - Mapping reference table

HO Number	Description of Place	Property Addresses	Mapping Reference
HO1000	Early Miners' Cottages	~~15 Adelaide Gully Road, Golden Gully~~	Greater Bendigo
		2 Allingham Street, Golden Square	C275gben 001hoMap18
		~~83 Allingham Street, Golden Square~~	Exhibition
		~~55 Arnold Street, Bendigo~~	Greater Bendigo
		382 Barnard Street, Ironbark	C275gben 002hoMap18
		68 Bennett Street, Long Gully	Exhibition
		78 Bennett Street, Long Gully	Greater Bendigo
		54 Breen Street, Quarry Hill	C275gben 004hoMap19
		6 Broom Street, Bendigo	Exhibition
		2 Burn Street, Golden Square	Greater Bendigo
		10 Cunneen Street, Long Gully	C275gben
		1 Daly Street, Long Gully	005hoMaps18_19_22_23
		3-5 Dean Street, Long Gully	Exhibition
		15 Gibson Street, North Bendigo	Greater Bendigo
		~~19 Grant Street, Long Gully~~	C275gben
		12 Gundry Street, Long Gully	006hoMaps18_22
		614 Hargreaves Street, Golden Square	Exhibition
			Greater Bendigo
		615 Hargreaves Street, Golden Square	C275gben
			007hoMaps22_23
		5 Havilah Road, Long Gully	Exhibition
		27 Holdsworth Road, Long Gully	Greater Bendigo
		71 Jackson Street, Long Gully	C275gben 008hoMap22
		~~19 Joseph Street, Bendigo~~	Exhibition
		140 King Street, Bendigo	Greater Bendigo
		~~180 King Street, Bendigo~~	C275gben 009hoMap22
		196 King Street, Bendigo	Exhibition
		255 King Street, Bendigo	Greater Bendigo
		261 King Street, Bendigo	C275gben 010hoMap22
		266 King Street, Bendigo	Exhibition
		269 King Street, Bendigo	Greater Bendigo
		12A Kirby Street, Golden Square	C275gben 012hoMap22
		10 MacDougall Road, Golden Square	Exhibition
		23 MacDougall Road, Golden Square	Greater Bendigo
		26 MacDougall Road, Golden Square	C275gben 022hoMap18
		35A MacDougall Road, Golden Square	Exhibition
		36 MacDougall Road, Golden Square	
		1/48 Mackenzie Street West, Golden Square	
		136 Mackenzie Street West, Golden Square	
		Lot 1 193 Mackenzie Street West, Golden Square	
		63 Nettle Street, Ironbark	
		1A Pascoe Street, Long Gully	
		~~3 Pascoe Street, Long Gully~~	
		11 Philpot Street, Long Gully	
		3 Pitt Street, Bendigo	
		~~266 Queen Street, Bendigo~~	
		8 Rose Street, Golden Square	
		4 Sheridan Street, Long Gully	
		49-51 Specimen Hill Road, Golden Square	
		76 Specimen Hill Road, Golden Square	

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HO Number	Description of Place	Property Addresses	Mapping Reference
		15 Stone Street, Long Gully 15 Thistle Street, Golden Square 141 Thistle Street, Golden Square 89 Upper California Gully Road, Long Gully 90 Upper California Gully Road, Long Gully 97 Upper California Gully Road, Long Gully 99 Upper California Gully Road, Long Gully 9 Wade Lane, Golden Square 31 Wade Lane, Golden Square 2 William Street, Long Gully 270 Woodward, Road, Golden Square	
HO1001	Quartz Gold Boom Miners' Houses	1 Abel Street, Golden Square 3 Allingham Street, Golden Square 8 Allingham Street, Golden Square 69 Allingham Street, Golden Square 64 Bennett Street, Long Gully 6 Cunneen Street, Long Gully 2 Daly Street, Long Gully 4 Daniel Street, Long Gully 14B Daniel Street, Long Gully 247 Eaglehawk Road, Long Gully 255 Eaglehawk Rd, Long Gully 263 Eaglehawk Road, Long Gully 9 Grant Street, Long Gully 14 Gundry Street, Long Gully 31 Holdsworth Road, Long Gully 2 Hollow Street, Golden Square 15 Jackson Street, Long Gully 189 King Street, Bendigo 200 King Street, Bendigo 8 Laurel Street, Golden Square 16 MacDougall Road, Golden Square 20 MacDougall Road, Golden Square 25 MacDougall Road, Golden Square 41 MacDougall Road, Golden Square 45 MacDougall Road, Golden Square 14 Mackenzie Street West, Golden Square 16 Mackenzie Street West, Golden Square 44 Mackenzie Street West, Golden Square 64 Mackenzie Street West, Golden Square 65 Mackenzie Street West, Golden Square 67 Mackenzie Street West, Golden Square 30 Maple Street, Golden Square ~~26 Oak Street, Golden Square~~ 36 Sparrowhawk Road, Long Gully 94 Sparrowhawk Road, West Bendigo 4 Thistle Street, Bendigo 95 Upper California Gully Road, Long	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 002hoMap18 Exhibition Greater Bendigo C275gben 003hoMap18 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 008hoMap22 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 010hoMap22 Exhibition

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HO Number	Description of Place	Property Addresses	Mapping Reference
		Gully 6 Walker Street, Long Gully 7 Walker Street, Long Gully 12 Walker Street, Long Gully 20 Wallan Street, Long Gully 344 Woodward Road, Golden Square	
HO1002	Workers' and Mine Speculators' Houses	6 Allingham Street, Golden Square 390 Barnard, Street, Ironbark 67 Bennett Street, Long Gully 72 Bennett Street, Long Gully 75 Booth Street, Golden Square 90 Booth Street, Golden Square 95 Booth Street, Golden Square 46 Breen Street, Quarry Hill 56 Breen Street, Quarry Hill 106 Chum Street, Golden Square 22-23 Davey Close, Flora Hill 205 Eaglehawk Road, Long Gully 208 Eaglehawk Road, Long Gully 267 Eaglehawk Road, Long Gully 5 Grant Street, Long Gully 15 Holdsworth Rd, Long Gully 57 Jackson Street, Long Gully 59 Jackson Street, Long Gully 63 Jackson Street, Long Gully 67 Jackson Street, Long Gully 144 King Street, Bendigo 145 King Street, Bendigo 176 King Street, Bendigo 185 King Street, Bendigo 187 King Street, Bendigo 192 King Street, Bendigo 194 King Street, Bendigo 194A King Street, Bendigo 207 King Street, Bendigo 219 King Street, Bendigo 222 King Street, Bendigo 64 Lily Street, Bendigo 70 Lily Street, Bendigo 4 MacDougall Road, Golden Square 5 MacDougall Road, Golden Square 15 MacDougall Road, Golden Square 21 MacDougall Road, Golden Square 22 MacDougall Road, Golden Square 29 MacDougall Road, Golden Square 34 MacDougall Road, Golden Square 14 Maple Street, Golden Square 20 Maple Street, Golden Square 58 Old High Street, Golden Square 62 Old High Street, Golden Square 66 Old High Street, Golden Square 40 Sparrowhawk Road, Long Gully 79 Upper California Gully Road, Long Gully 17 Wade Lane, Golden Square 26 Wallan Street, Long Gully	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 002hoMap18 Exhibition Greater Bendigo C275gben 005hoMaps18_19_22_23 Exhibition 007hoMaps 22_23 Greater Bendigo C275gben 006hoMaps18_22 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 008hoMap22 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 013hoMap23 Exhibition
HO1003	Quartz Reefers' Houses	83 Adam Street, Quarry Hill 64 Breen Street, Quarry Hill	Greater Bendigo C275gben 001hoMap18

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HO Number	Description of Place	Property Addresses	Mapping Reference
		245 Eaglehawk Road, Long Gully 15 Joseph Street, Bendigo 118-120 MacDougall Road, Golden Gully 12 Mackenzie Street West, Golden Square	Exhibition Greater Bendigo C275gben 004hoMap19 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 011hoMap23 Exhibition Greater Bendigo C275gben 012hoMap22 Exhibition
NCO1 (Deletion)	Bendigo Early Settlement Residential Character	1 Abel Street, Golden Square 2 Allingham Street, Golden Square 3 Allingham Street, Golden Square 6 Allingham Street, Golden Square 8 Allingham Street, Golden Square 382 Barnard Street, Ironbark 67 Bennett Street, Long Gully 78 Bennett Street, Long Gully 75 Booth Street, Golden Square 90 Booth Street, Golden Square 95 Booth Street, Golden Square 2 Burn Street, Golden Square 6 Cunneen Street, Long Gully 10 Cunneen Street, Long Gully 1 Daly Street, Long Gully 2 Daly Street, Long Gully 245 Eaglehawk Road, Long Gully 247 Eaglehawk Road, Long Gully 255 Eaglehawk Road, Long Gully 263 Eaglehawk Road, Long Gully 267 Eaglehawk Road, Long Gully 614 Hargreaves Street, Golden Square 615 Hargreaves Street, Golden Square 5 Havilah Road, Long Gully 15 Jackson Street, Long Gully 57 Jackson Street, Long Gully 59 Jackson Street, Long Gully 63 Jackson Street, Long Gully 67 Jackson Street, Long Gully 71 Jackson Street, Long Gully 140 King Street, Bendigo 145 King Street, Bendigo 176 King Street, Bendigo ~~180 King Street, Bendigo~~ 185 King Street, Bendigo 187 King Street, Bendigo 189 King Street, Bendigo 192 King Street, Bendigo 194 King Street, Bendigo	Greater Bendigo C275gben 014d-ncoMap18 Exhibition Greater Bendigo C275gben 015d-ncoMap18 Exhibition Greater Bendigo C275gben 016d-ncoMaps18_22_23 Exhibition Greater Bendigo C275gben 017d-ncoMaps22_23 Exhibition Greater Bendigo C275gben 018d-ncoMaps22 Exhibition

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HO Number	Description of Place	Property Addresses	Mapping Reference
		194A King Street, Bendigo 196 King Street, Bendigo 200 King Street, Bendigo 207 King Street, Bendigo 219 King Street, Bendigo 222 King Street, Bendigo 8 Laurel Street, Golden Square 64 Lily Street, Bendigo 70 Lily Street, Bendigo 4 MacDougall Road, Golden Square 5 MacDougall Road, Golden Square 10 MacDougall Road, Golden Square 15 MacDougall Road, Golden Square 16 MacDougall Road, Golden Square 20 MacDougall Road, Golden Square 21 MacDougall Road, Golden Square 22 MacDougall Road, Golden Square 23 MacDougall Road, Golden Square 25 MacDougall Road, Golden Square 26 MacDougall Road, Golden Square 29 MacDougall Road, Golden Square 12 Mackenzie Street West, Golden Square 14 Mackenzie Street West, Golden Square 16 Mackenzie Street West, Golden Square 14 Maple Street, Golden Square 20 Maple Street, Golden Square 30 Maple Street, Golden Square 58 Old High Street, Golden Square 62 Old High Street, Golden Square 66 Old High Street, Golden Square 11 Philpot Street, Long Gully 8 Rose Street, Golden Square 4 Sheridan Street, Long Gully 15 Thistle Street, Golden Square 141 Thistle Street, Golden Square 79 Upper California Gully Road, Long Gully 89 Upper California Gully Road, Long Gully 95 Upper California Gully Road, Long Gully 97 Upper California Gully Road, Long Gully 99 Upper California Gully Road, Long Gully 20 Wallan Street, Long Gully 26 Wallan Street, Long Gully	

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HO Number	Description of Place	Property Addresses	Mapping Reference
		15 Stone Street, Long Gully 15 Thistle Street, Golden Square 141 Thistle Street, Golden Square 89 Upper California Gully Road, Long Gully 90 Upper California Gully Road, Long Gully 97 Upper California Gully Road, Long Gully 99 Upper California Gully Road, Long Gully 9 Wade Lane, Golden Square 31 Wade Lane, Golden Square 2 William Street, Long Gully 270 Woodward, Road, Golden Square	
HO1001	Quartz Gold Boom Miners' Houses	1 Abel Street, Golden Square 3 Allingham Street, Golden Square 8 Allingham Street, Golden Square 69 Allingham Street, Golden Square 64 Bennett Street, Long Gully 6 Cunneen Street, Long Gully 2 Daly Street, Long Gully 4 Daniel Street, Long Gully 14B Daniel Street, Long Gully 247 Eaglehawk Road, Long Gully 255 Eaglehawk Rd, Long Gully 263 Eaglehawk Road, Long Gully 9 Grant Street, Long Gully 14 Gundry Street, Long Gully 31 Holdsworth Road, Long Gully 2 Hollow Street, Golden Square 15 Jackson Street, Long Gully 189 King Street, Bendigo 200 King Street, Bendigo 8 Laurel Street, Golden Square 16 MacDougall Road, Golden Square 20 MacDougall Road, Golden Square 25 MacDougall Road, Golden Square 41 MacDougall Road, Golden Square 45 MacDougall Road, Golden Square 14 Mackenzie Street West, Golden Square 16 Mackenzie Street West, Golden Square 44 Mackenzie Street West, Golden Square 64 Mackenzie Street West, Golden Square 65 Mackenzie Street West, Golden Square 67 Mackenzie Street West, Golden Square 30 Maple Street, Golden Square ~~26 Oak Street, Golden Square~~ 36 Sparrowhawk Road, Long Gully 94 Sparrowhawk Road, West Bendigo 4 Thistle Street, Bendigo 95 Upper California Gully Road, Long	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 002hoMap18 Exhibition Greater Bendigo C275gben 003hoMap18 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 008hoMap22 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 010hoMap22 Exhibition

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HO Number	Description of Place	Property Addresses	Mapping Reference
		Gully 6 Walker Street, Long Gully 7 Walker Street, Long Gully 12 Walker Street, Long Gully 20 Wallan Street, Long Gully 344 Woodward Road, Golden Square	
HO1002	Workers' and Mine Speculators' Houses	6 Allingham Street, Golden Square 390 Barnard, Street, Ironbark 67 Bennett Street, Long Gully 72 Bennett Street, Long Gully 75 Booth Street, Golden Square 90 Booth Street, Golden Square 95 Booth Street, Golden Square 46 Breen Street, Quarry Hill 56 Breen Street, Quarry Hill 106 Chum Street, Golden Square 22-23 Davey Close, Flora Hill 205 Eaglehawk Road, Long Gully 208 Eaglehawk Road, Long Gully 267 Eaglehawk Road, Long Gully 5 Grant Street, Long Gully 15 Holdsworth Rd, Long Gully 57 Jackson Street, Long Gully 59 Jackson Street, Long Gully 63 Jackson Street, Long Gully 67 Jackson Street, Long Gully 144 King Street, Bendigo 145 King Street, Bendigo 176 King Street, Bendigo 185 King Street, Bendigo 187 King Street, Bendigo 192 King Street, Bendigo 194 King Street, Bendigo 194A King Street, Bendigo 207 King Street, Bendigo 219 King Street, Bendigo 222 King Street, Bendigo 64 Lily Street, Bendigo 70 Lily Street, Bendigo 4 MacDougall Road, Golden Square 5 MacDougall Road, Golden Square 15 MacDougall Road, Golden Square 21 MacDougall Road, Golden Square 22 MacDougall Road, Golden Square 29 MacDougall Road, Golden Square 34 MacDougall Road, Golden Square 14 Maple Street, Golden Square 20 Maple Street, Golden Square 58 Old High Street, Golden Square 62 Old High Street, Golden Square 66 Old High Street, Golden Square 40 Sparrowhawk Road, Long Gully 79 Upper California Gully Road, Long Gully 17 Wade Lane, Golden Square 26 Wallan Street, Long Gully	Greater Bendigo C275gben 001hoMap18 Exhibition Greater Bendigo C275gben 002hoMap18 Exhibition Greater Bendigo C275gben 005hoMaps18_19_22_23 Exhibition 007hoMaps 22_23 Greater Bendigo C275gben 006hoMaps18_22 Exhibition Greater Bendigo C275gben 007hoMaps22_23 Exhibition Greater Bendigo C275gben 008hoMap22 Exhibition Greater Bendigo C275gben 009hoMap22 Exhibition Greater Bendigo C275gben 013hoMap23 Exhibition
HO1003	Quartz Reefers' Houses	83 Adam Street, Quarry Hill 64 Breen Street, Quarry Hill	Greater Bendigo C275gben 001hoMap18

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Planning and Environment Act 1987

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C275gben

INSTRUCTION SHEET

The planning authority for this amendment is the Greater Bendigo City Council.

The Greater Bendigo Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 21 attached maps sheets.

Overlay Maps

1. Amend Planning Scheme Map No. 18HO in the manner shown on the 5 attached maps marked "Greater Bendigo Planning Scheme Amendment C275gben".

2. Amend Planning Scheme Map No. 18HO, 19HO, 22HO and 23HO in the manner shown on the 1 attached map marked "Greater Bendigo Planning Scheme Amendment C275gben".

3. Amend Planning Scheme Map No. 18HO and 22HO in the manner shown on the 1 attached map marked "Greater Bendigo Planning Scheme Amendment C275gben".

4. Amend Planning Scheme Map No. 19HO in the manner shown on the 2 attached maps marked "Greater Bendigo Planning Scheme Amendment C275gben".

5. Amend Planning Scheme Map No. 22HO in the manner shown on the 4 attached maps marked "Greater Bendigo Planning Scheme Amendment C275gben".

6. Amend Planning Scheme Map No. 22HO and 23HO in the manner shown on the 1 attached map marked "Greater Bendigo Planning Scheme Amendment C275gben".

7. Amend Planning Scheme Map No. 23HO in the manner shown on the 2 attached maps marked "Greater Bendigo Planning Scheme Amendment C275gben".

8. Amend Planning Scheme Map No. 18NCO in the manner shown on the 2 attached maps marked "Greater Bendigo Planning Scheme Amendment C275gben".

9. Amend Planning Scheme Map No. 18NCO, 22NCO and 23NCO in the manner shown on the 1 attached map marked "Greater Bendigo Planning Scheme Amendment C275gben".

10. Amend Planning Scheme Map No. 22NCO in the manner shown on the 1 attached map marked "Greater Bendigo Planning Scheme Amendment C275gben".

11. Amend Planning Scheme Map No. 22NCO and 23NCO in the manner shown on the 1 attached map marked "Greater Bendigo Planning Scheme Amendment C275gben".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

12. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

13. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

14. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

15. In **Strategic Implementation** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

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Amendment Version: 3

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Metres

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Part of Planning Scheme Map 18HO

001

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

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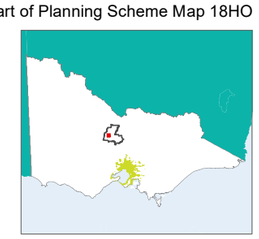
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Print Date: 11/08/2023
Amendment Version: 3

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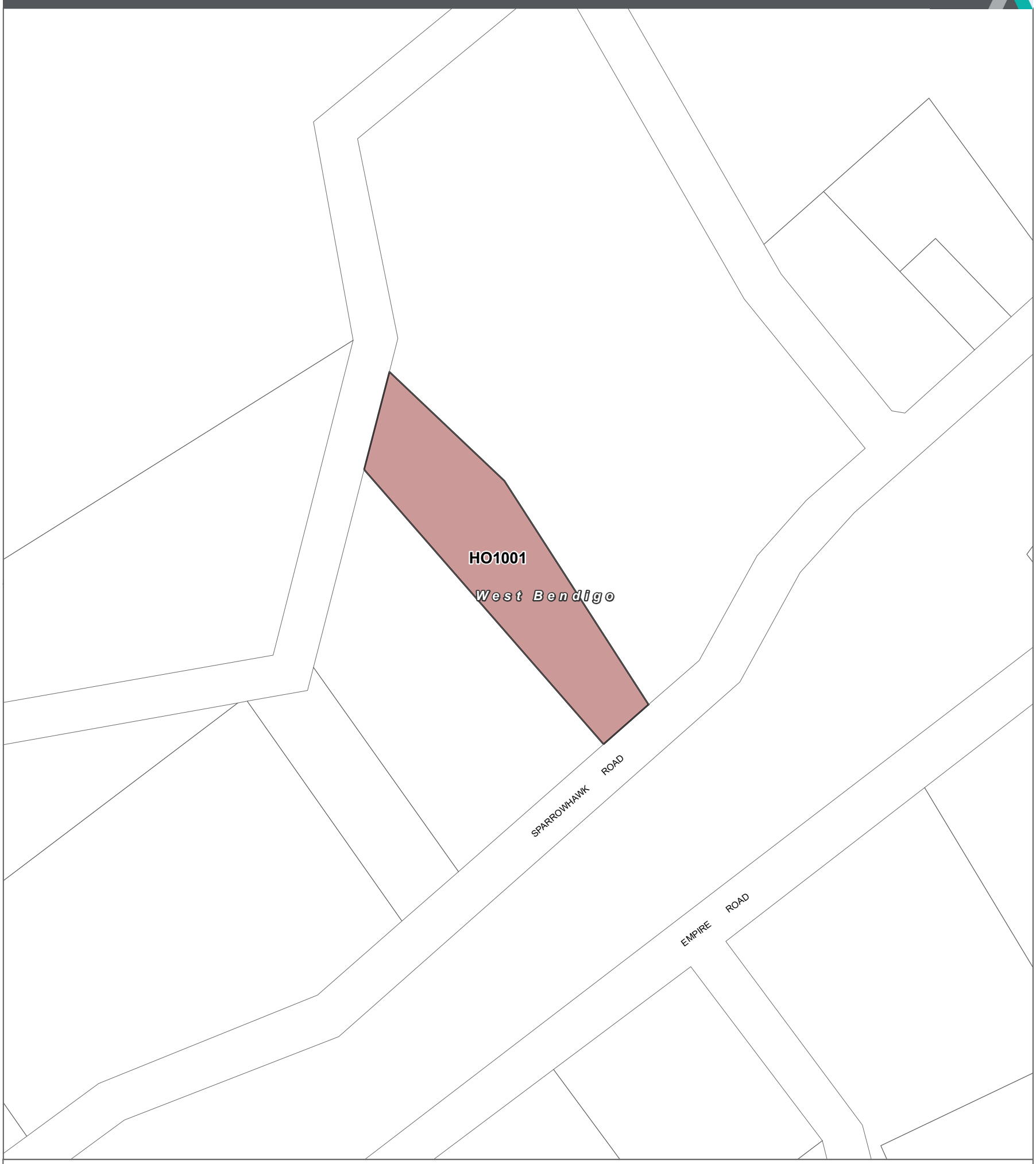
Part of Planning Scheme Map 18HO



002

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



Part of Planning Scheme Map 18HO

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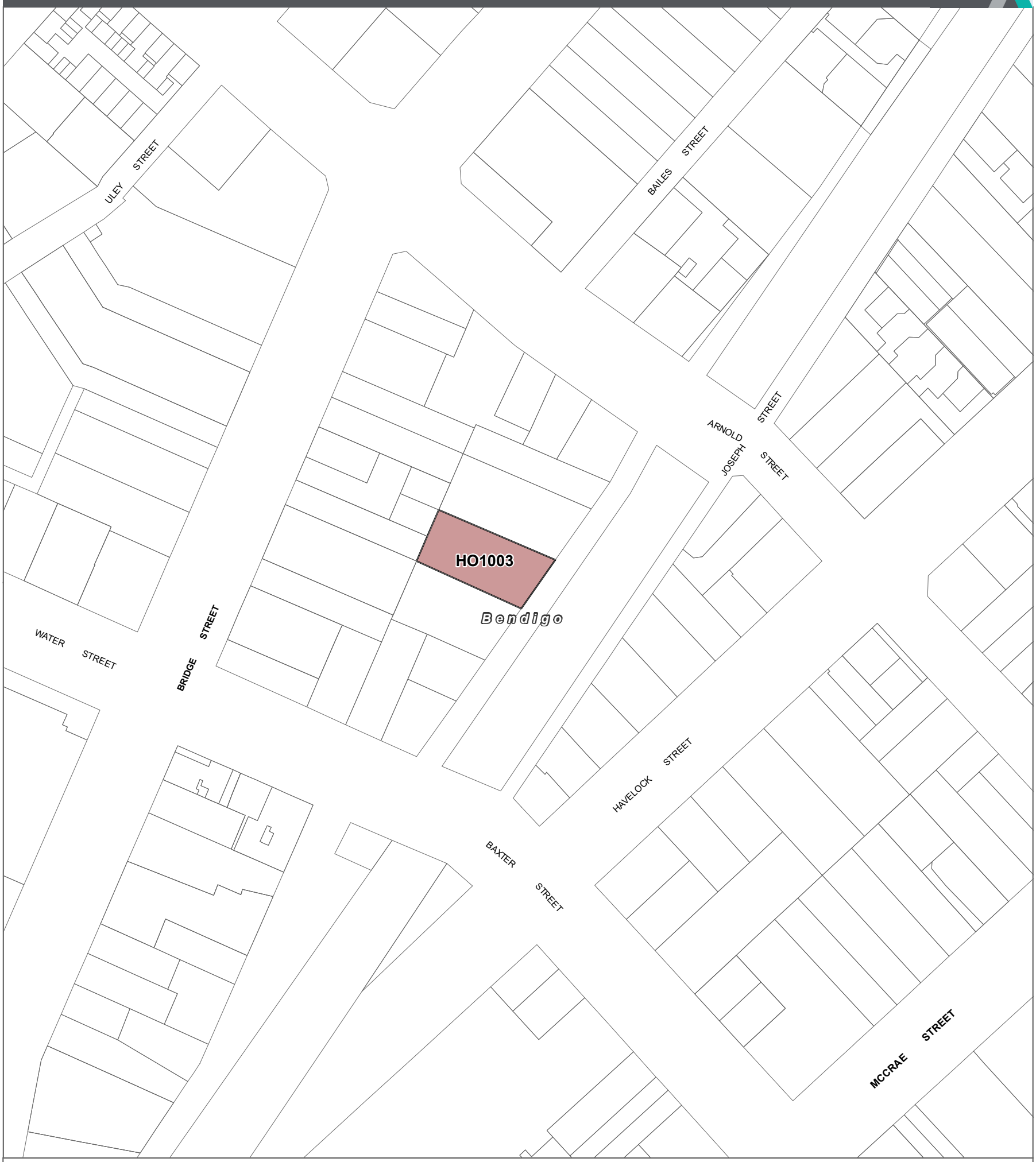
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003

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

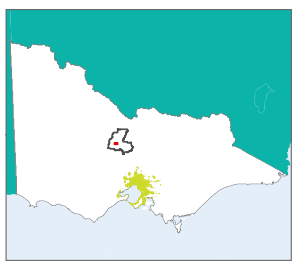
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LEGEND

HO - Heritage Overlay

Local Government Area



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Metres

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004

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area



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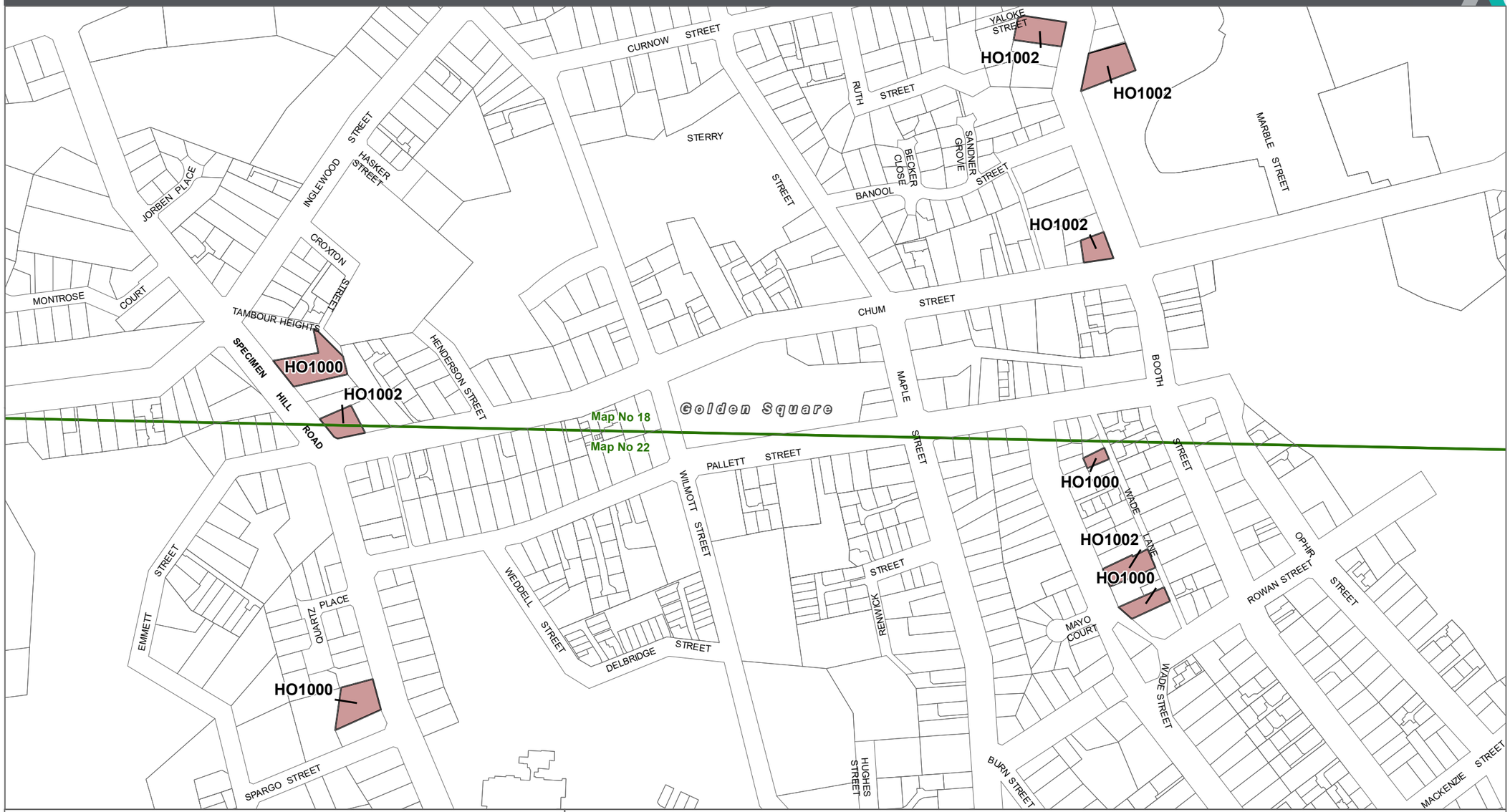
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AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

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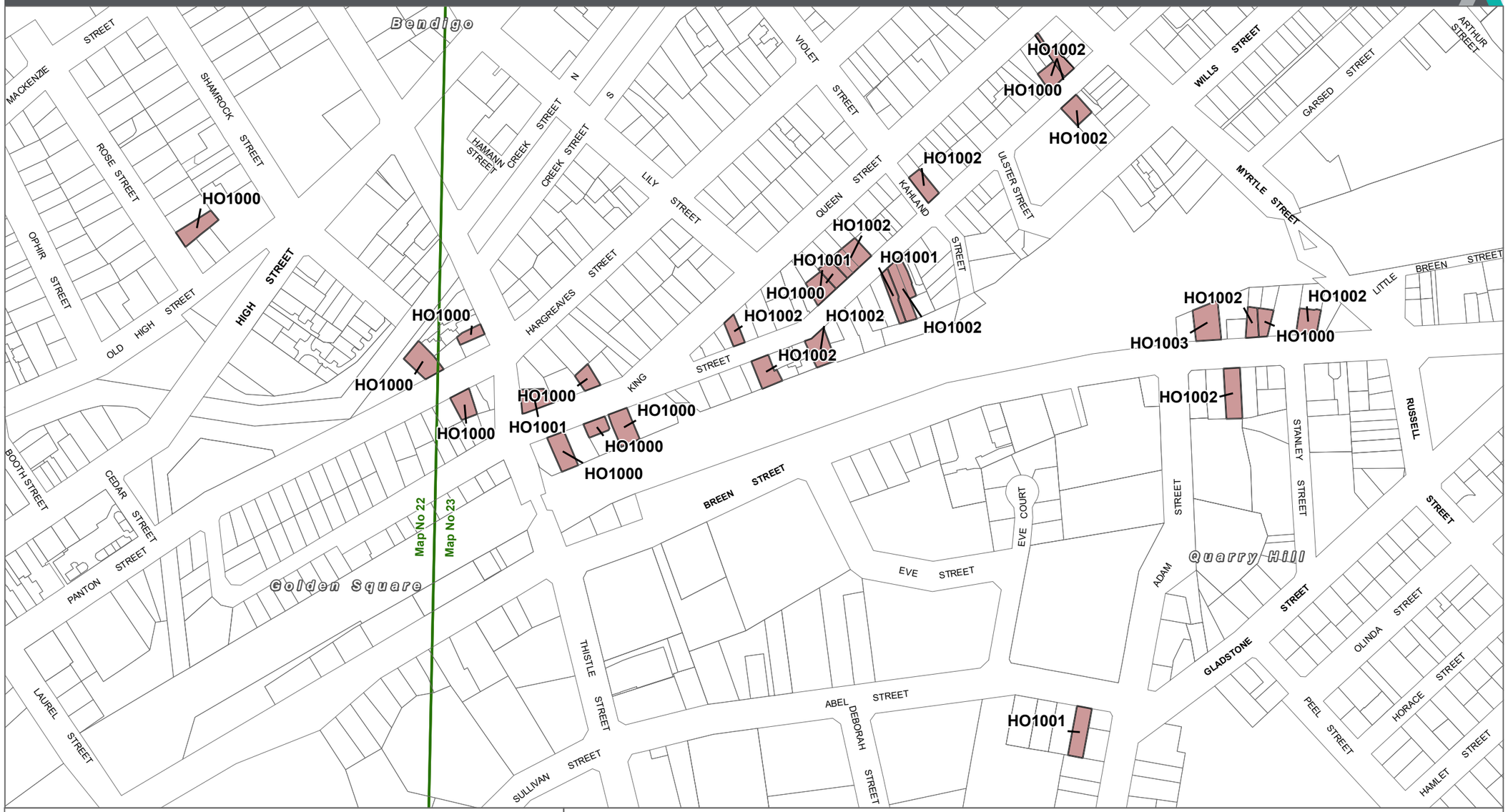
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006

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

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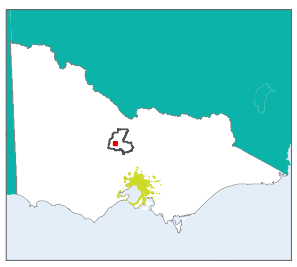
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LEGEND

HO - Heritage Overlay

Local Government Area



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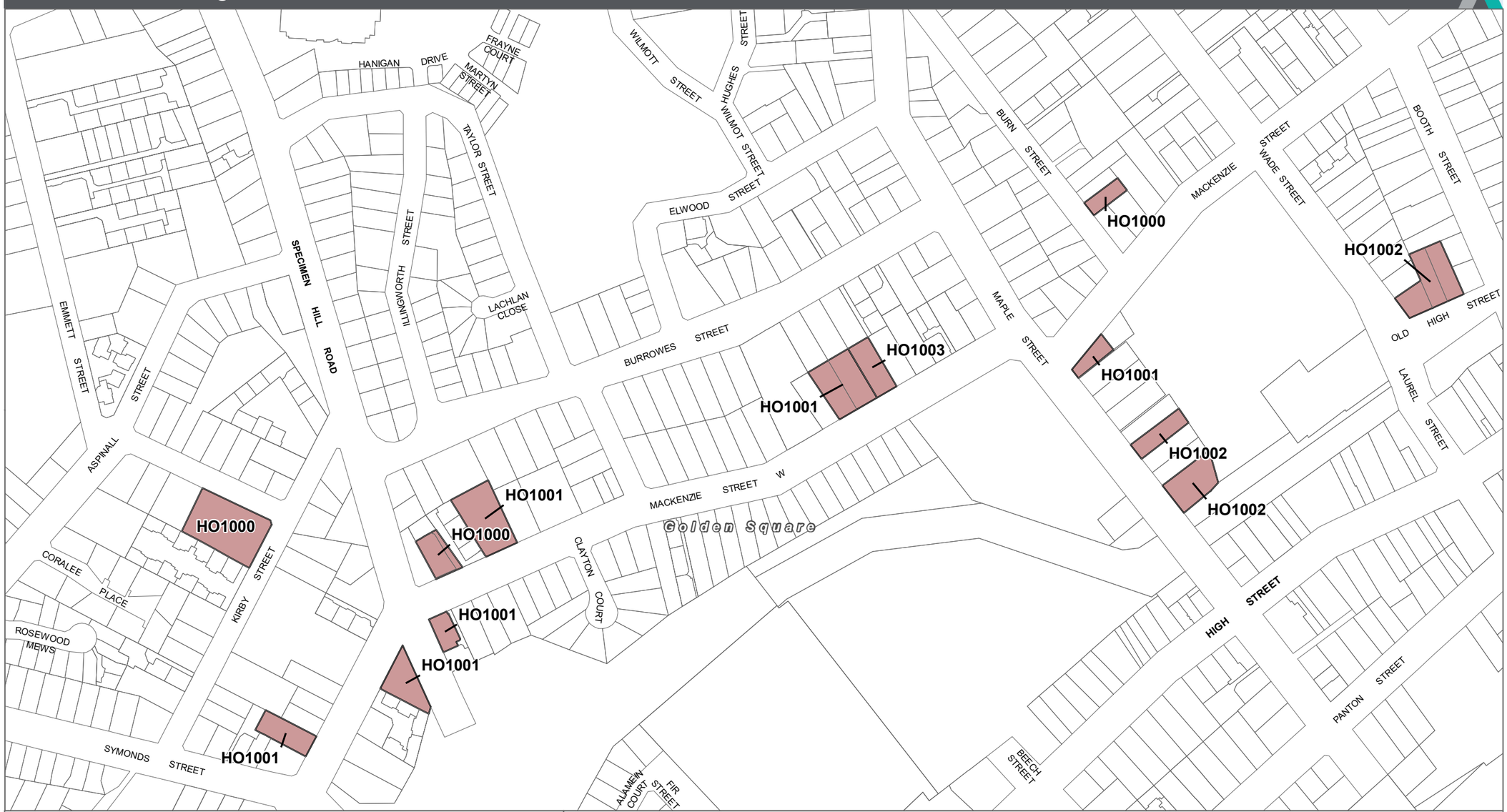
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008

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

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Metres

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009

GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

HO - Heritage Overlay

Local Government Area

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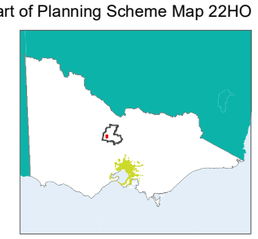
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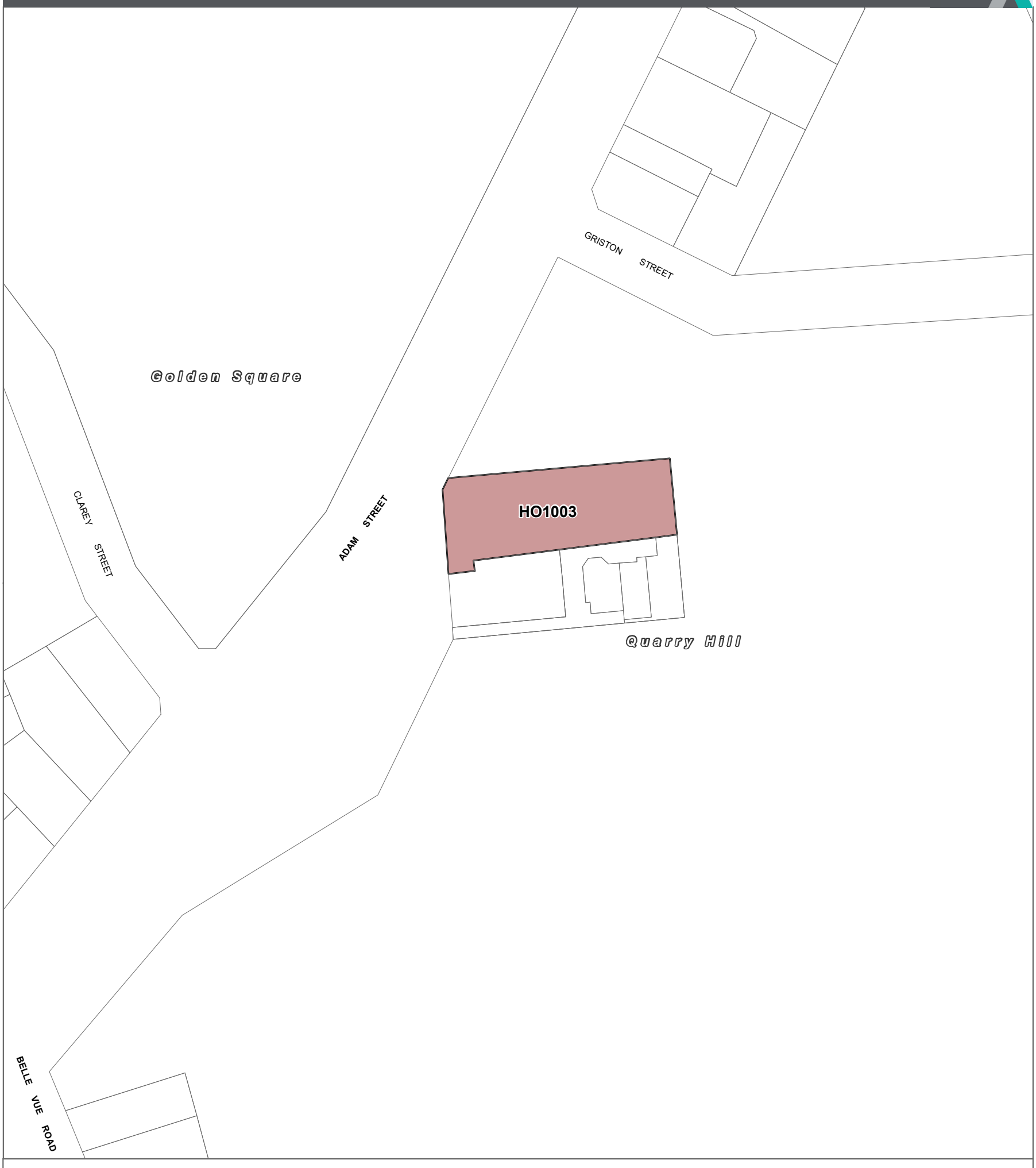
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010

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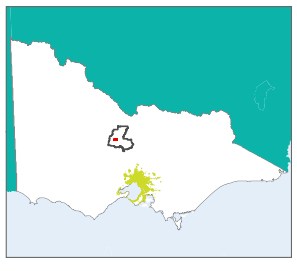
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LEGEND

HO - Heritage Overlay

Local Government Area



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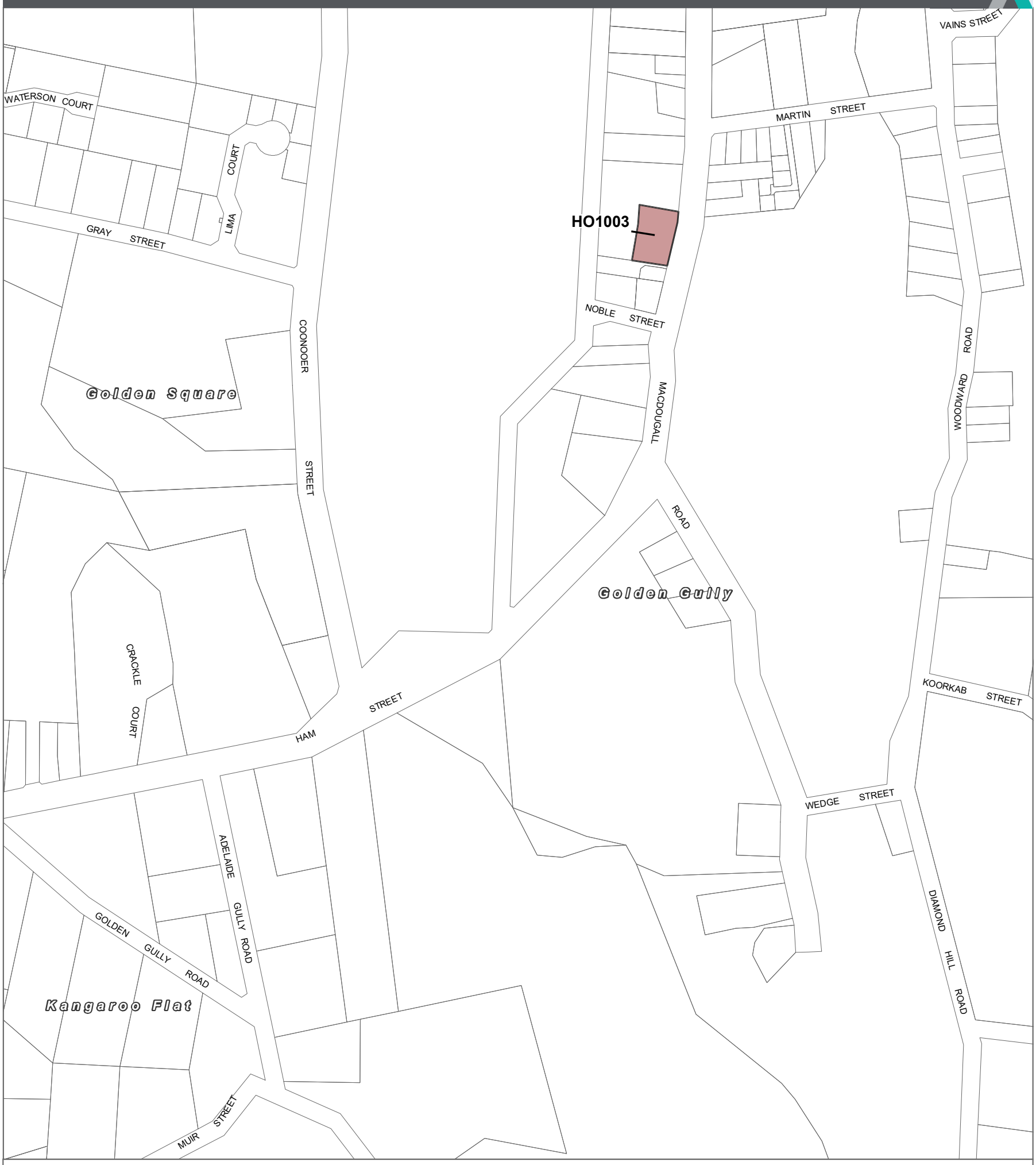
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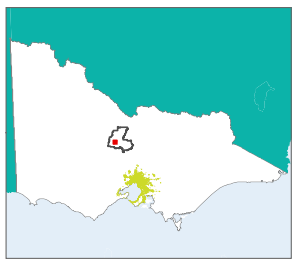
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LEGEND

HO - Heritage Overlay

Local Government Area



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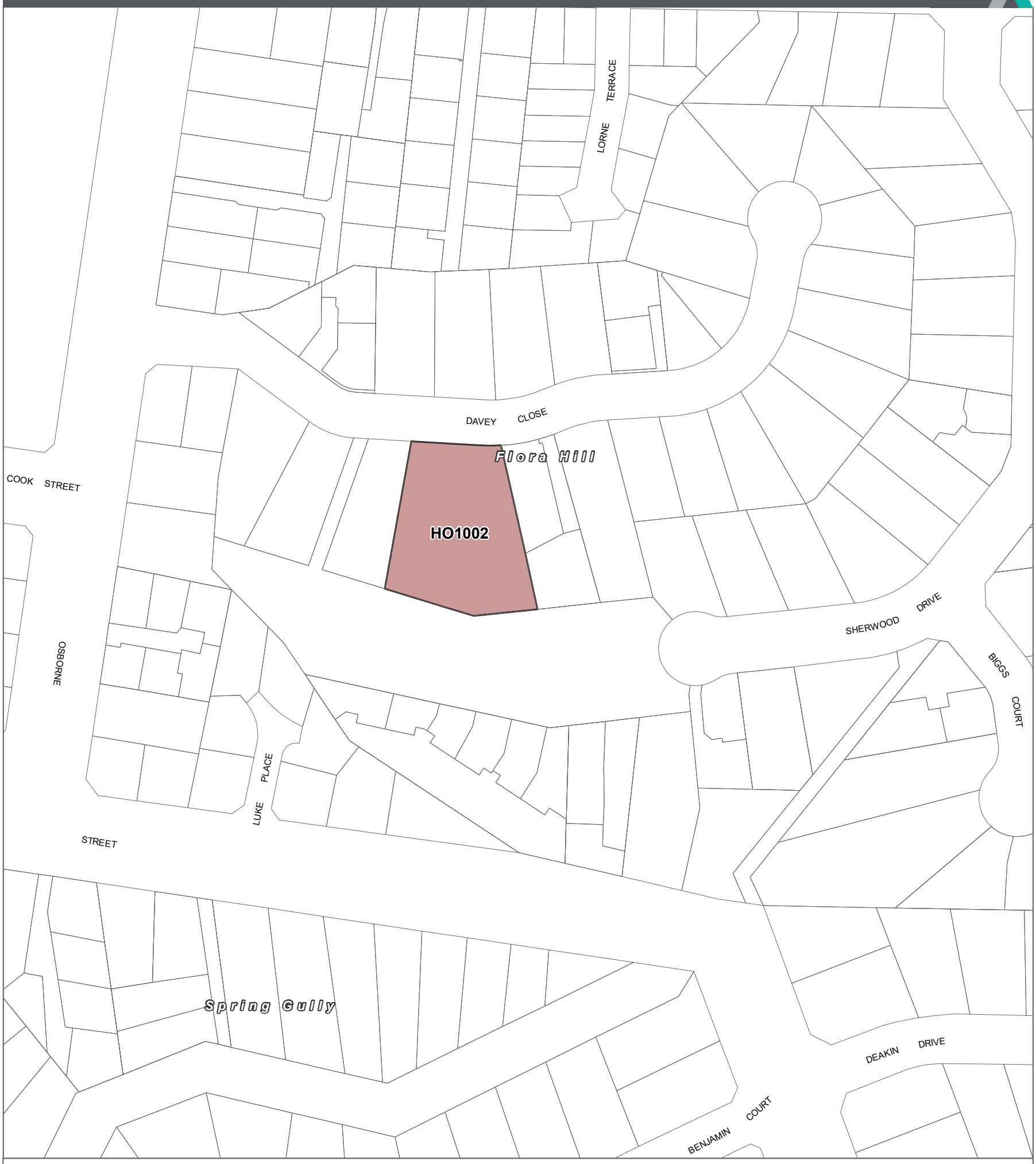
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012

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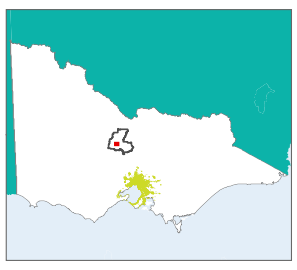
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LEGEND

HO - Heritage Overlay

Local Government Area



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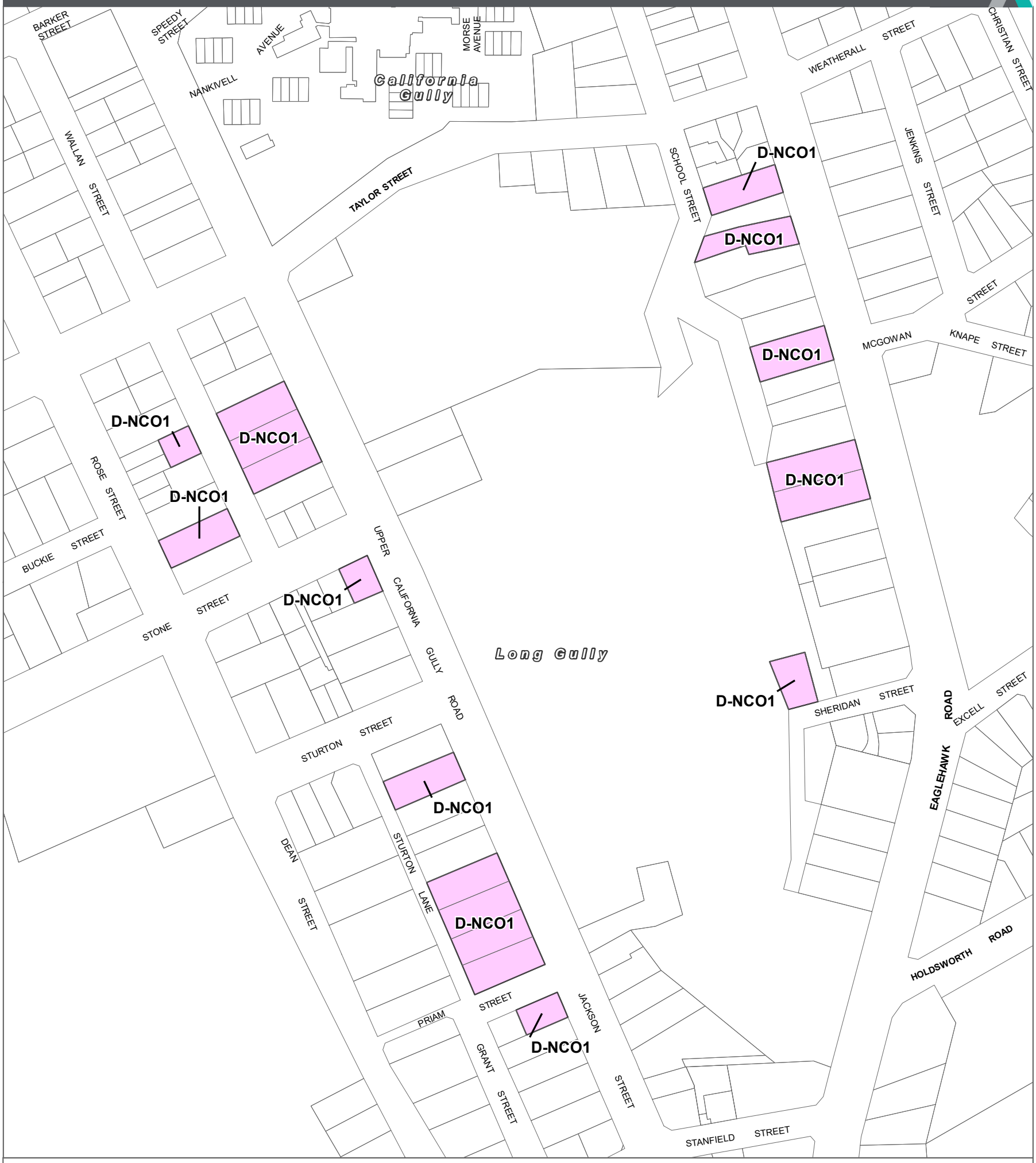
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GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben

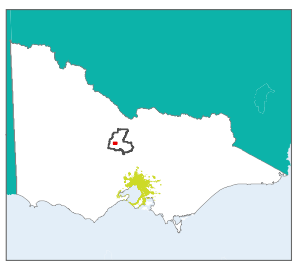


LEGEND

D-NCO - Area to be deleted from a Neighbourhood Character Overlay

Local Government Area

Part of Planning Scheme Map 18NCO



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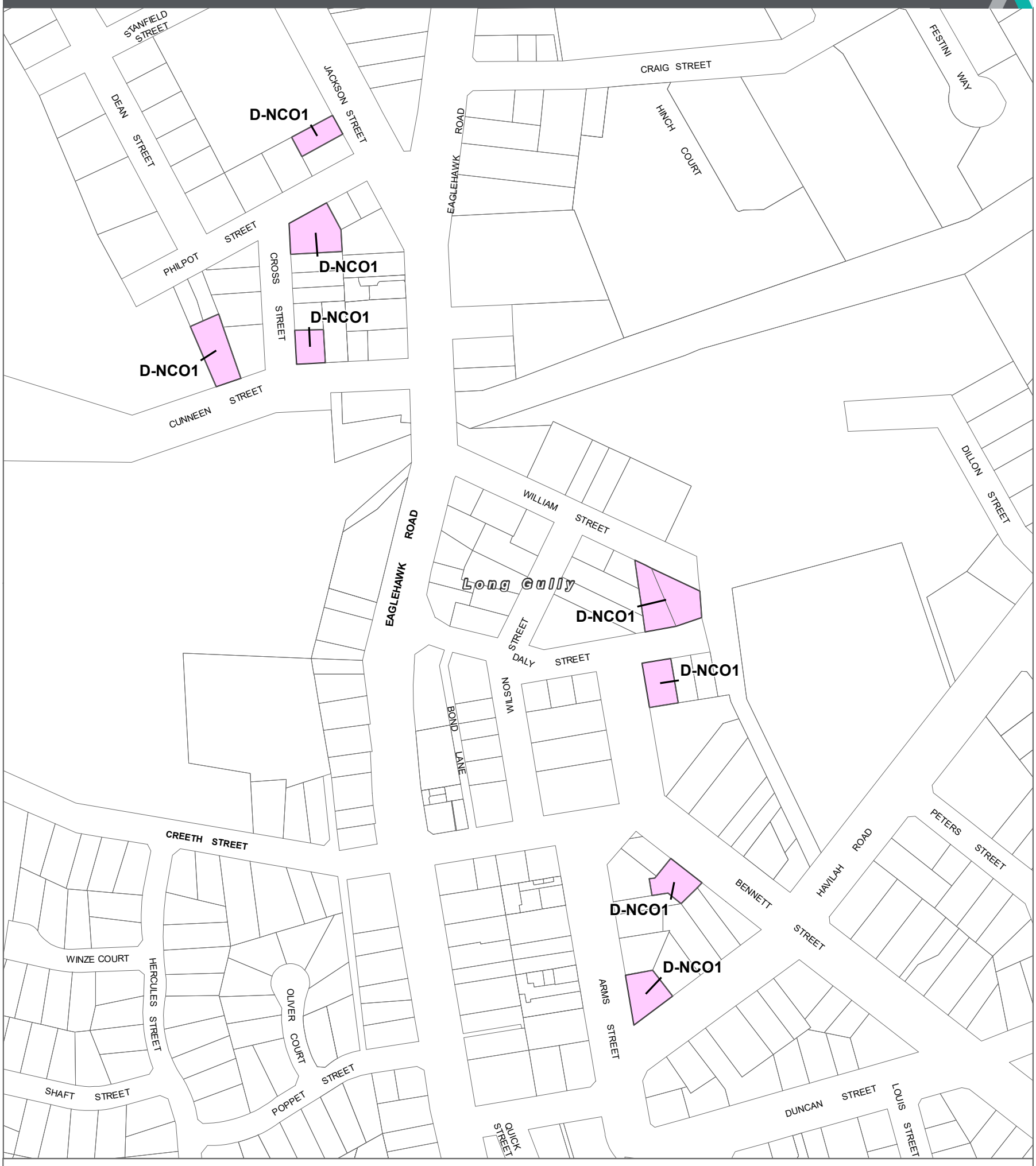
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AMENDMENT C275gben



LEGEND

D-NCO - Area to be deleted from a Neighbourhood Character Overlay

Local Government Area



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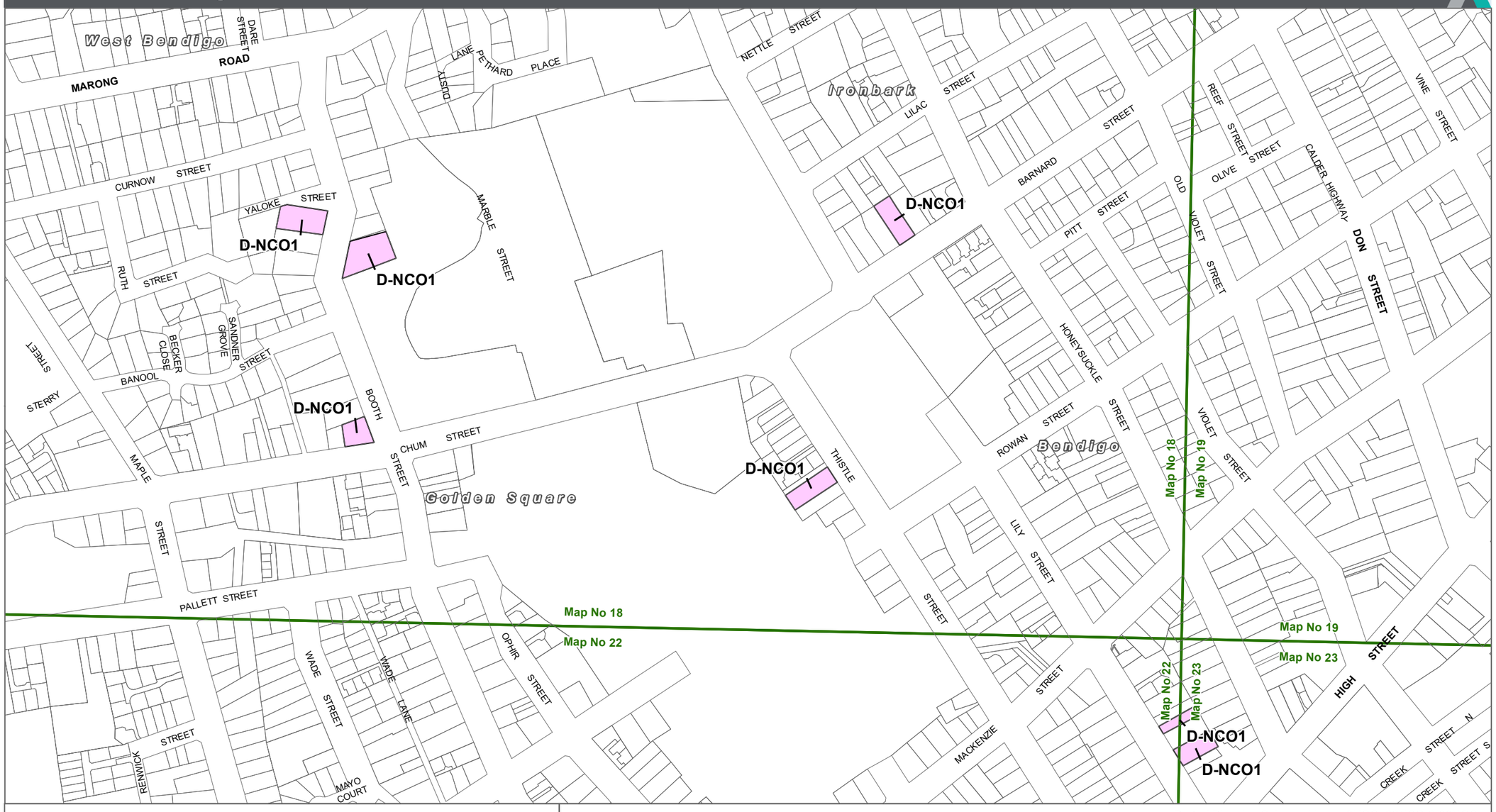
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GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

D-NCO - Area to be deleted from a Neighbourhood Character Overlay

Local Government Area

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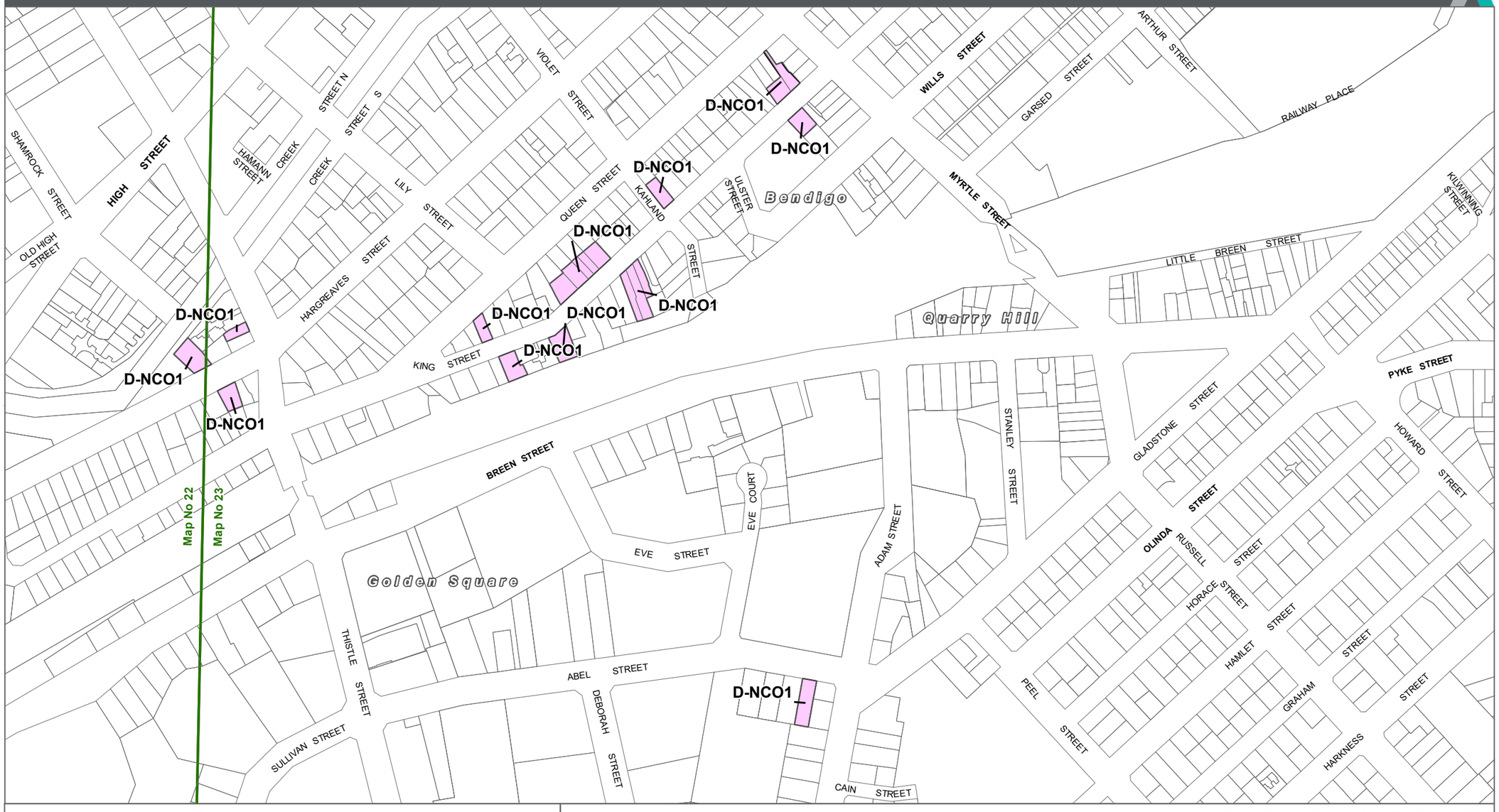
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GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C275gben



LEGEND

D-NCO - Area to be deleted from a Neighbourhood Character Overlay

Local Government Area

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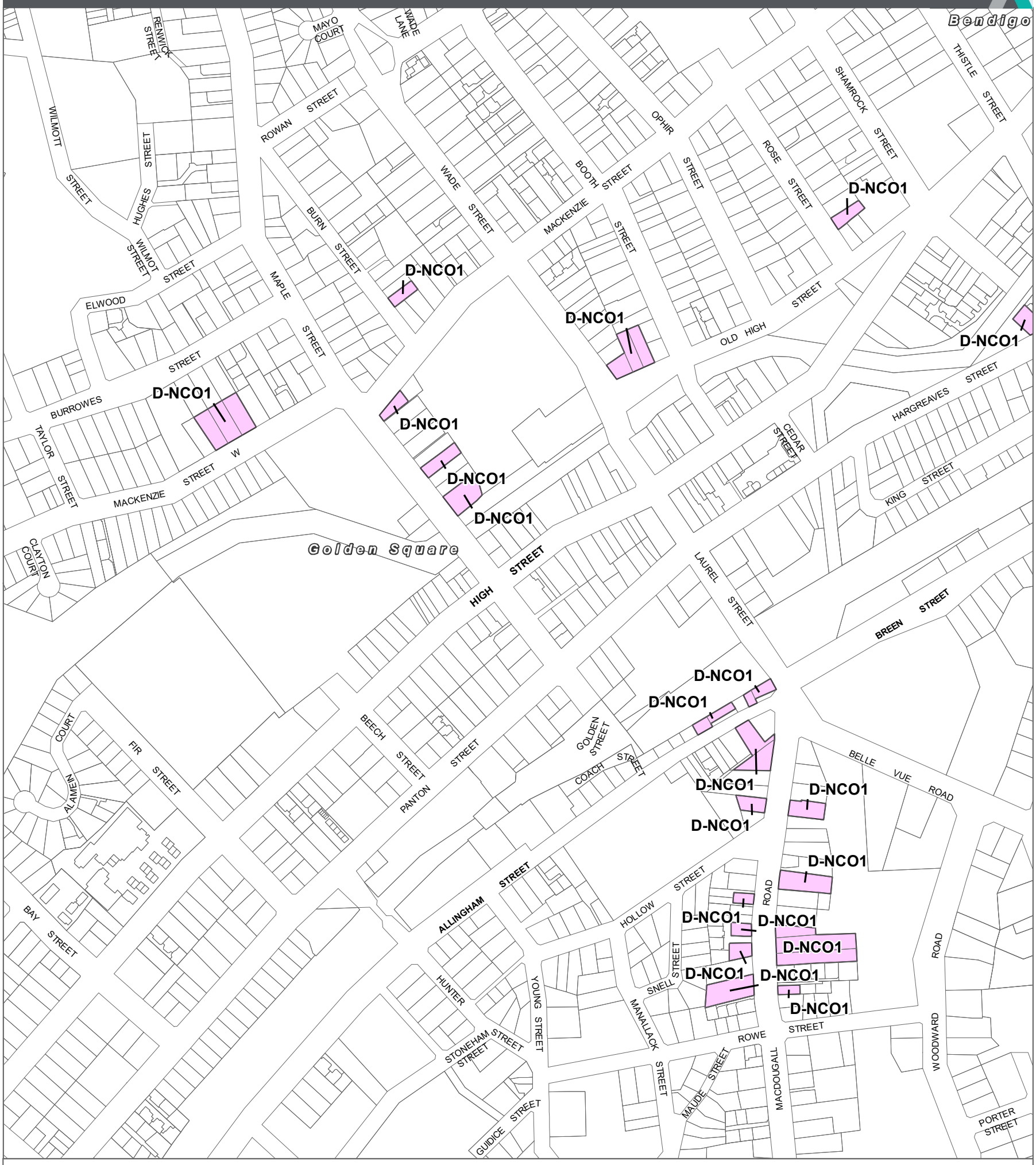
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017

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AMENDMENT C275gben



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D-NCO - Area to be deleted from a Neighbourhood Character Overlay

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AMENDMENT C275gben



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

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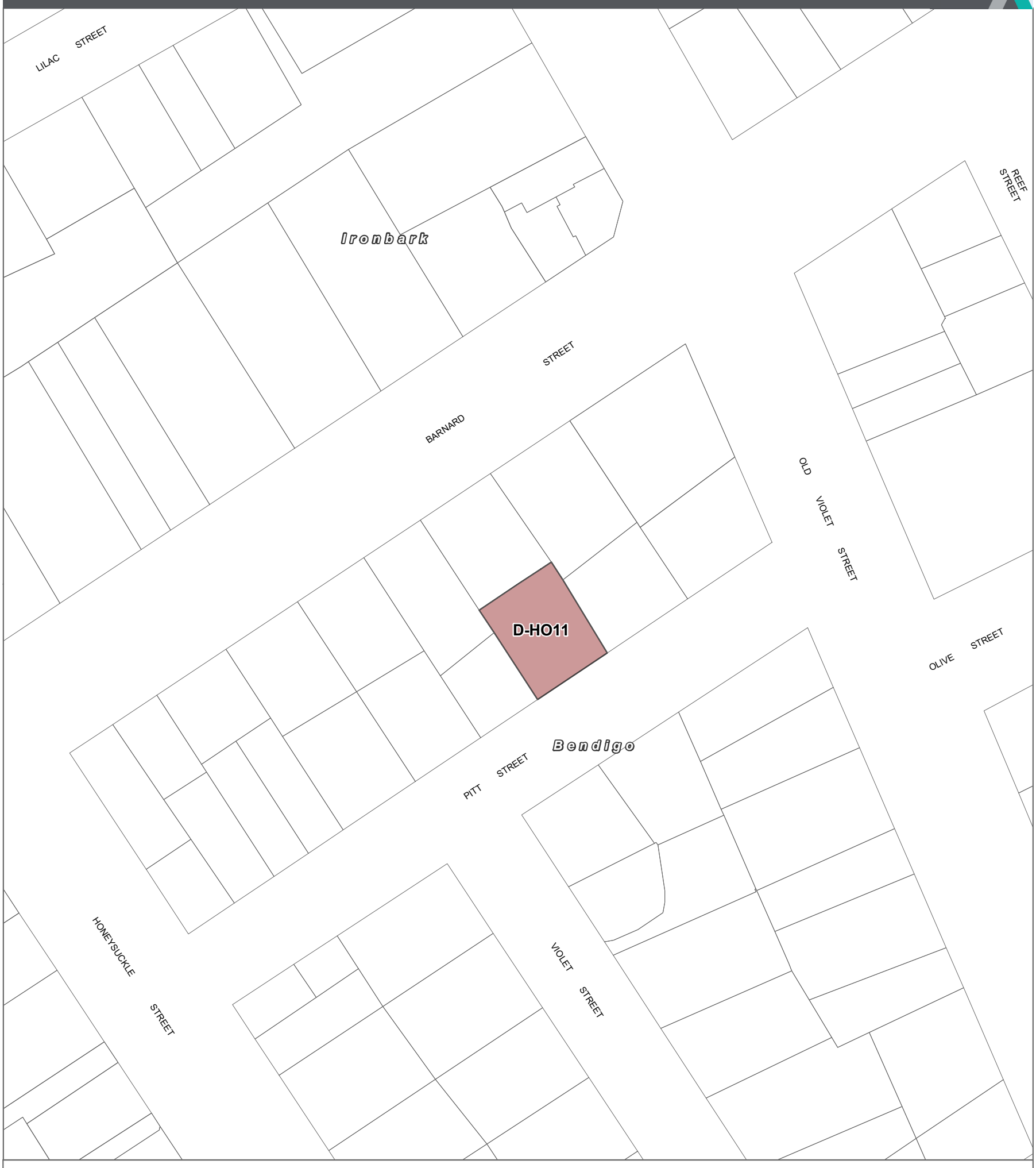
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019

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AMENDMENT C275gben



LEGEND

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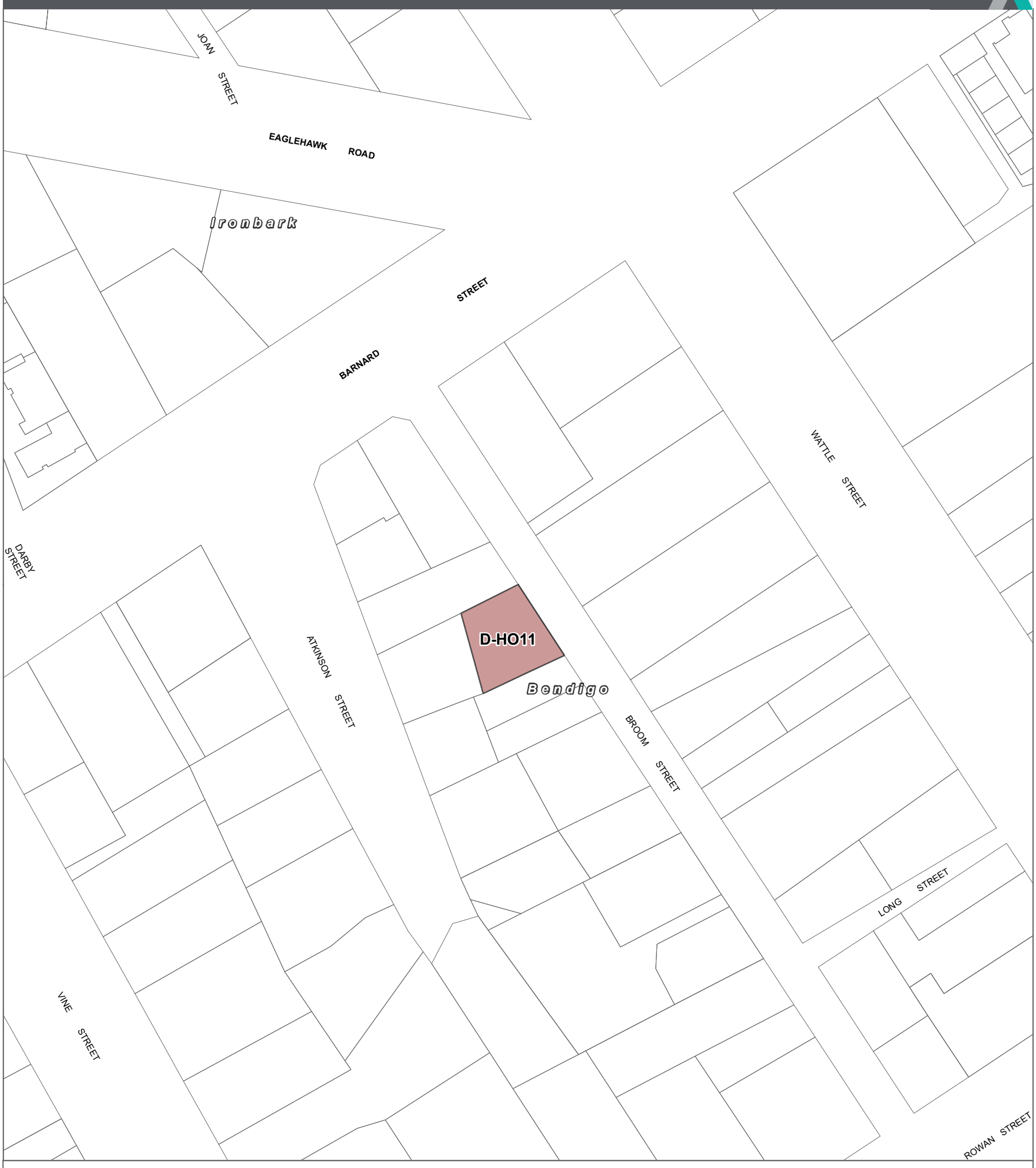
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020

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AMENDMENT C275gben



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area



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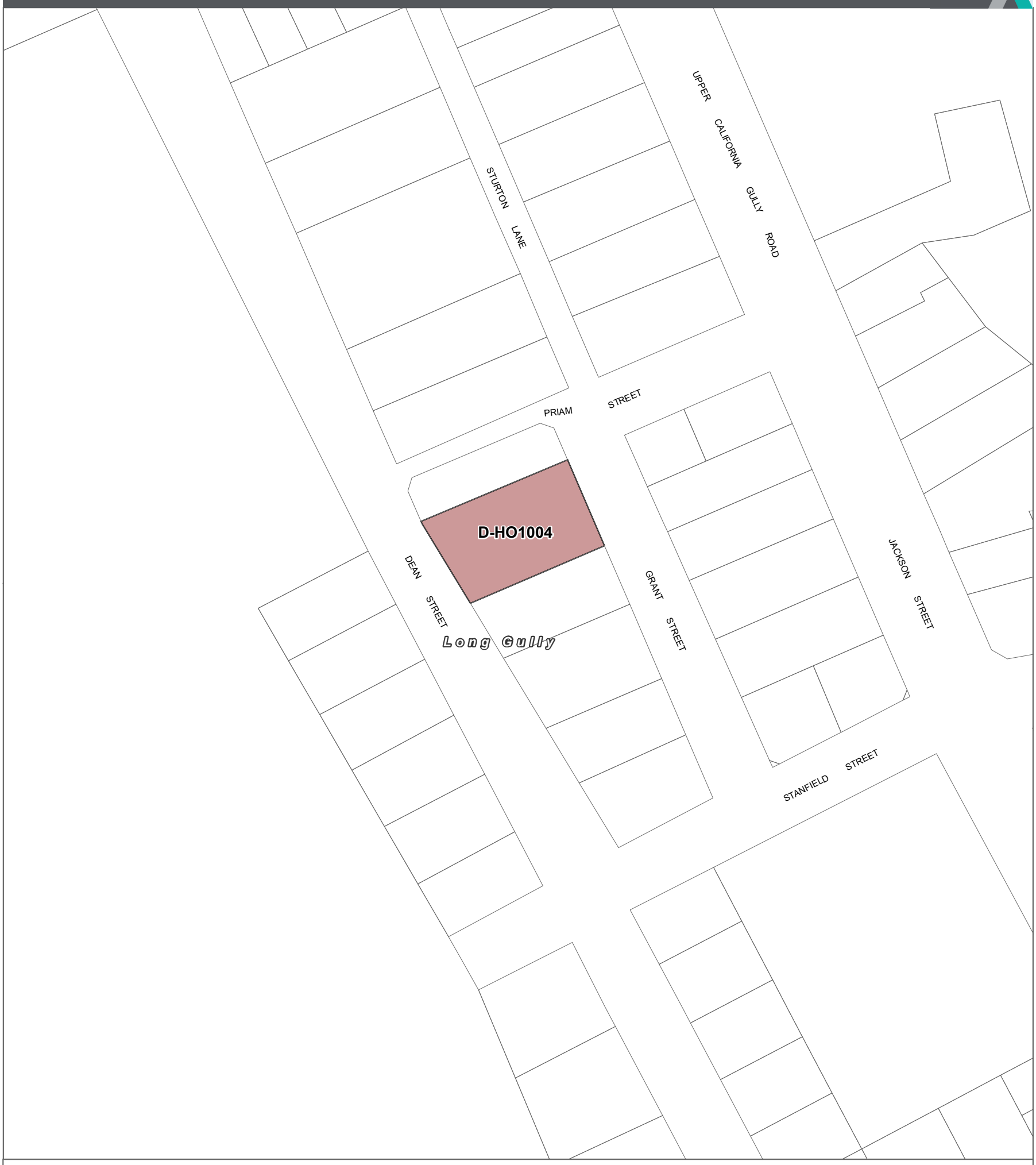
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021

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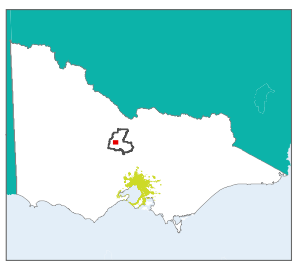
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11/10/2018
C234

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

11/03/2022
C256gben

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A written report that explains how the application addresses the provisions of Clause 15.03-1L and the justification for any variations from this clause.
- Plans and elevations (A3 size), fully scaled or dimensioned including:
  - Elevations and floor plans of existing conditions, the extent of any proposed demolition, and any alterations and additions or new buildings.
  - A site plan showing the existing and proposed development including outbuildings, fences, significant trees or vegetation, car parking, new cross overs, on-site parking space locations and any other relevant features.
  - A streetscape elevation which shows the existing streetscape and how the application sits within it.
  - A landscape plan.
- Details and samples of materials, finishes and colours.
- A photo montage of the streetscape.
- If demolition is proposed:
  - A report undertaken by a heritage practitioner that includes an assessment of the building's significance and a structural assessment that demonstrates that the building is beyond repair.
  - An application for the new development.
- If relocation or removal is proposed:
  - A thorough history of the building to be relocated by a heritage practitioner.
  - A statement on whether the building can be physically relocated and whether the current and proposed location contribute to the significance of the place; and
  - A detailed description of the site chosen for relocation and whether the site, if appropriate, will not diminish the significance of the heritage place.
- An application to develop land in areas where there is potential for Aboriginal archaeological sites to occur will be required to be accompanied by a report from a suitably qualified archaeologist that demonstrates that the potential impacts of the development on Aboriginal cultural heritage values have been addressed.

2.0 Heritage places

13/05/2022
C261gben

The requirements of this overlay apply to both the heritage place and its associated land.

2.1 Precincts and Series

~~20/03/2023~~ --/--/---- ~~VC229~~Proposed C275gben

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	PRECINCTS								
HO841	Bannerman Street, Long Gully & Bendigo Bannerman Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No
HO1	Barnard Street, Bendigo Barnard Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO2	Baxter Street, Bendigo Baxter Street Heritage Precinct Extension **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Baxter Street Heritage Precinct Extension, September 2020	No	No	Yes, Havelock Street Elm trees	Yes	No	No	No	No
HO24	Beech Street, Golden Square Beech Street Precinct	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020								
HO3	Bendigo Civic Precinct, Lyttleton Terrace, Bendigo Bendigo Civic Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: William Vahland Place, Bendigo, July 2021	No	No	No	Yes	No	No	No	No
HO842	Bennett Street, Ironbark and Long Gully Carlisle United/Garden Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes, 4 Red Ironbarks along east side of Louis Street and 7 Red Ironbarks along the north side of Victoria Street	Yes	No	No	No	No
HO893	Bridge, Arnold and Nolan Streets, Bendigo Bridge Street North Heritage Precinct **Incorporated plan:**	No	No	Yes, Bridge Street Elm trees	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Bridge Street North Heritage Precinct, September 2020								
HO894	Buller, Bob and Napier Streets, Bendigo Buller Street Heritage Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Buller Street Heritage Precinct, September 2020	No	No	Yes, Napier Street Elm trees	Yes	No	No	No	No
HO15	Calder Highway, Big Hill Big Hill Railway Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO26	Calder Highway, Ironbark Calder Highway Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO31	Calder Highway, Ravenswood	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Ravenswood Railway Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020								
HO16	California Gully California Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO17	Canterbury Gardens, Eaglehawk Canterbury Gardens Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No
HO18	Clarke Street, Eaglehawk Harvey Town Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO309	Coliban Water Supply System Big Hill and Mandurang South and Sedgwick and Harcourt North	-	-	-	-	-	Yes Ref No H1021 (and H1787)	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO722	Donnelly's Lane, Costerfield -Redcastle, Nagambie - Heathcote, Reservoir and North Costerfield Heathcote Roads, Costerfield Costerfield Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO4	Drought Street, Bendigo Drought Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO19	Eaglehawk Precinct, Napier Street, Eaglehawk Eaglehawk Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	
HO20	Eaglehawk Cemetery, Victoria Street, Eaglehawk Eaglehawk Cemetery Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO896	Gleeson and Napier Streets, White Hills Gleeson Street Heritage Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Gleeson Street Heritage Precinct, September 2020	No	No	Yes, Norfolk Island Palm at 358 Napier Street and Palm trees at 365 Napier Street	Yes	No	No	No	No
HO5	Hopper Street, Bendigo Hopper Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO27	Ironbark Ironbark Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO6	King Street, Bendigo King Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	Lake Weeroona, Bendigo Lake Weeroona Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No
HO25	Laurel Street, Golden Square Laurel Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO843	Lazarus Street, West Bendigo Lazarus Street/Poorman's Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No
HO28	Long Gully, Eaglehawk Road, Long Gully Long Gully Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO8	Market Place, Bendigo Market Place Precinct **Incorporated plan:**	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020								
HO9	Myers Street, Bendigo Myers Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO897	Napier Street, White Hills White Hills Heritage Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: White Hills Heritage Precinct, September 2020	No	No	No	Yes	No	No	No	No
HO895	Norfolk Street, North Bendigo Norfolk Street Heritage Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Norfolk Street Heritage Precinct, September 2020	No	No	Yes, Palm tree at 19 Norfolk Street and Palm tree at 21 Norfolk Street	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO723	Playne, Barrack, Chauncey, Herriot, Jennings, High, Hospital and Wright Streets, Heathcote Heathcote Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes (Barracks Reserve)	Yes	No	No	No	No
HO21	Peg Leg Road, Eaglehawk Peg Leg Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO30	Quarry Hill Quarry Hill Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO844	Roeder Street, Ironbark and Long Gully Ironbark Hill/Roeder Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No
HO10	Rosalind Park, Pall Mall and View Street, Bendigo Rosalind Park Precinct	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020								
HO11	Rowan Street, Bendigo Rowan Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO12	Short Street, Bendigo Short Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO22	Specimen Hill, Eaglehawk Specimen Hill Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO13	Stevenson Street, Bendigo Stevenson Street Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO14	Tomlins Street, Bendigo Tomlins Street Heritage Precinct Extension **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Precinct: Tomlins Street Heritage Precinct Extension, September 2020	No	No	No	Yes	No	No	No	No
HO23	Wallace Avenue, Flora Hill Wallace Avenue Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO32	White Hills Cemetery, Holdsworth Road, White Hills White Hills Cemetery Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No
HO33	White Hills Gardens, Napier Street, White Hills White Hills Gardens Precinct **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	Yes	Yes	No	No	No	No
	SERIES								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO999	Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO1000	Early Miners' Cottages - Bendigo, Golden Gully, Golden Square, Ironbark, Long Gully, North Bendigo and Quarry Hill **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Series: Early Miners' Cottages, August 2022	No	No	No	Yes	No	No	No	No
HO1001	Quartz Gold Boom Miners' Houses - Bendigo, Golden Square, Long Gully and West Bendigo **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of Significance:** Statement of Significance: Series: Quartz Gold Boom Miners' Houses, August 2022	No	No	No	Yes	No	No	No	No
HO1002	Workers' and Mine Speculators' Houses - Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully and Quarry Hill	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Series: Workers' and Mine Speculators' Houses, August 2022								
HO1003	Quartz Reefers' Houses - Bendigo, Golden Gully, Golden Square, Long Gully, North Bendigo and Quarry Hill **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020 **Statement of significance:** Statement of Significance: Series: Quartz Reefers' Houses, August 2022	No	No	No	Yes	No	No	No	No

2.2 Argyle, Ascot, Axe Creek and Axedale

20/03/2023
VC229

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	ARGYLE								
HO724	11 Argyle Street, Argyle House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO725	9 Kilmore Road, Argyle House **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
HO726	1 McClellans Crescent, Argyle Wesleyan Church (former) **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	No	No	No	Yes	No	No	No	No
	ASCOT								
HO50	Part 96 Myrtle Road, Ascot Palms building **Incorporated plan:** Greater Bendigo Heritage Incorporated Plan – Permit Exemptions, September 2020	Yes	No	Yes	Yes	No	No	No	No
HO889	1-75 Racecourse Road, Ascot	Yes	No	No	Yes	No	No	No	No

GREATER BENDIGO PLANNING SCHEME

13/05/2022
C261gben

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

~~13/05/2022~~ ~~--/--/----~~
~~C261gben~~Proposed C275gben

Name of document	Introduced by:
Atisha Comprehensive Development Plan, May 2005	C54
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Bendigo Aerodrome Obstacle Limitation Surfaces, June 2012	C175
Bendigo Airport Redevelopment Project Incorporated Document, May 2015	C175
Bendigo GovHub Incorporated Document, November 2019	C252gben
Bendigo Health and Academic Precincts, Bendigo, May 2013 (Amended July 2021)	C273gben
Bendigo Law Courts Incorporated Document, September 2020	C262gben
Bendigo Local Floodplain Development Plan, February 2018	C221
Bendigo Residential Growth Plan, 2016 (Amended October 2018)	C232gben
Bendigo Signalling Upgrade Project Incorporated Document, May 2020	C250gben
Eaglehawk Cemetery Heritage Management Plan, 2006	C63 (Part 1)
Eumana Heritage Place Statement of Significance, October 2019	C255gben
Fortuna Comprehensive Development Plan, May 2014	C204
Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021	GC196
Goulburn-Murray Water Native Vegetation Code of Practice, February 2011	C176
Greater Bendigo Discouraged Gaming Areas, 2008	C110
Greater Bendigo Heritage Incorporated Plan – Permit Exemptions (City of Greater Bendigo, September 2020)	C261gben
Heathcote Local Floodplain Development Plan (City of Greater Bendigo, May 2021)	C243gben
Heritage Design Guidelines (City of Greater Bendigo, September 2020)	C261gben
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Huntly Development Contributions Plan, July 2020	C222gben
Huntly Township Plan Native Vegetation Precinct Plan, September 2010	C136
Jackass Flat Vegetation Precinct Plan, September 2009	C133
Kamarooka Restructure Plan, April 2008	C88
Marong Business Park Comprehensive Development Plan, November 2016	C161(Part 1)
Marong Business Park Development Contributions Plan, March 2017	C161(Part 1)
Native Vegetation Precinct Plan for land at 244 Edwards Road, Maiden Gully, June 2014	C190
Neilborough Restructure Plan, April 2008	C88
Ravenswood Restructure Plan, April 2008	C88

GREATER BENDIGO PLANNING SCHEME

Name of document	Introduced by:
Statement of Significance: 1-75 Racecourse Road, Ascot , September 2020	C261gben
Statement of Significance: 48-56 Taylor Street, Ascot , September 2020	C261gben
Statement of Significance: 66 Taylor Street, Ascot, September 2020	C261gben
Statement of Significance: 147 Barnard Street, Bendigo, September 2020	C261gben
Statement of Significance: 3 Bayne Street and 95-97 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 37-45 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 49 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 67-69 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 125 Bridge Street, Bendigo, September 2020	C261gben
Statement of Significance: 8-10 Garsed Street, Bendigo, July 2021	C235gben
Statement of Significance: 159 Hargreaves Street, Bendigo, July 2021	C235gben
Statement of Significance: Part of 165-171 Hargreaves Street, Bendigo, July 2021	C235gben
Statement of Significance: Part of 426 Hargreaves Street, Bendigo, July 2021	C235gben
Statement of Significance: 62 Lucan Street, Bendigo, September 2020	C261gben
Statement of Significance: 89-91 Lucan Street, Bendigo, September 2020	C261gben
Statement of Significance: 105 Lucan Street, Bendigo, September 2020	C261gben
Statement of Significance: 156-158 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 259-265 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 314 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 322-326 Lyttleton Terrace, Bendigo, July 2021	C235gben
Statement of Significance: 80-84 Mitchell Street, Bendigo, July 2021	C235gben
Statement of Significance: 96 Mollison Street, Bendigo, July 2021	C235gben
Statement of Significance: 56 Mundy Street, Bendigo, July 2021	C235gben
Statement of Significance: 249 Napier Street, Bendigo, September 2020	C261gben
Statement of Significance: 251-253 Napier Street, Bendigo, September 2020	C261gben
Statement of Significance: 354 Napier Street, Bendigo, September 2020	C261gben
Statement of Significance: 19 Park Road, Bendigo (Drill Hall), September 2020	C261gben
Statement of Significance: 27 Park Road, Bendigo, September 2020	C261gben
Statement of Significance: 25 Queen Street, Bendigo, July 2021	C235gben
Statement of Significance: 35-39 Short Street, Bendigo, July 2021	C235gben
Statement of Significance: 7-9 St Andrews Avenue, Bendigo, July 2021	C235gben
Statement of Significance: 4 Weeroona Avenue, Bendigo, September 2020	C261gben
Statement of Significance: William Vahland Place, Bendigo, July 2021	C235gben
Statement of Significance: Part of 114 Williamson Street, Bendigo, July 2021	C235gben
Statement of Significance: Part of 116 Williamson Street, Bendigo, July 2021	C235gben

GREATER BENDIGO PLANNING SCHEME

Name of document	Introduced by:
Statement of Significance: 143 Charleston Road, East Bendigo, September 2020	C261gben
Statement of Significance: 10 McDowalls Road, East Bendigo, September 2020	C261gben
Statement of Significance: 125-133 McIvor Road, East Bendigo, September 2020	C261gben
Statement of Significance: 93 Strickland Road, East Bendigo, September 2020	C261gben
Statement of Significance: 131 Goynes Road, Epsom, September 2020	C261gben
Statement of Significance: 147 Kangaroo Gully Road, Kangaroo Flat, September 2020	C261gben
Statement of Significance: 16 Crook Street Kennington, September 2020	C261gben
Statement of Significance: 213 Arnold Street, North Bendigo, September 2020	C261gben
Statement of Significance: 225 Arnold Street, North Bendigo, September 2020	C261gben
Statement of Significance: 238 Arnold Street, North Bendigo, September 2020	C261gben
Statement of Significance: 31 Bayne Street, North Bendigo, September 2020	C261gben
Statement of Significance: 5 Finn Street and 25 & 31 Bushmaster Court, North Bendigo, September 2020	C261gben
Statement of Significance: 3 Grattan Street, North Bendigo, September 2020	C261gben
Statement of Significance: 14-16 Lobb Street, North Bendigo, September 2020	C261gben
Statement of Significance: 6 Norfolk Street, North Bendigo, September 2020	C261gben
Statement of Significance: 24 Smith Street, North Bendigo, September 2020	C261gben
Statement of Significance: 3 Stewart Street, North Bendigo, September 2020	C261gben
Statement of Significance: 25 Stewart Street, North Bendigo, September 2020	C261gben
Statement of Significance: 40 Harley Street, Strathdale, September 2020	C261gben
Statement of Significance: 14 Heinz Street and 15 Ross Street, White Hills, September 2020	C261gben
Statement of Significance: 467 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: 506-508 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: 532 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: 545 Napier Street, White Hills, September 2020	C261gben
Statement of Significance: Precinct: Baxter Street Heritage Precinct Extension, September 2020	C261gben
Statement of Significance: Precinct: Bridge Street North Heritage Precinct, September 2020	C261gben
Statement of Significance: Precinct: Buller Street Heritage Precinct, September 2020	C261gben
Statement of Significance: Precinct: Gleeson Street Heritage Precinct, September 2020	C261gben
Statement of Significance: Precinct: Norfolk Street Heritage Precinct, September 2020	C261gben
Statement of Significance: Precinct: Tomlins Street Heritage Precinct Extension, September 2020	C261gben

GREATER BENDIGO PLANNING SCHEME

Name of document	Introduced by:
Statement of Significance: Precinct: White Hills Heritage Precinct, September 2020	C261gben
Statement of Significance: Series: Early Miners' Cottages, August 2022	C275gben
Statement of Significance: Series: Quartz Gold Boom Miners' Houses, August 2022	C275gben
Statement of Significance: Series: Quartz Reefers' Houses, August 2022	C275gben
Statement of Significance: Series: Workers and Mine Speculators' Houses, August 2022	C275gben

GREATER BENDIGO PLANNING SCHEME

13/05/2022
C261gben

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~09/03/2023~~ ~~-/-/----~~
~~C266gben~~ Proposed C275gben

Name of background document	Amendment number - clause reference
2013-2019 North Central Regional Catchment Strategy (North Central Catchment Management Authority, 2013)	C256gben - Clause 12.01-1L
2014-2022 North Central Waterway Strategy (North Central Catchment Management Authority, 2014)	C256gben - Clause 12.01-1L
A Land Capability Study of the City of Greater Bendigo, Huntly District (Bluml, M et al, November 1995)	NFPS - Clause 14.01-1L, Clause 14.01-2L-01, Clause 16.01-3L
A Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District (Bluml, M et al, October 1995)	NFPS - Clause 14.01-1L, Clause 14.01-2L-01, Clause 16.01-3L
A Land Capability Study of the Rural City of Marong (Bryant, E and Lorimer, M, April 1993)	NFPS - Clause 14.01-1L, Clause 14.01-2L-01, Clause 16.01-3L
All Saints' Anglican Church, School and Master's Residence Conservation Management Plan (City of Greater Bendigo, August 2012)	C197 - Clause 15.03-1L
Axedale Community Plan 2018-2022 (Greater Bendigo City Council, December 2017)	C256gben - Clause 42.03s02
Axedale Township Structure Plan (Greater Bendigo City Council, March 2009)	C108 - Clause 42.03s02, Clause 43.02s09
Bendigo Aerodrome Master Plan 2007-2022 (Airport Plus Pty Ltd, July 2007)	C175 - Clause 18.04-1L
Bendigo Airport Australian Noise Exposure Forecast for 2032 (ANEF 2032) (Kneebone Planning, November 2012)	C175 - Clause 18.04-1L
Bendigo Airport Strategic Plan (City of Greater Bendigo, June 2009)	C175 - Clause 18.04-1L
Bendigo and Eaglehawk Heritage Study (Butler, G and Associates, 1993)	NFPS - Clause 15.03-1L
Bendigo CBD Parking Precinct Plan (City of Greater Bendigo, 2009)	C169 - Clause 45.09s01
Bendigo CBD Parking Strategy (GTA Consultants, October 2008)	C169 - Clause 45.09s01
Bendigo CBD Plan: New Visions, New Opportunities (Planisphere, December 2005)	C86 - Clause 43.02s05, Clause 43.04s20
Bendigo City Centre Heritage Study Stage 1, Volume 2: Individually Significant Places (GML Heritage Victoria Pty Ltd trading as Context, June 2021)	C235gben - Clause 43.01s
Bendigo Highway Entrances and Boulevard Study (TBA Planners et al, 1994)	NFPS - Clause 18.02-3L-01
Bendigo Industrial Land Strategy (GHD, June 2002)	C41 - Clause 17.03-1L
Bendigo Liquor Accord (Victorian Commission for Gaming and Liquor Regulation, September 2019)	C256gben - Clause 13.07-1L
Bendigo Region Destination Management Plan (Urban Enterprises, November 2015)	C256gben - Clause 17.04-1L
Bendigo Urban Flood Study (Water Technology, November 2013)	C221 - Clause 13.03-1L, Clause 44.04s01, Clause 44.04s02

GREATER BENDIGO PLANNING SCHEME

Name of background document	Amendment number - clause reference
Big Hill Enterprise Park Landscape Development Report (Spiire, 2014)	C200 - Clause 43.02s19
Certificate of Environmental Audit, part 47 Lansell Street, East Bendigo (Golder Associates Pty Ltd, January 2016)	C220 - Clause 43.04s16
City of Greater Bendigo Annual Report 2018-2019 (City of Greater Bendigo, October 2019)	C256gben - Clause 02.01
City of Greater Bendigo Community Plan 2017-2021 (City of Greater Bendigo, June 2019)	C256gben - Clause 02.02, Clause 02.03-9, Clause 19.02-4L
City of Greater Bendigo Domestic Wastewater Management Strategy 2014-15 (City of Greater Bendigo, 2014)	C214 - Clause 16.01-3L, Clause 19.03-3L, Clause 42.01s02, Clause 42.01s03
City of Greater Bendigo Gaming Policy Framework – "Accessible but not convenient" (Coombes Consulting Group, October 2007)	C110 - Clause 52.28s
City of Greater Bendigo Good Design Guide for Industry (City of Greater Bendigo, 1997)	NFPS - Clause 15.01-1L-02
City of Greater Bendigo Heritage Study Stage 2: Former Shires of McIvor and Strathfieldsaye. Volume 1 Key Findings and Recommendations (City of Greater Bendigo, 2009)	C139 Pt 1 - Clause 15.03-1L
City of Greater Bendigo Heritage Study Stage 2: Former Shires of McIvor and Strathfieldsaye. Volume 2 Heritage Place and Precinct Citations (City of Greater Bendigo, 2009)	C139 Pt 1 - Clause 15.03-1L
City of Greater Bendigo (Marong District) Heritage Study, Stage 1 Report (Andrew Ward, 1994)	C256gben - Clause 15.03-1L
City of Greater Bendigo Residential Character Study (Planisphere, 2001)	C29 - Clause 15.01-5L
City of Greater Bendigo Rural Communities Strategy (City of Greater Bendigo, August 2016)	C256gben - Clause 02.03-2, Clause 02.03-4
Code of Practice for the Operation of Boarding Establishments (Department of Economic Development, Jobs, Transport and Resources, August 2018)	C256gben - Clause 14.01-2L-02
Code of Practice for the Keeping of Racing Greyhounds (Department of Economic Development, Jobs, Transport and Resources, April 2018)	C256gben - Clause 14.01-2L-02
Code of Practice for the Operation of Dog Training Establishments (Department of Economic Development, Jobs, Transport and Resources, August 2018)	C256gben - Clause 14.01-2L-02
Commercial Land and Activity Centre Strategy (City of Greater Bendigo, November 2015 (updated January 2017))	C224 - Clause 11.03-1L, Clause 17.02-1L, Clause 42.02s08, Clause 43.02s04
Connecting Greater Bendigo Integrated Transport and Land Use Strategy (City of Greater Bendigo, August 2015)	C227 - Clause 18.01-1L, Clause 18.02-1L, Clause 18.02-2L, Clause 18.02-3L-01
Eaglehawk Structure Plan (Hansen Partnership, July 2013)	C213 - Clause 43.02s23
East Bendigo Local Structure Plan (Maunsell Australia, July 2006 (amended 2013))	C191 - Clause 17.03-1L
Forest Park Master Plan (Roberts Day, December 2013)	C190 - Clause 43.04s28
Fortuna Villa Environmental Audit Report (Coffey Environments, October 2012)	C204 - Clause 37.02s01
Greater Bendigo Environment Strategy 2016-2021 (City of Greater Bendigo, 2016)	GC110 - Clause 15.02-1L

GREATER BENDIGO PLANNING SCHEME

Name of background document	Amendment number - clause reference
Greater Bendigo Health and Wellbeing Plan 2017-2021 (City of Greater Bendigo, October 2017)	C256gben - Clause 02.03-9, Clause 11.03-1L, Clause 19.02-4L
Greater Bendigo Heritage Policy Citations Review, Revision 2 (City of Greater Bendigo, 2011)	C162 Pt 2 - Clause 15.03-1L
Greater Bendigo Housing Strategy (City of Greater Bendigo, January 2018)	C256gben - Clause 02.03-1, Clause 11.01-1L-01
Greater Bendigo Public Space Plan (City of Greater Bendigo, June 2019)	C256gben - Clause 02.03-2, Clause 02.03-9, Clause 12.01-1L, Clause 12.05-2L, Clause 15.01-1L-01, Clause 15.01-3L, Clause 15.03-1L, Clause 18.01-1L, Clause 18.02-1L, Clause 18.02-2L, Clause 18.02-3L-01, Clause 19.02-6L-01, Clause 19.02-6L-02
Greater Bendigo Residential Strategy (City of Greater Bendigo, October 2014 (amended March 2016))	C215 - Clause 11.01-1L-01
Greater Bendigo Thematic Environmental History (City of Greater Bendigo, 2013)	C201 - Clause 15.03-1L
Greater CREATIVE Bendigo (City of Greater Bendigo, November 2018)	C256gben - Clause 02.03-9, Clause 17.04-1L
Heathcote Flood Study (BMT WBM Pty Ltd, March 2016)	C243gben - Clause 13.03-1L, Clause 44.04s01, Clause 44.04s02, Clause 44.04s03
Heathcote-Strathfieldsaye Heritage Study Thematic Environmental History (City of Greater Bendigo, 2002)	C139 Pt 1 - Clause 15.03-1L
Heritage Assessment, Former City of Bendigo Abbattoir (Anthemion Consultancies, August 2014)	C220 - Clause 43.04s16
Hospital Precinct Structure Plan (City of Greater Bendigo, September 2014)	C216 - Clause 11.03-6L-02, Clause 43.02s21, Clause 43.02s22, Clause 45.09s02
Huntly Township Plan (Parsons Brinckerhoff, revised December 2009)	C136 - Clause 43.04s25
Infrastructure Design Manual (Local Government Infrastructure Design Association, March 2020)	GC112 - Clause 19.03-2L
Ironbark Heritage Study 2010: volume 1 (City of Greater Bendigo, 2010)	C129 - Clause 15.03-1L
Ironbark Heritage Study 2010: volume 2 citations (City of Greater Bendigo, revised July 2011)	C129 - Clause 15.03-1L
Jackass Flat Local Structure Plan (Hansen Partnership, April 2007 (amended October 2009))	C133 - Clause 43.04s21
Kangaroo Flat South Regional Centre Structure Plan (Hansen Partnership, May 2006)	C87 - Clause 43.04s17
Land Capability Mapping and Assessment Tools for Wastewater Management (City of Greater Bendigo, 2015)	C214 - Clause 14.01-1L, Clause 16.01-3L, Clause 19.03-3L
Maiden Gully Structure Plan (TBA Planners and Planning Australia Consultants, October 1996)	C128 Pt 2 - Clause 43.02s10
North Central Biolinks Principles and Approaches (RMCG, December 2009)	C256gben - Clause 12.01-1L
North Central Native Vegetation Plan (North Central Catchment Authority, 2005)	C60 - Clause 12.01-1L
Northern Corridor and Huntly Local Structure Plan (Conceptz et al, February 2005)	C69 - Clause 43.02s04, Clause 43.02s08

GREATER BENDIGO PLANNING SCHEME

Name of background document	Amendment number - clause reference
Plan Greater Bendigo Action Plan (City of Greater Bendigo et al, January 2018)	C256gben - Clause 02.02
Public Open Space Contributions Background Report to Amendment C266gben (City of Greater Bendigo, December 2022)	C266gben - Clause 53.01s
Review of Demand and Supply for Industrial Land in Greater Bendigo (SGS Economics and Planning, February 2012)	C161 Pt 1 - Clause 17.03-1L
Rural Areas Strategy (City of Greater Bendigo, September 2009)	C256gben - Clause 14.01-1L, Clause 16.01-3L
Site Environmental Management Plan, Former VicRoads Depot Buildings, 47 Lansell Street, Bendigo East (Beveridge Williams, January 2016)	C220 - Clause 43.04s16
Statement of Environmental Audit 47 Lansell Street East Bendigo (Golder Associates, December 2005)	C34 - Clause 43.04s16
Strategic Directions Rural Roadside Conservation (City of Greater Bendigo, 2011)	C256gben - Clause 12.01-1L
Strathfieldsaye Township Plan (Centrum Town Planning, amended March 2012)	C232gben - Clause 11.03-6L-03, Clause 43.04s26
Strathfieldsaye Urban Design Framework (City of Greater Bendigo, February 2017)	C232gben - Clause 11.03-6L-03, Clause 43.02s27, Clause 43.02s28, Clause 43.02s29
Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, May 2006)	C161 Pt 1 - Clause 43.04s29
Victorian Miners' Housing Serial Listings – Stage 2 Study (Trethowan Architecture, November 2021)	C275gben - Schedule to Clause 43.01
Vision and Transition Strategy for a Water Sensitive Bendigo (Cooperative Research Centre for Water Sensitive Cities Ltd, July 2018)	C256gben - Clause 02.03-9, Clause 19.03-3L
Walk, Cycle Greater Bendigo (City of Greater Bendigo, September 2019)	Clause 256gben - Clause 02.03-8, Clause 11.01-1L-01, Clause 18.01-1L, Clause 18.02-1L, Clause 18.02-2L

GREATER BENDIGO PLANNING SCHEME

11/03/2022
C256gben

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

~~11/03/2022~~ ~~-/-/----~~
~~C256gben~~ Proposed C275gben Review, prepare and implement as appropriate:

- The Industrial Land Strategy and Good Design Guide for Industry.
- The City Centre Plan and Parking Strategy.
- A municipal settlement strategy – urban settlement plan including:
  - A bushfire risk assessment.
  - A review of residential and mixed use zones.
  - An investigation of future growth areas.
- A municipal settlement strategy – rural settlement plan including:
  - A review of the Rural Areas Study 2009.
  - Protection for productive farm land and activities including intensive animal industries.
  - Identifying the role of rural townships, small townships and rural living areas.
  - Providing policy guidance for rural industry.
  - Identifying and protecting significant landscapes.
- An environmental significance study including:
  - A review of existing provisions.
  - A native vegetation protection strategy.
  - Urban forest interface and biolink protections.
- A Greater Bendigo greening strategy including:
  - Identification of significant urban trees.
  - An analysis of heat island effect.
  - Landscape and subdivision design guidelines.
  - An urban forest strategy.
- A climate change adaptation strategy.
- Structure plans and development contributions plans for major new greenfield areas:
  - Marong Township.
  - Maiden Gully North East.
- A development contributions plan for Huntly West growth area.
- A future growth plan and development contributions plan for Huntly.
- Public open space projects including:
  - Open Space Contributions policy and schedule.
  - Streetscape protection policy.
  - Zoning and overlay review.
- A Bendigo Creek plan.

GREATER BENDIGO PLANNING SCHEME

- A review of neighbourhood character overlays and policies and design and development overlays.
- Implement flood studies for:
  - Marong.
  - Redesdale.
  - Lockwood
  - Flood mitigation for urban Bendigo.
- A review of the Highway Entrances & Boulevards Study 1994.
- A municipal wide heritage strategy.
- Heritage studies for:
  - The Bendigo City Centre.
  - Golden Square.
  - The former Huntly Shire.
  - Significant trees.
  - Bendigo/Quarry Hill.
  - The urban area that was formerly in Strathfieldsaye Shire.
  - Post War.
  - Eaglehawk/Sailors Gully.
  - Marong.
- Buffers controls for:
  - Eaglehawk Landfill.
  - Bendigo Water Reclamation Plant.
- A review to identify contaminated land including closed landfills.
- Commercial design guidelines, including for shopping centres.
- Residential infill urban design guidelines.
- Urban design frameworks for:
  - Ironbark.
  - Marong.
  - Maiden Gully.
  - Epsom.
  - Kangaroo Flat.
  - Golden Square.
  - Heathcote.
  - Elmore.
  - The University Precinct (including Kennington).
- Structure plans for 10 minute neighbourhoods, in order to apply appropriate residential zones and schedules and overlays and schedules:

  - Golden Square.
  - Epsom.
  - Kangaroo Flat.
  - Strathdale and Kennington.
  - Kangaroo Flat South.
  - Eaglehawk.
  - Huntly.
  - Maiden Gully.
  - Bendigo.
  - Strathfieldsaye.
- A structure plan for East Bendigo and Junortoun.
- Structure plans for rural townships:
  - Heathcote.
  - Elmore.
  - Goornong.
  - Redesdale.
  - Structure plan for Lake Eppalock.
- Residential rezonings, as appropriate, in accordance with the housing strategy.
- An affordable housing plan.
- Freight corridor and precinct plans to protect key freight routes, identify heavy vehicle and trailer exchange facilities, and a freight terminal hub.
- Water sensitive urban design guidelines.
- A review of planning controls for the Bendigo Airport.
- A Greater Bendigo development contributions plan framework.
- Prepare a design and development overlay to replace Clause 18.03-2L Calder Freeway and Calder Highway environs.
- Review HO999 to ascertain whether there are any properties in the original Miners' Cottage serial listing that would be more accurately classified and better protected within one of the new serial listings as recommended in the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021).
- Re-write the Statement of Significance for HO999 to the current standard of what, why and how the listing is significant with a more concise statement of what is significant.



trethowan

Victorian Miners' Housing Listings - Stage 2 Study Findings and Recommendations Adopted by Council on 22 August 2022

Author Trethowan Architecture
Date November 2021

ARCHITECTURE
INTERIORS
HERITAGE

Revision	Description	Date	Issued To
1	Initial Draft	14-05-2021	Client
2	Incorporating comments from Greater Bendigo	08-06-2021	Client
3	Updated citations	19-07-2021	Client
4	Maps Added	03-11-2021	Client

ARCHITECTURE
INTERIORS
HERITAGE

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1 Introduction and Background

1.1 Introduction

Trethowan have been commissioned to undertake a *Stage 2 Heritage Study of Victorian Mining Cottages* in the City of Greater Bendigo. This study builds directly upon previous research that formed Stage 1 of this study which consisted of:

- *Miners Cottages Gap Study* (Miners Cottage Survey) undertaken by Minerva Heritage in 2017 that surveyed those Victorian dwellings in urban Bendigo not currently covered by the Heritage Overlay to create a long list of approximately 574 individual properties
- Review of this initial long list by City of Greater Bendigo to identify those properties associated with a Miners Residency Area
- Analysis and further review of this refined list by Amanda Jean and Charles Fahey in the 2020 report *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing* (hereafter termed the Serial Listing Study)

The Serial Listing Study identified a total of 229 candidate places, and recommended the creation of three new serial listings and expansion of the existing miners' cottages serial listing (HO999) to create a total of four serial listing heritage overlays, as described below:

- Quartz Gold Boom Miners' Houses.

  Modest timber frame, weatherboard, hip roof houses associated with the 1870s quartz mining boom and the 1865 Mines Act and 1181 Residence Areas Act.

- Workers and Mine Speculator's Houses.

  Increasingly opulent housing styles due to increased security of tenure. Housing associated with later opening of mining land to non-mining manual and skilled workers, and widows of miners, associated with the Mines Acts of 1890, 1892, 1897 and 1910.

- Quartz Reefer Houses.

  Early colonial regency style houses built by successful miners, speculators and quartz reefers. Usually built very close to their mines. Usually built of brick or stone.

- Miners Cottages (amended Ironbark listing (HO999).

  All early gable roofed miners' cottages associated with the Miner's Rights Act 1855 and the Mines Act 1856, and with alluvial, puddling and early quartz reef mining.

Purpose of Current Study

The purpose of this Stage 2 Heritage Study is to:

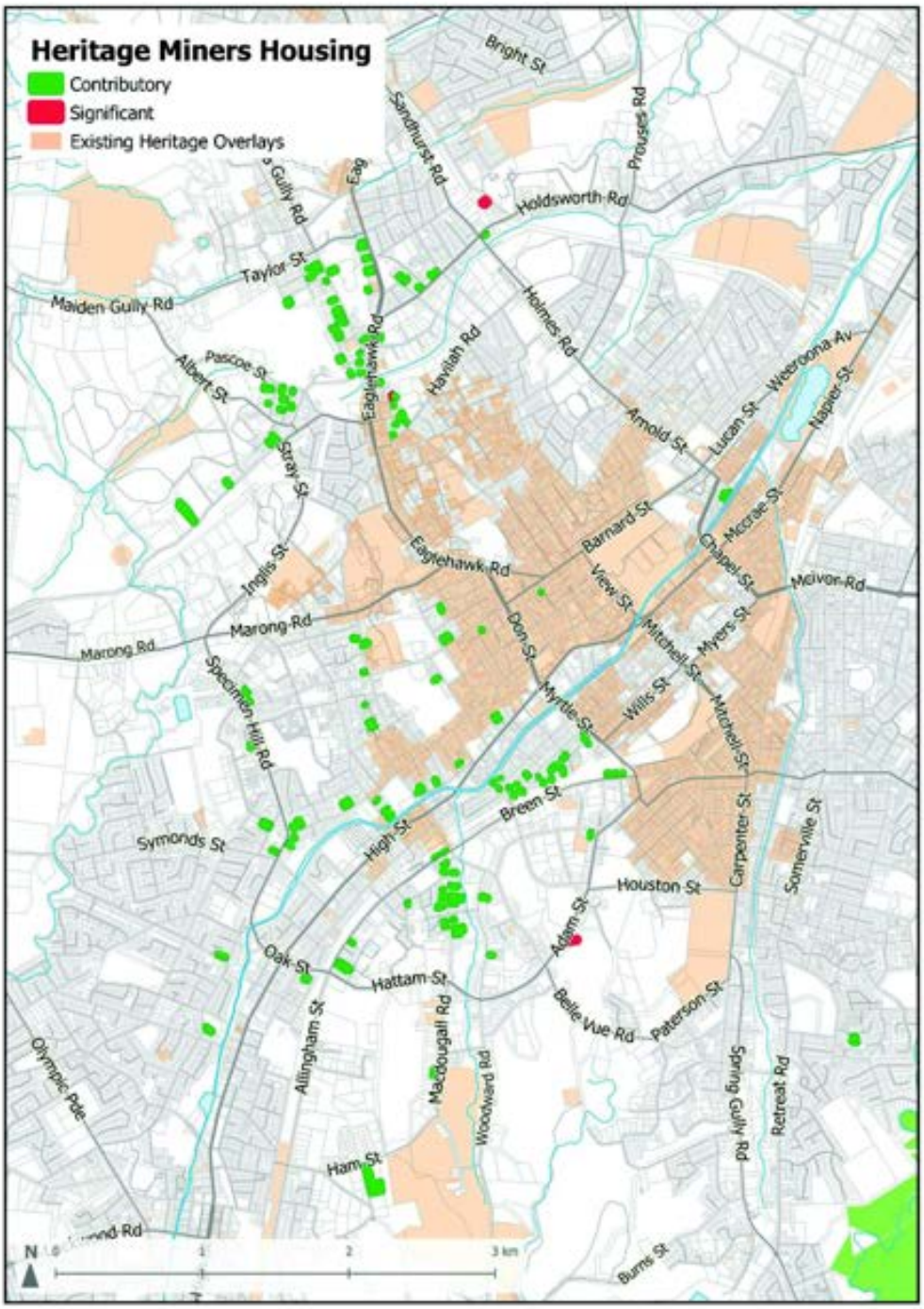
- Review the list of houses from the Miners Cottage Gap Study 2017 (Miners Cottage Survey) and determine which ones fit into one of the recommended serial listings
- Determine a threshold of protection of places for each listing that includes condition, intactness, land zoning and any other relevant considerations
- Provide sufficient justification to support the houses going into the serial listing Heritage Overlays of the Greater Bendigo Planning Scheme
- Include any additional properties identified during the course of the study

Study Area

The Study Area is is the pre-amalgamation boundary of the former City of Bendigo. The serial listing approach, and the scattered nature of mining throughout the district, means that the study area is spread across a number of suburbs. The houses are sometimes, though not always, clustered around former mine sites. A total of 229 individual candidate properties were assessed (identified in the Miners Cottage Survey), distributed across the following suburbs:

- Bendigo (central)
- Flora Hill

- Golden Gully
- Golden Square
- Ironbark
- Long Gully
- North Bendigo
- Quarry Hill
- West Bendigo



1.2 Background

The Stage 2 Study builds on a series of heritage studies commissioned by the City of Greater Bendigo since the early 1990s that have identified and sought to apply appropriate protection to the City's post-contact built cultural heritage. Given the large area covered by the City, these studies have generally focused on single suburbs or discrete districts. Such area-based heritage studies have been supplemented by a series of strategically focussed gap and thematic studies that have highlighted areas and/or building typologies requiring further research to address the 'patchwork' of knowledge that currently exists.

The following list summarises the heritage studies, surveys and reports currently available that apply to Greater Bendigo that form the background, analysis and benchmarking opportunities to this report. Both the *City of Greater Bendigo Heritage Gap Analysis*, 2019 (Landmark Heritage Pty Ltd with David Helms) and the Serial Listing Study 2020 provide a detailed summary and analysis of the vast body of historical research that is represented by these studies:

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies*, 1994 and 1999, Andrew Ward & Assoc; and reviewed by the *Heritage Policy Citations Review*, 2011, Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1*, 2002, Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2*, 2010, Context Pty Ltd.
- *Ironbark Heritage Study*, 2011, Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History,* Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1*, Bendigo Hospital Area, 2014, Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2*, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols, Context Pty Ltd:
- *The Miners' Cottage Gap Study'*, 2017/18, Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History*, 2019, Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis*, 2019 Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing*, 2020, Amanda Jean and Charles Fahey

The overall approach to identifying heritage has shifted dramatically since the 1993 Eaglehawk study that relied upon, as its starting point, a much more architecturally focused notion of heritage significance. Eaglehawk and Bendigo - they were still separate councils at that time. More recent studies have sought to more fully take account of the myriad social and historical factors that have resulted in the diverse typology of buildings that reflect Bendigo's mining past. This more closely reflects the best practice approach adopted in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (The Burra Charter) that shifts the focus from the identification and conservation of built fabric to more fully embrace those cultural values (aesthetic, historic, scientific, social, and spiritual) that contribute to the significance of a heritage place.

Despite this shift in approach, studies have continued to largely favour exemplars while overlooking the more modest miners' housing that is found across most areas of Bendigo. In addition, the disparate and widespread nature of miners' cottages has also meant that they are, generally speaking, not clustered into easily delineated areas that can be managed via a more traditional Heritage Overlay 'precinct'. Rather, the 2020 Serial Listing Study and 2019 Heritage Gap Analysis have both recommended the appropriateness of a 'serial listing' approach that groups together properties based on a common typology and history rather than geographical clustering (for example, a significant streetscape).

Serial Listing Approach

The serial listing approach adopted in this study builds upon the previous work undertaken in preparing the existing serial listing Heritage Overlay *Miners' Cottages* (HO999) as part of the 2011 *Ironbark Heritage Study*. This Heritage Overlay links together heritage places across a number of suburbs that share a common developmental history and built form.

Serial listing presents a unique set of challenges when compared to the identification of 'precinct' or 'individual' heritage overlays. It recognises the collective significance of a group of heritage places that are not necessarily clustered into readily recognisable precincts.

The Victorian *Planning Practice Note No. 1 'Applying the Heritage Overlay DELWP'* (2018) (Practice Note) provides the following guidance in relation to group, thematic and serial listings:

> *Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number.*

1.3 Study Limitations

The key limitations of the Stage 2 Study are:

- Places were only investigated externally and from the public realm; the result is that all descriptions are primarily based on observations of the front facade and partial side facades, with more limited opportunity to describe rear elevations
- In addition, some properties were set back from the street behind vegetation or other obstructions and could not be clearly assessed from the public realm
- The large geographical study area, and vast number of properties surveyed, means that this study may not have identified all potential candidate sites
- The identification of original building material was difficult for dwellings that had undergone extensive renovation and addition; in many cases modern materials have replaced or obscured original fabric

2 Methodology

2.1 Overview

The Victorian Miners' Housing Serial Listing Stage 2 Study: Findings and Recommendations (the 'Victorian Miners' Housing Study') was prepared in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance* (the 'Burra Charter') and the Victorian *Planning Practice Note No. 1 'Applying the Heritage Overlay DELWP'* (2018) (the 'Practice Note'). This has been consistent with the methodology outlined by the City in the Study Stage 2 brief 2020. As a result, the following steps were undertaken and are detailed in this section:

- Understanding the typology for each serial listing
- Street level survey of all places identified in the Serial Listing Study 2020
- Additional historical research
- Assessment against HERCON Criteria
- Assessment against Threshold of Significance based on Comparative Analysis
- Recommendations for each property and citation.

2.2 Understanding the Typology for Each Serial Listing

In order to effectively identify, sort and assess each place in relation to the four proposed serial listings, a range of characteristics of each type was established based on the analysis and history in the Serial Listing Study 2020 (Table 1). A desktop review was undertaken of all the information provided from Council in relation to the Miners Cottage Gap Study 2017 Stage 1 survey and contextual reading of *Eaglehawk and Bendigo Heritage Study* (1993); *Ironbark Heritage Study* (2010); *Greater Bendigo Thematic Environmental History* (2013); *The Evolution of Housing on the Bendigo Goldfields*: *A case for serial listings* (Serial Listing Study 2020) and any other relevant documents to provide a good base understanding of the municipality and the project.

Trethowan then conducted a desktop review of each of the 229 places to assist in breaking the information down into the three proposed serial listing Heritage Overlay areas: Quartz Gold Boom Miners' Houses; Workers and Mine Speculator's Houses and the Quartz Reefer Houses; and the proposed amendment of the Miners Cottages (HO999). The 229 places were reviewed against the statements of significance, findings, typologies, and linkages identified in *The Evolution of Housing on the Bendigo Goldfields*: *A case for serial listings*. These typologies can be summarised as follows:

Ironbark Serial Listing

These early houses (1860s-1870s) were historically associated with settlement under the Miner's Rights 1855 and Mines Act 1856. They generally began as small one or two bedroom huts with simple gable end roof forms. These cottages were often of weatherboard with few or simple decorative features, with common variations including mud brick or stone walling made by German or Cornish miners respectively. Chimneys were often external. Common alterations or additions include rear gable additions, front verandahs, rear skillions or later decorative detailing. Other building materials could include handmade red brick, local stone, mine slag or mud pisé bricks. These cottages most commonly exist in Long Gully, Victoria Hill, Ironbark Hill and Golden Gully areas.

Quartz Gold Boom Miners' Cottages

These houses were historically associated with the 1870s quartz mining boom and extend into the 1880s. Generally beginning as square plan houses with two to four rooms, with verandahs, they typically were of modest proportions, constructed with commercially sawn weatherboards, with hip roofs of corrugated metal and some fashionable contemporary architectural detailing. Chimneys were by this time generally internal and common later additions were to the rear or side, with later decorative embellishments or new verandahs. These houses often constituted

small settlements around the main mine shafts and battery buildings, sometimes with no formal alignment with later street patterns that evolved afterwards.

Workers and Mine Speculators' Cottages

These houses were historically associated with the late expansion of the Residence Area that opened auriferous land for habitation to non-miners and skilled workers and women holders of Crown land leases in the 1890s. These houses were often larger cottages of 5-8 rooms sometimes set in large gardens. Materials continued to be chiefly weatherboard walls and corrugated metal roofs with internal chimneys, but with more complex roof forms comprising combinations of hip or gable forms, more ornate verandahs and decorative detailing. These houses appear around Bendigo.

Quartz Reefers

Rather than being limited to a particular period of the gold mining history of Bendigo, these houses were historically associated with particular reefers and investors who built their homes near the mining tenements and mines across the district, who took advantage of the Mines Act 1865 to convert their Miner's Rights to freehold. These houses could be small or large but tend to be grander in style and more decorative. They commonly could include Colonial Regency style characteristics, encircling verandahs, are well articulated or architecturally designed. Comprised of brick or stone, they commonly have more complex roof forms and could be built in phases. These houses were spread around the quartz mining areas with many near mining tenements and might be oriented towards the mine rather than the road.



Figure 1. An example of an Ironbark Cottage (Source: *Evolution of Housing* Serial Listing Study 2020)



Figure 2. An example of a Quartz Gold Boom cottage (Source: *Evolution of Housing,* Serial Listing Study 2020)



Figure 3. An example of a Workers and Miners Speculators cottage (Source: *Evolution of Housing* Serial Listing Study 2020)



Figure 4. Example of a Quartz Reefers house currently covered by the Heritage Overlay at 44 Bellevue Road (Source: *Evolution of Housing* Serial Listing Study 2020)

Table 1. Summary of characteristics (built form) associated with each of the proposed serial listings (Source: *Evolution of Housing* Serial Listing Study 2020). These are the general characteristics identified with each typology, however there may be exceptions to the materiality in some historical periods.

Category	Ironbark	Quartz Gold Boom	Speculators'	Quartz Reefers'
Primary period	1860-70s	1870-80s	1890	1850s-1900
Size	Small	Small - Modest	Large	Small-Large
General Built Form/Features	One-two room hut Gable end roof	Square shaped house Two-four rooms Prefabricated/portable May incorporate later decorative detailing	Five/six/eight rooms Intricate decorative detailing Large Gardens	Colonial regency, Victorian-boom, and Italianate style Decorative embellishments Well-articulated Grander scale (cf. Ironbark) Architecturally designed
External Cladding/Walls	Weatherboard Handmade brick Local stone Mine slag Mud pise	Weatherboards	Weatherboard	Brick or stone
Level of alteration	High	High	Low-Medium	Low
Common additions	Decorative detailing Rear and side additions (gables and skillions) Front verandahs	Decorative detailing Rear addition	Rear addition	
Roof	Gable roof Corrugated metal (overlaying timber shingles)	Hipped Corrugated metal	Hipped/Complex Corrugated metal	Hipped/Complex Corrugated metal
Verandah	Yes – usually later addition	Yes	Yes	Yes – often encircling
Chimney	External	Integrated	Integrated	Integrated

2.3 Survey

Trethowan's team of five heritage consultants individually surveyed the places identified in the Serial Listing Study 2020, expanding on the master spreadsheet provided by Council, on 22-23 February 2021. The survey of each property was carried out by foot at the pedestrian level from the street, with photographs taken of each from the public realm and observations collected on data sheets covering architectural features, intactness/alterations, street orientation, typology, materials and outbuildings. In some cases where the property was obscured by vegetation this was also noted, and additional information gleaned from publicly available aerial photography or real estate advertisements where possible.

The specific built features associated with each serial listing Heritage Overlay were used as a guide to prompt the observations of the survey team (summarised in Table 1). This ensured that

sufficient information was collected to both confirm the findings of the desktop survey and allow for each property to be later assigned to an Heritage Overlay. Particular attention was paid to the overall condition and integrity of the property where it was possible to determine this. This included detailing later additions (such as rear or side extensions or changes to roof form) and instances where original fabric had been removed or replaced (such as chimneys, windows, doors, cladding or decorative elements).

A small number of additional properties were also identified by the team during the survey that were subsequently added to the spreadsheet and assessed alongside the existing list of candidate sites.

As a result of the survey, the spreadsheet was updated with current photographs and place information, including level of integrity and intactness. Where possible, the places were provisionally sorted into one of the four serial listing categories based on their visual identification with the serial listing typologies during the survey and based on the understanding established in the first phase.

2.4 Additional Historical Research

The study has relied chiefly on basic research undertaken by the City of Greater Bendigo and Minerva, as well as additional work done by other consultants in wider Bendigo area that is applicable to the areas covered by the Stage 2 Study such as the Landmark 2019 gaps study. This information was provided as part of the master spreadsheet provided to Trethowan at the outset of the project. Some 20 properties required further background research to determine the construction date and confirm association with mining industry where this was not evident from either the initial information or visual inspection. This desktop research was undertaken by Trethowan with assistance from the City of Greater Bendigo and its Heritage Advisor and included local rate books, parish plans, municipal directories, newspapers and aerial photography. Additional records, including goldfields Libraries historical rate index online, will and probate documents at Public Record Office Victoria and certificates of land titles were also obtained and reviewed.

2.5 Assessment Against Criteria

The Burra Charter was rewritten by the heritage professional organisation, Australia ICOMOS, and has been revised most recently in 2013. This document established a 'values-based' assessment of heritage places, looking at their social, aesthetic, historic and scientific values.

Since that time, standard heritage criteria have been based on these values. This report adopts the most commonly used standard criteria for assessing these values, the *Heritage Council Criteria for the Assessment of Cultural Heritage Significance* (HERCON). These assessment criteria were adopted at the 1998 Conference on Heritage, and by the Heritage Council of Victoria in 2008. The Practice Note recommends the use of the HERCON criteria for carrying out heritage assessments.

In accordance with the Practice Note heritage places are identified as meeting either the threshold of 'Local Significance' or 'State Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Greater Bendigo, but this is not essential to meet the Local Significance threshold.

The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which is as follows:

> **Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance)

Criterion B: Possession of uncommon, rare, or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

2.6 Applying a Threshold of Significance

Establishing a clear threshold of significance is crucial in determining the 'minimum' level at which a site or potential heritage place qualifies for inclusion within one of the serial Heritage Overlays identified in the Serial Listing Study.

2.6.1 What is a Threshold of Significance?

The Heritage Victoria standard brief for heritage studies (2010) notes that local significance can include places of significance to a town or locality. Whether this 'threshold' of local significance is achieved depends upon how relevant heritage criteria are applied and interpreted. In 2006, the Minister for Planning appointed an Advisory Committee to review heritage provisions in planning schemes. Part of the scope of the review was to consider the criteria and thresholds applied in the identification of local heritage places. The subsequent report provides some guidance in considering how thresholds should be applied, understanding that this forms an integral part of narrowing down what is to be managed from the wide range of potential heritage places.

On the basis that the concept of thresholds is an integral component of assessing heritage significance, the Advisory Committee concluded that the threshold for inclusion of a place in the Heritage Overlay in Planning Schemes should be a positive answer to the question 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' (Advisory Committee Report 2007:xviii)

This requires the consideration of two key elements. Firstly, there should be something to be managed, evident in the fabric of the place. Secondly, there should be a criteria for assessment, and for this the HERCON Criteria have been accepted. It is also accepted that the threshold will vary according to the comparative analysis in the locality. The municipality's Thematic History should also be considered when assessing whether a place contributes towards the significance of the municipality.

In its conclusion, the Advisory Committee (2007:2-40) noted that 'the issue for planning purposes is simply whether a place is of sufficient heritage note in the local context to warrant planning controls being put in place to ensure that its heritage value is taken into account when development proposals are being considered.' It concluded:

> *Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values. Factors determining thresholds comprise another list again. They will include such things as intactness, age, rarity, and design or aesthetic quality. An important factor in the selection of places for listing will always be whether there is heritage fabric remaining in situ or other qualities pertaining to the place that are required to be managed.* (2007:2-42)

Thresholds are to be used to 'sieve' places identified as of some significance by the HERCON criteria and determine those that should be listed under the Heritage Overlay (2007:2-44). Comparative analysis is thus crucial. This assessment is to be undertaken within a 'locality' delineated by geography and history of development and may be a smaller/different area to the municipal area (2007:2-44).

2.6.2 Comparative Analysis

Comparative analysis is thus an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The Practice Note advises that:

> *... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.*

Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area but can be applied to most place types to determine their relative importance in a locality or wider area.

For the purposes of the Stage 2 Study the heritage places already identified in the existing *Miners' Cottages* serial listing (HO999) was considered the minimal scope for comparative analysis to establish local significance. Comparisons were also sought with similar heritage places across the three new serial listings proposed in the Serial Listing Study. Other Heritage Overlays that provided useful comparators included *Calder Highway Precinct* (HO26) and *Ironbark Precinct* (HO27).

In this process, similar places and precincts (in terms of build-date, building type, and/or use/theme) already included in the City of Greater Bendigo Heritage Overlay were used as 'benchmarks' to provide a basis for comparison. These places were compared according to a range of criteria, including how well they represented a historical theme, their architectural design quality such as form and detailing, intactness (integrity) and rarity.

When the place or precinct under assessment was considered to be of equal or better quality than the contributory 'benchmarks' within the existing *Miners' Cottages* Heritage Overlay (HO999) for example, it was judged to meet the threshold of local significance as a Contributory property and considered worthy of inclusion in the serial listing Heritage Overlay.

For example, the house at 25 Lazarus Street, West Bendigo (HO999) has retained its original gable end form with external chimney. Its materiality comprises rockwork, weatherboard and metal roofing. There are some additions of a later verandah with Edwardian detailing, but the original is strongly recognisable in the form and materiality of the property. The house at 19 Lazarus Street (HO999) has been rendered, painted and alterations made to the verandah and a rear addition and twentieth century fence added. However, the original miner's cottage form is strongly evident including external chimneys, roof form, simple symmetry of the door and windows, and early

outbuildings. In another example of a Contributory graded property in HO26, the house at 91 Marong Road, Golden Square, is a later Victorian house with more complex roof form and some original detailing, window forms and verandah. Despite the removal of the chimney and minor alterations to the door, the property is strongly recognisable as a Victorian miners cottage. The house at 71 Marong Road, Golden Square (HO26) is a simpler hipped roof form, with weatherboard walls and metal sheet roof, brick chimneys and lacework verandah, and is a Victorian miners cottage of a similar aesthetic quality to many of the houses in the proposed serial listing.



Figure 5. 25 Lazarus Street, West Bendigo (Source: City of Greater Bendigo)



Figure 6. 19 Lazarus Street, West Bendigo (Source: Realestate.com)



Figure 7. 71 Marong Road, Golden Square. Contributory within HO26 Calder Highway, Ironbark Precinct (Source: Google Maps 2021.)



Figure 8. 91 Marong Road, Contributory within HO26. (Source: Google Maps 2021.)

2.6.3 Integrity

Given the importance of historical significance as a criteria for the serial listing, it was considered crucial that this history should continue to be demonstrated by the place in terms of some combination of fabric, form, or setting. An important benchmark was that to be Contributory to the serial listing, the house should be intelligible as a miner's cottage. Thus where some later alterations were added to the cottage, key elements of its original form such as roofs, chimneys, windows, verandahs (if applicable) should be clearly visible or easily restored. The visibility of original fabric such as stonework, brickwork, timber or metal roofing where applicable was also considered. A house might be missing one or two elements and still be recognisable as a Contributory miner's cottage, but a loss of many such elements could be considered fatal to integrity where this recognisability began to be lost.

Integrity varied across the study. Some houses had been extensively restored with varying degrees of sensitivity. Later additions such as verandahs or significant enlargements of the property made accurate categorisation difficult in some cases. As per above, the recognisability and intelligibility of the historic themes was considered critical. It was also noted that many miners

cottages were upgraded or decorated by their residents in the later nineteenth century or in the early twentieth century. These houses were still generally considered to retain their integrity where the original cottage was clearly evident. In some cases the additions or alterations to the property were considered to be seriously detracting or defacing of the property such that the property was no longer worthy of heritage protection. In such cases the additions or alterations might have a cumulative effect of overwhelming, dominating or completely obscuring the original form.

2.6.4 Condition

The condition of each property was noted in the survey, with a range of conditions noted. Some houses were in excellent condition. Average condition included some elements requiring repair. Poor condition included places requiring immediate attention or in some rare cases in states of dereliction. As a general rule, condition was not considered to rule out heritage significance of a place providing original fabric and overall form was still evident.

2.7 Gradings Within the Serial Listing

Once it was established that each of the sites satisfied one or more of the HERCON criteria at a local level (through comparative analysis), each property was also assigned a grading. In most cases, a Contributory grading was appropriate, however a handful of properties were considered Significant within the listing.

Current Greater Bendigo Grading System

Most previous heritage studies in the City have employed the old 'letter' grading system. This approach is inconsistent with the Practice Note that requires the establishment of a clear set of definitions for 'Significant', 'Contributory' and 'Non-contributory' properties.

Proposed Grading System

The 2019 Heritage Gap Analysis Study recommended clear and consistent standard definitions of Significant, Contributory and Non-contributory. Based on the findings of this gap study the following definitions have therefore been adopted and adapted for this study:

- **Significant:** a place that is of individual significance and satisfies at least one of the HERCON criteria at the local level. Significant places are often significant independent of their context, but may also contribute to the significance of a precinct
- **Contributory:** a place that contributes to the significance of a heritage precinct, but is not of individual significance on its own
- **Non-contributory:** a place within a precinct that does not contribute to the significance of the precinct. No places within the serial listing will be graded non-contributory, as the geographic scattering of the places doesn't allow for properties that do not contribute to be included in the listing

Properties deemed Contributory within the proposed serial listing are those considered to be representative of the type in terms of aesthetic form or history, but may have had minor alterations. Despite alterations, these properties retain their identity or intelligibility as former miner's cottages and clearly belong to one of the four typologies.

Properties were deemed Significant within the proposed serial listing if they fit within the broad historical period or category but are in addition individually outstanding or distinctive somehow (usually aesthetically) within the historical type or may have a particularly high integrity and/or intactness as a representative example.

Properties were deemed Non-contributory for a number of factors such as:

- Low integrity, where a place has a high degree of alterations from historical periods unrelated to the mining period to the extent that it is no longer intelligible as a miner's cottage
- The property was not associated with any of the historical typologies, for example was built outside of the period of significance or not associated in any way with the relevant historical themes
- The property has been moved from another location
- The property no longer exists or has been demolished

2.8 Statements of Significance

For each serial listing found to meet the threshold of local significance for at least one criterion, a Statement of Significance was prepared, summarising the most important facts and the significance of the place/precinct. This includes formulating statements of significance for the three new serial listings, as well as assessing the statement for the existing *Miners' Cottage* serial listing.

Each statement was prepared in accordance with The Burra Charter; using the HERCON criteria; and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the Practice Note, namely:

> ***What is significant?***
>
> *This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.*
>
> ***How is it significant?***
>
> *A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.*
>
> ***Why is it significant?***
>
> *This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.*

2.8.1 Updating the *Miners' Cottages* Serial Listing (HO999)

Changes to the existing HO999 serial listing are restricted to the addition of new properties identified in this study. Where relevant, suggested changes to the existing citation have been highlighted or suggested for future work.

2.8.2 Statutory Recommendations

The typical statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the Practice Note.

The Practice Note describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.
- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that

contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used; note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is generally not required.

- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct, or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of this Study.

When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding exemptions are recommended, the specific elements to be protected have generally been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree Controls: *Yes – English Oak at No.X.*

2.8.3 HERMES Entry

The Practice Note specifies that:

> *All statements of significance should be securely stored in the HERMES heritage database.*
>
> *Where a planning scheme amendment has resulted in the addition of, or amendments to, places in the Heritage Overlay, the strategic justification (that is, heritage study documentation and statements of significance) should be entered into the department's HERMES heritage database.*

This will be done once a planning scheme amendment has been gazetted. Once the places have been added to HERMES, the records of those places added to the Greater Bendigo Heritage Overlay will be visible on the Victorian Heritage Database.

Places found to not meet the threshold of local significance should be entered into the HERMES database to note that they have been 'Researched but NOT recommended'. These records are not published for the general public to see but are accessible to Council staff.

3 Key Findings

3.1 Local Significance

3.1.1 Proposed Serial Listing Heritage Overlays

All three of the new serial listings proposed in *'The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing'* are considered to meet the threshold for local significance when assessed against the HERCON criteria, and are thus determined to be worthy of protection in the Heritage Overlay. These Heritage Overlays are:

- Quartz Gold Boom Miners' Houses
- Workers and Mine Speculators' Houses
- Quartz Reefers' Houses

3.1.2 Extending Existing Serial Listing Heritage Overlay

The proposal to amend the existing serial listing *HO999: Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo* ('Ironbark Miners' Cottages') to include additional early gable roofed miners' cottages is also supported.

3.1.3 Contributory and Significant Graded Properties

A total of 158 individual places out of the 229 assessed from the original survey list are considered to meet the threshold for local significance and therefore worthy of inclusion into one of the four Heritage Overlays. These 158 individual places have been graded as either Contributory or Significant.

Contributory Properties

A total of 156 properties have been graded as Contributory and are assigned to one of the four serial listings as follows:

- **Ironbark Miners' Cottages:** 58
- **Quartz Gold Boom Miners' Houses:** 42
- **Workers and Mine Speculators' Houses:** 50
- **Quartz Reefers' Houses:** 6

Each of these Contributory places have been determined to satisfy the threshold for inclusion in a Heritage Overlay when assessed against the HERCON criteria. They also meet the requirement for high integrity in relation to their original form, fabric or setting, as well as being in sufficiently good condition that integrity was still evident. The methodology for this has been outlined in Sections 2.5 and 2.6 above.

Significant Properties

A total of two individual properties have been graded as Significant and are assigned to two of the four serial listings as follows:

- **Ironbark Miners' Cottages:** 1 Daly Street, Long Gully
- **Quartz Gold Boom Miners' Houses:** n/a
- **Workers and Mine Speculators' Houses:** n/a
- **Quartz Reefers' Houses:** 83 Adam Street, Quarry Hill

Both significant places have been determined to satisfy the threshold for inclusion in a Heritage Overlay when assessed against the HERCON criteria and represent outstanding or especially unique examples of their typology. It is considered that these properties are comparable to other individually significant properties in terms of exceeding a threshold for high integrity in relation to

their original form, fabric or setting, as well as being in sufficiently good condition that integrity was still evident.

Outbuildings

A small number of potentially contributory outbuildings were identified during the survey. These appeared to be a mix of attached or detached nineteenth century outbuildings associated with the history of the place, and could encompass historical buildings such as outhouses, detached former kitchens or laundries. Due to the location of outbuildings to the rear or within properties, close inspection and assessment was not possible during the general survey, and it is possible that other original outbuildings may have been obscured from view. A general statement has been added to the Statement of Significance noting that original outbuildings from the nineteenth century where they exist, may contribute to the historical significance of the place. These can be assessed by Council on a case by case basis as the need arises. Potential outbuildings of interest were noted during the survey at the following properties:

- 89 Upper California Gully Road – gabled timber outbuilding
- 97 Upper California Gully Road – possible detached former kitchen with chimney
- 12 Gundry Street, Long Gully – possible outbuildings may be attached
- 180 King Street – Possibly detached former kitchen with chimney

3.2 Non-contributory Graded Properties

A total of 51 individual places from the original survey list of 229 have been graded as Non-contributory. These places were rejected because they were deemed not to meet the threshold of significance. This was most often due to a lack of integrity (substantive additions or changes that have resulted in a loss of original fabric), or to be lower in representative quality when compared to other comparable examples.



Figure 9. 265 King Street, Bendigo. Example of a non-contributory property illustrating changes to original fabric that have impacted on integrity (Source: Trethowan Architecture)



Figure 10. 12 Wade Street, Golden Square. Non-contributory due to substantial changes to original fabric and later additions (Source: Trethowan Architecture)

3.3 Other Properties that Fail to Qualify

A total of 20 places originally identified in the Stage 1 Survey (2017/18) do not qualify for a variety of reasons as listed below other than not meeting the threshold for local significance. A further two places were identified during the site survey undertaken by Trethowan but the historical link to the mining industry had not been established.

3.3.1 Demolished Dwellings

A total of three dwellings have been demolished since the completion of the Stage 1 Survey:

- 6 Burrowes Street, Golden Square
- 55 Cunneen Street, Long Gully
- 72 Sparrowhawk Road, West Bendigo

3.3.2 In Existing Heritage Overlay

A total of nine dwellings were determined to already fall under the protection of an existing Heritage Overlay:

- 33 Belle Vue Road, Golden Square (individual Heritage Overlay that is yet to be formally adopted in Bendigo Planning Scheme)
- 44 Belle Vue Road, Golden Square (HO431)
- 58 Belle Vue Road, Golden Square (HO432)
- 52 Breen Street, Golden Square (HO585)
- 14 Eaglehawk Road, Ironbark (HO1)
- 235 Eaglehawk Road, Long Gully (HO540)
- 237 Eaglehawk Road, Long Gully (HO541)
- 257 Eaglehawk Road, Long Gully (HO542)
- 35 Havilah Road, Long Gully (HO841/HO999)

3.3.3 Require Further Historical Research

A total of two places were identified during the site survey conducted by Trethowan and are considered to potentially meet the threshold for inclusion in a Heritage Overlay. However, further historical research is required to determine whether these places are directly associated with mining:

- 5 Pascoe Street, Long Gully
- 28 Wilson Street, Long Gully

3.3.4 No Connection to Gold Mining

Historical investigation reveals no immediate connection to the gold mining industry for the following two dwellings:

- 51 Belle Vue Road, Golden Square
- 3 William Street, Long Gully

3.3.5 Moved to Current Site from Another Location

Historical investigation suggests that the following four dwellings have likely been moved to their current sites from another location:

- 48 Belle Vue Road, Golden Square
- 56 Belle Vue Road, Golden Square
- 2 Cunneen Street, Long Gully
- 3a Yaloke Street, Golden Square

3.3.6 Unable to be Surveyed

A total of two dwellings identified by the Stage 1 Survey were not publicly accessible to enable a proper assessment during the survey:

- 32 MacCullagh Street, Golden Gully
- 42 Old High Street, Golden Square

3.4 Statutory Controls

3.4.1 External Paint Controls / Internal Alterations / Victorian Heritage Register / Prohibited Uses / Aboriginal Heritage Place / Outbuildings and Fences

No additional controls are recommended for the four serial listing Heritage Overlays in relation to the following:

- External Paint Controls
- Internal Alterations
- Victorian Heritage Register
- Prohibited Uses
- Aboriginal Heritage Place
- Outbuildings and Fences

3.4.2 Tree Controls

Tree controls are recommended for selected mature exotic trees that enhance the setting of the places, as these plantings are typical of nineteenth century garden landscapes and add to the heritage character of the place. An arborist report is recommended to identify the species and age of the trees. The trees of interest are identified in the Schedule to the Heritage Overlay. It is noted that HO999 has existing tree controls.

4 Recommendations

4.1 Introduction

This section provides the key recommendations of the Stage 2 Study. These are:

1. Adoption of the Stage 2 Study by the City of Greater Bendigo
2. Implementation of the recommendations of the Stage 2 Study by the City of Greater Bendigo by preparing a planning scheme amendment to the Greater Bendigo Planning Scheme that will:
    - Amend the existing serial listing Heritage Overlay for HO999 – Miners' Cottages to add new Contributory graded properties to the listing.
    - Adopt the three new serial listing Heritage Overlays.
    - Add the individual places assessed as being of local significance identified within the citations for each serial listing Heritage Overlay.

4.2 Future work

A future study should review HO999 to ascertain whether there are any properties in the original Miners' Cottage serial listing that would be more accurately classified and better protected within one of the new serial listings.

The Statement of Significance for HO999 could also be rewritten to the current standard of What, Why and How the listing is significant with a more concise statement of What is Significant. An example of a more concise statement outlining What is Significant for HO999 is provided in Appendix B.

4.3 Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo (Ironbark Miners' Cottages). Revised HO999

Prepared by: Trethowan Architecture

Address

15 Adelaide Gully Rd, Golden Gully; 2, 83 Allingham St, Golden Square, 55 Arnold St, Bendigo, 382 Barnard St, Ironbark; 68, 78 Bennett St, Long Gully; 54 Breen St, Quarry Hill; 6 Broom St, Bendigo; 2 Burn St, Golden Square; 10 Cunneen St, Long Gully; 1 Daly St, Long Gully; 15 Gibson St, North Bendigo; 19 Grant St, Long Gully; 12 Gundry St, Long Gully; 614, 615 Hargreaves St, Golden Square; 5 Havilah Rd, Long Gully; 27 Holdsworth Rd, Long Gully; 71 Jackson St, Long Gully; 19 Joseph St, Bendigo; 140, 180, 196, 255, 261, 269, 266 King St, Bendigo; 12A Kirby St, Bendigo; 10, 23, 26, 35A, 36 Macdougall Rd, Golden Square; 48, 136, 193 Mackenzie St West, Golden Square; 63 Nettle St, Ironbark; 1A, 3 Pascoe St, Long Gully; 11 Philpot St, Long Gully; 3 Pitt St, Bendigo; 266 Queen St, Bendigo; 8 Rose St, Golden Square; 4 Sheridan St, Long Gully; 49, 76 Specimen Hill Rd, Golden Square; 15 Stone St, Long Gully; 15, 141 Thistle St, Golden Square; 89, 90, 97, 99 Upper California Gully Rd, Long Gully; 9, 31 Wade Ln, Golden Square; 2 William St, Long Gully; 270 Woodward Rd, Golden Square; 22 Davey Close, Flora Hill.

Name: Miners' Cottages - Bendigo, Ironbark, Long Gully, North Bendigo and West Bendigo	**Survey Date:** March 2021
Place Type: Residential	**Architects:** Unknown
Grading: Significant (Serial Listing)	**Builders:** Unknown
Extent of Overlay: To the property boundaries	**Construction Range:** 1860-1900



4.3.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1.

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists Stewart and Gibson in 1848.[1] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[2] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[3]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek where the alluvial miners first worked.[4] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by 'diggers' intent on finding the available alluvial gold.[5] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[6] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of the 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s Bendigo's mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so did the confidence of investors. Larger steam

[1] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[2] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[3] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[4] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[5] Ballinger, Robyn, *Ironbark Hill Precinct Report*, City of Greater Bendigo, October 2005
[6] Ibid

plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. In the early 1870s companies built up a paid work force and mining became the staple form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining altered the social structure of Bendigo. It established a new class of investors. Mining had created distinctly working class areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[7]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[8] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[9] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[10] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[11] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[12]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home, often originally on quarter acre blocks. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world because it entrenched legal rights for working miners to build a house on auriferous land. The miner's right of the Californian goldfields was not a legal document such as this.

All miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the

[7] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[8] Ibid p 30
[9] Ibid p. 34
[10] Ibid p.48
[11] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[12] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.3.2 History of 'Ironbark' Miners' Cottages

Within the inner city, Ironbark and Long Gully areas contain some of the highest proportion of former mines sites than any other inner suburban area. The five residential areas recreated by the lines of deep quartz mines comprises the following: Lazarus Street and Moonta area, Happy Valley Road settlement, the commercial centre of Eaglehawk Road, Ironbark Hill and Roeder Street, Bannerman Street and Paddy's Gully or Ironbark Ranges. Small class miners' cottages located on former Miners Residence Areas, were built beside the mines, located along the upper contours of the hills overlooking the polluted creeks, sludge dams and pyrite works. Many of the original Crown Land grants and miners cottages have survived. These large parcels of land throughout the area show evidence of the way in which the miners lived, the rambling food production gardens and large mature trees that date to the early gold rush days.

The development of new forms of land uses and buildings in Long Gully and Ironbark were influenced by the rapid migration of large communities of Cornish miners and their families and to a lesser extent, communities of German and Chinese miners within a very short period of time from the late 1850s to late 1870s. The cheap rents afforded by the Miners Residency Areas system of home ownership, the large families of the miners and availability of work in nearby company mines until the 1950s encouraged intergenerational stability and expansion into the 20th century.

Although the simple gable roofed miners' cottages are readily associated with the Ironbark area, they are found across the city in the various mining areas. In general terms Ironbark cottages are:

- Associated with settlement under the Miner's Rights 1855 and the Mines Act 1856
- Representative of the earliest phase of settlement in the Bendigo goldfields
- Closely aligned with the various phases of Bendigo's gold mining industry from the 1860s

4.3.3 Description and Integrity

All Miners' Cottages

Despite the variety of built form associated with miners' cottages, there are a number of similarities across the miners' cottages constructed in Bendigo through the nineteenth century. They are all located within former mining settlements and communities, tied to the geology of the place and former gold mines, associated with peak periods of activity of these mining areas. Very few of the houses are perfectly intact to the period of original construction due to changes in the Mines Acts, mining cycles and the freedom to make improvements over the long period of time. Miners cottages are often surrounded by unrelated buildings and do not always form cohesive visual precincts. The

original quarter acre blocks of the Miner's Residency areas have often been subdivided and sometimes cottages were relocated. However they are recognisably of common typological form and materiality, relating to the specific periods of historical association.

'Ironbark' Miners Cottages

So-called 'Ironbark' miners' cottages (*Evolution of Housing* 2020) generally began as small one or two bedroom huts with simple gable end roof forms. These cottages were often of weatherboard with few or simple decorative features, with common variations including mud brick or stone walling made by German or Cornish miners respectively. Chimneys were often external. Common alterations or additions include rear gable additions, front verandahs, rear skillions or later decorative detailing. Other building materials could include handmade red brick, local stone, mine slag or mud pisè bricks.

Representative examples within the listing include the weatherboard houses such as 2 and 83 Allingham Street, Golden Square. Both demonstrate a side gable roof with ridgeline to the street, simple symmetrical massing and façade, with external brick chimneys. The cottage at 2 Allingham Street has an interwar verandah added, and the chimney at No.83 has been rebuilt, however both present typical features of the modest 'Ironbark' typology. No.83 is notable also for its lack of alignment to the street. The house at 99 Upper California Road, Long Gully demonstrates the typical modest scale, symmetry, and side-gable roofline of the type, but is composed of stone and brick and timber, with stone base. It has been overpainted, had the chimney removed and a new verandah added, with an open carport to the side. It is well set back from the street. The three demonstrate well key features of the type, as well as the average scale of addition or alteration.



Figure 9. 2 Allingham Street, Golden Square.
Source: Trethowan Architecture.



Figure 10. 83 Allingham Street, Golden Square.
Source: Trethowan Architecture.



Figure 11. 99 Upper California Road, Long Gully.
Source: Trethowan Architecture.

4.3.4 Comparative Analysis

The Victorian vernacular miners' cottages to be added to the serial listing can be compared firstly with other cottages of the type in the existing HO999. Other Heritage Overlays that provided useful comparators to the serial listing overall included *Calder Highway Precinct* (HO26) and *Ironbark Precinct* (HO27).



Figure 12. 25 Lazarus Street, West Bendigo
(Source: City of Greater Bendigo)



Figure 13. 19 Lazarus Street, West Bendigo
(Source: Realestate.com)

The house at 25 Lazarus Street, West Bendigo (HO999) has retained its original gable end form with external chimney. Its materiality comprises rockwork, weatherboard and metal roofing. There are some additions of a later verandah with Edwardian detailing, but the original is strongly recognisable in the form and materiality of the property. The house at 19 Lazarus Street (HO999) has been rendered, painted and alterations made to the verandah and a rear addition and twentieth century fence added. However, the original miner's cottage form is strongly evident including external chimneys, roof form, simple symmetry of the door and windows, and early outbuildings. The houses within HO999 demonstrate a similar typology with mix of external chimneys, brick, stone, rockwork or weatherboard with symmetrical facades, modest form, side gables with sheet roofing and ridgelines parallel to the street. They also compare favourable in terms of degree and range of alteration and additions.

As a grouping, the miners cottages can be compared to those in around Victorian era precincts such as those at Golden Square (HO24), Victoria Hill Mining & Residential Area (HO26) Calder Highway, and Bannerman Street (HO841). The house at 26 Bannerman Street for example is graded contributory within HO999 and is surrounded by HO841. It demonstrates comparable modest form with side gable, ridge to street, external chimney, with a later more elaborate Victorian style verandah and fence added. The house at 29 Bannerman is similarly graded contributory within HO999, with typical weatherboard construction, simple side gable roof, external brick chimney and addition of a verandah, enhanced by the alignment against the later street. The house at 16 Hill Street, contributory within HO999, demonstrates characteristics of the later development of these early miners cottages, with a late Victorian/early Edwardian gabled addition to the front, illustrating the inclusion of some later housing forms within the existing Serial Listing.



Figure 14. 26 Bannerman Street, Bendigo. Source: Google Maps.



Figure 15. 29 Bannerman Street, Bendigo. Source: Google Maps.



Figure 16. 16 Hill Street, Bendigo. Bendigo. Source: Google Maps.

4.3.5 Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context. The existing criteria for assessment for HO999 has been adopted and has been followed.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill and other former mining areas such as New Chum and Golden Gully are historically significant as the homes of the working class miners who serviced some of the wealthiest and deep quartz mines of Bendigo and Eastern Australia as both waged miners and Tribute miners.

The miners' cottages are representative of the diverse range of miners' cottages including examples of the typical Cornish vernacular long house built by early emigrant Cornish, who formed a significant ethnic group of miners in the area. They demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners as immigrant miners.

The miners' cottages provide an important historic insight into the domestic lives and typical homes of Cornish and German miners, among other migrants, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

The miners' cottages of the Long Gully, Victoria Hill, Ironbark Hill, Golden Gully and other former mining areas are associated with one of the unique features of the Victorian goldfields-the miners' Residence Area, which allowed the development of unregulated settlement on Crown land amongst mining sites. Many cottages are still intact and provide a rare record of the home occupiers such as in the Ironbark Hill area during the period, 1866-1882, listing their occupations as miners or associated jobs such as carter, engine driver, blacksmith and mine manager.

The miners' cottages and their large gardens in Moonta area are self-made community housing that resulted from adverse possession of Crown land at the time of the 1890s depression. In Victoria the cottages belong to a group of increasingly rare structures that show a combined use of timber weatherboards and pise, rammed earth construction techniques, the mud coming from the nearby creek. Groups of mud adobe and pise rammed earth dwellings associated with the German community were once a common feature on the Bendigo goldfields and in the former Long Gully Creek area but are now becoming increasingly rare.

The miners' cottages form an important visual element in the cultural landscape of Ironbark and Long Gully. They clearly tell the story of the early alluvial, puddling and deep quartz company mining and workings of the tailings in Bendigo from the 1850s through to early 1950s.

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).

The miners' cottages in the Long Gully, Victoria Hill, Ironbark Hill, Golden Gully and other former mining areas are associated with extensive archival materials. These include the Quarterly Reports of the Mining Surveyors and Registrars, 1863-91; detailed social demographic information since 1861 particularly in Bendigo and Ballarat goldfields; scholarly research and publications as well as contemporary journals and diaries.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The miners' cottages of the Long Gully, Victoria Hill, Ironbark Hill, Golden Gully and other and other former mining areas are an excellent representative example of the early gabled ended miner's cottage type, particularly associated with German and Cornish miners of Long Gully and Ironbark Hill.

The miners' cottages at numbers 19, 21, 25 and 24 Lazarus Street are excellent representative examples of miner's cottages particularly associated with the influence of the German community, who worked nearby on the gold mining works along Long Gully, Derwent and Sparrowhawk Gullies, where they built most of their building from locally made mud bricks and pise. All miners' cottages in the Moonta precinct are significant features and are an excellent architectural record of some of the earliest types and designs of miners' cottage. The two former weatherboard and timber cottages at 7 and 9 Harvey Street are significant as highly intact mid 19th century miners 'cottages erected on Miners Residency Areas, which were retained on Crown land until the 21st century.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The miners' cottages display a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principle characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s.

The miners' cottages of the Long Gully, Victoria Hill, Ironbark Hill, Golden Gully and other former mining areas have aesthetic significance as they illustrate the rich diversity of a working class miners' cottages, a key feature of the Victorian 19th century goldfields. The size, shape and design of miners' cottages provide a historical and architectural record of a vernacular class of buildings.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.3.6 Statement of Significance

What is Significant?

The Australian goldrushes were part of a series of rushes which occurred around the periphery of the Pacific and Indian Ocean from the mid-nineteenth century that transformed the international banking system and bankrolled colonial expansion, world trade, shipping and manufacturing. The central goldfields of Victoria became a key colony of the British Empire because of the wealth derived from gold. The pattern of globalization and immigration marked across the colonial landscape of Victoria is most evident by the distribution of the small domestic miners' cottages. The miner's cottage belongs to a vernacular typology that despite regional differences can be linked to specific gold mining reefs, quartz and alluvial goldfields as well as different migrant groups, who incorporated their traditional building technologies in the construction of their homes.

The evolution of the central Victorian goldfields is inextricably linked to the way in which Britain had annexed territory in Australia as terra nullius, the subsequent dispossession of the Indigenous population and the manner in which the colonial government managed access to Crown Land through the issue of a range of leases. It heralded a new grammar of law, mapping of spaces by which land property rights were expressed, gold licensing system was implemented and the 'Miners Rights' introduced. The rights afforded to miners under the "Miners Rights' and successive related Acts were the single most influential government measure that changed the face of the central Victorian landscape. The provision of cheap public land on which to build created levels of working class home ownership in mining areas that was unmatched elsewhere in the world. It led to the construction of thousands of miners cottages.

These factors in conjunction with the simultaneous juxtaposition of the gold rush coming at the time of immense social upheaval in Europe led to an unprecedented long distance migration of family groups. The most defining characteristic element of the central Victorian goldfields is the highly domesticated nature of the mining cultural landscape. The miner's cottage became a major feature of the built landscape of Central Victoria. The greatest agent for determining the incidence of these miners' cottages is geology and landscape.

Each gold rush area led to different responses to the establishment of shelter and construction of miner's cottages.

The miners' cottages located in Long Gully and Ironbark are associated with some of the earliest quartz mines in Bendigo. They were built by both German and Cornish miners, many of them are exceedingly small in scale.

Many of the German influenced cottages have pise or mud brick components, while the Cornish cottages were often made of random stone walls or incorporate stone walling. Often the cottages are a composite structure, a mixture of timber, stone, brick and pise and have been continually adapted with minor changes over the years.

They have a high level of integrity although many massive chimneys have been removed and extensions added in later years. The majority of cottages appear to have been erected in the mid-1860s and 1870s on Miners Residency Areas by miners themselves. They were built on Crown Land beside company mines prior to the survey of roads and seldom have a formal alignment with later street patterns. Additions that incorporate fashionable contemporary architectural detailing are small in scale and characteristically correspond to periods of prosperity, when mining work was stable. The cottages cluster around the upper contours of the slopes near

gullies and water supplies and have a relationship to each other that reflects social and family ties.

How is it Significant?

The collection of miners' cottages of the Long Gully, Ironbark, Victoria Hill and Ironbark Hill former mining areas have historic, architectural, aesthetic, scientific and social significance at a local level to the City of Bendigo. (Criteria A, B, C, D, E)

Why is it Significant?

Criterion A: Importance to the course, or pattern, of Victoria's cultural history

1) The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill former mining areas are historically significant as the homes of the working class miners who serviced some of the wealthiest and deep quartz mines of Bendigo and Eastern Australia as both waged miners and Tribute miners.

2) The miners' cottages are representative of the diverse range of miners' cottages including examples of the typical Cornish vernacular long house built by early emigrant Cornish, who formed a significant ethnic group of miners in the area. They demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners as immigrant miners.

3) The miners' cottages provide an important historic insight into the domestic lives and typical homes of Cornish and German miners, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers.

Criterion B: Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

4) The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill former mining areas are associated with one of the unique features of the Victorian goldfields- the Miners Residency Area, which allowed the development of unregulated settlement on Crown land amongst mining sites. Many cottages are still intact, and provide a rare record of the home occupiers in the Ironbark Hill area during the period, 1866-1882, listing their occupations as miners or associated jobs such as carter, engine driver, blacksmith and mine manager.

5) The miners' cottages and their large gardens in Moonta area are self-made community housing that resulted from adverse possession of Crown Land at the time of the 1890s depression. The cottages belong to a group of increasingly rare structures that show a combined use of timber weatherboards and pise, rammed earth construction techniques, the mud coming from the nearby creek. Groups of mud adobe and pise rammed earth dwellings associated with the German community were once a common feature on the Bendigo goldfields and in the former Long Gully Creek area, but are now becoming increasingly rare.

6) The miners' cottages form an important visual element in the cultural landscape of Ironbark and Long Gully. They clearly tells the story of the early alluvial, puddling and deep quartz company mining and workings of the tailings in Bendigo from the 1850s through to early 1950s.

Criterion C: Potential to yield information that will contribute to an understanding of Victoria's cultural history.

7) The miners' cottages the Long Gully, Victoria Hill and Ironbark Hill former mining areas are associated with extensive archival materials, including but not restricted to the Quarterly Reports of the Mining Surveyors and Registrars, 1863-91, detailed social demographic information since 1861 particularly in Bendigo and Ballarat goldfields, scholarly research and publications as well as contemporary journals and diaries.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places or environments.

Criterion E: importance in exhibiting aesthetic characteristics and/or in exhibiting richness, diversity or unusual integration of features.

8) The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill former mining areas are an excellent representative example of the miner's cottage, particularly associated with German and Cornish miners of Long Gully and Ironbark Hill.

9) The miners' cottages at numbers 19, 21, 25 and 24 Lazarus Street are excellent representative examples of miner's cottages particularly associated with the influence of the German community, who worked nearby on the gold mining works along Long Gully, Derwent and Sparrowhawk Gullies, where they built most of their building from locally made mud bricks and pise. All miners' cottages in the Moonta precinct are significant features and are an excellent architectural record of some of the earliest types and designs of miners' cottage.

The two former weatherboard and timber cottages at 7 and 9 Harvey Street are significant as highly intact mid 19th century miners cottages erected on Miners Residency Areas, which were retained on Crown Land until the 21st century.

10) The miners' cottages display a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principle characteristics of cottages, built by unemployed miners and sustenance workers, during the Depression years of 1890s and 1930s.

11) The miners' cottages of the Long Gully, Victoria Hill and Ironbark Hill former mining areas have aesthetic significance as they illustrates the rich diversity of a working class miners cottages, a key feature of the Victorian 19th century goldfields. The size, shape and design of miners' cottages provide a historical and architectural record of a vernacular class of buildings.

4.3.7 Gradings and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
15	Adelaide Gully Rd	Golden Gully	Contributory
2	Allingham St	Golden Square	Contributory
83	Allingham St	Golden Square	Contributory
55	Arnold St	Bendigo	Contributory
382	Barnard St	Ironbark	Contributory
78	Bennett St	Long Gully	Contributory
68	Bennett St	Long Gully	Contributory
54	Breen St	Quarry Hill	Contributory
6	Broom St	Bendigo	Contributory
2	Burn St	Golden Square	Contributory
10	Cunneen St	Long Gully	Contributory
1	Daly St	Long Gully	Significant
5	Dean St	Long Gully	Contributory
15	Gibson St	North Bendigo	Contributory

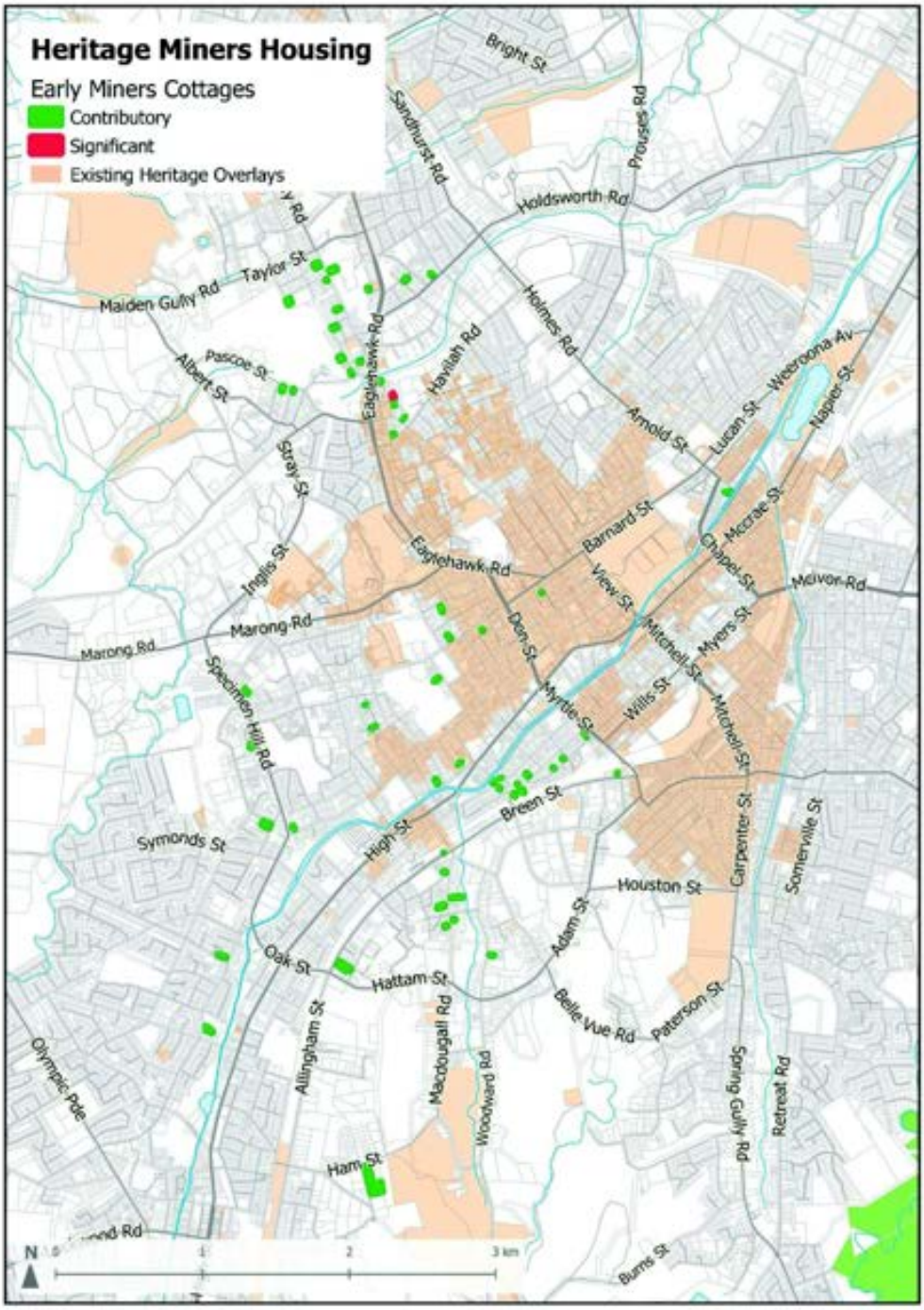
19	Grant St	Long Gully	Contributory
12	Gundry St	Long Gully	Contributory
614	Hargreaves St	Golden Square	Contributory
615	Hargreaves St	Golden Square	Contributory
5	Havilah Rd	Long Gully	Contributory
27	Holdsworth Rd	Long Gully	Contributory
71	Jackson St	Long Gully	Contributory
19	Joseph St	Bendigo	Contributory
140	King St	Bendigo	Contributory
180	King St	Bendigo	Contributory
196	King St	Bendigo	Contributory
255	King St	Bendigo	Contributory
261	King St	Bendigo	Contributory
269	King St	Bendigo	Contributory
266	King St	Bendigo	Contributory
12A	Kirby St	Golden Square	Contributory
36	Macdougall Rd	Golden Square	Contributory
35A	Macdougall Rd	Golden Square	Contributory
10	Macdougall Rd	Golden Square	Contributory
23	Macdougall Rd	Golden Square	Contributory
26	Macdougall Rd	Golden Square	Contributory
48	Mackenzie St West	Golden Square	Contributory
136	Mackenzie St West	Golden Square	Contributory
193	Mackenzie St West	Golden Square	Contributory
63	Nettle St	Ironbark	Contributory
3	Pascoe St	Long Gully	Contributory
1A	Pascoe St	Long Gully	Contributory

11	Philpot St	Long Gully	Contributory
3	Pitt St	Bendigo	Contributory
266	Queen St	Bendigo	Contributory
8	Rose St	Golden Square	Contributory
4	Sheridan St	Long Gully	Contributory
49	Specimen Hill Rd	Golden Square	Contributory
76	Specimen Hill Rd	Golden Square	Contributory
15	Stone St	Long Gully	Contributory
141	Thistle St	Golden Square	Contributory
15	Thistle St	Golden Square	Contributory
90	Upper California Gully Rd	Long Gully	Contributory
99	Upper California Gully Rd	Long Gully	Contributory
89	Upper California Gully Rd	Long Gully	Contributory
97	Upper California Gully Rd	Long Gully	Contributory
31	Wade Lane	Golden Square	Contributory
9	Wade Lane	Golden Square	Contributory
2	William St	Long Gully	Contributory
270	Woodward Rd	Golden Square	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	YES Mature conifer at 140 King Street and 19 Grant Street; Mature peppercorn at 614 Hargreaves St.
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.3.8 Map


Heritage Miners Housing
Early Miners Cottages
Contributory
Significant
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Holdsworth Rd
Taylor St
Maiden Gully Rd
Pascoe St
Albert St
Eaglehawk Rd
Havilah Rd
Holmes Rd
Arnold St
Lucan St
Weerona Av
Napier St
Stray St
Inglis St
Barnard St
Eaglehawk Rd
View St
Chapel St
McCrae St
Melvor Rd
Marong Rd
Marong Rd
Specimen Hill Rd
Don St
Mitchell St
Myers St
Myrtle St
Willis St
Mitchell St
Breen St
Symonds St
High St
Houston St
Carpenter St
Somerville St
Oak St
Hattam St
Adam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Spring Gully Rd
Retreat Rd
Ham St
Burns St
N
0
1
2
3 km

4.3.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993*, Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies, 1994 and 1999*, Andrew Ward & Assoc; and reviewed by the Heritage Policy Citations Review, 2011, Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1, 2002*, Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2, 2010*, Context Pty Ltd.
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- *Greater Bendigo Thematic Environmental History*, Overview Report and Aboriginal History, Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1, Bendigo Hospital Area, 2014*, Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016*, 2 vols, Context Pty Ltd:
- *The Miners' Cottage Gap Study', 2017/18*, Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History, 2019*, Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis, 2019* Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing, 2020*, Amanda Jean and Charles Fahey

4.4 Quartz Gold Boom Miners' Houses

Prepared by: Trethowan Architecture

Address

1 Abel St, Golden Square; 3, 8, 69 Allingham St, Golden Square; 64 Bennett St, Long Gully; 6 Cunneen St, Long Gully; 2 Daly St, Long Gully; 4, 14B Daniel St, Long Gully; 247, 255, 263 Eaglehawk Rd, Long Gully; North Bendigo; 9 Grant St, Long Gully; 14 Gundry St, Long Gully; 31 Holdsworth Rd, Long Gully; 2 Hollow St, Golden Square; 15 Jackson St, Long Gully; 189, 200 King St, Bendigo; 8 Laurel St, Golden Square; 16, 25, 45, 20, 41 Macdougall Rd, Golden Square; 14, 16, 44, 64, 65, 67 Mackenzie St West, Golden Square; 30 Maple St, Golden Square; 26 Oak St, Golden Square; Long Gully; 36, 94 Sparrowhawk Rd; 4 Thistle St, Bendigo; 95 Upper California Gully Rd, Long Gully; 6, 7, 12, 20 Walker St, Long Gully; 344 Woodward Rd, Golden Square.

Name: Quartz Gold Boom Miners' Houses	**Survey Date:** March 2021
Place Type: Residential	**Architect:** Unknown
Grading: Significant (Serial Listing)	**Builder:** Unknown
Extent of Overlay: See precinct map	**Construction Date:** 1870-80s



4.4.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1 and the *Evolution of Housing on the Bendigo Goldfields* (2020).

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a

west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists Stewart and Gibson in 1848.[13] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[14] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[15]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek that the alluvial miners were first drawn.[16] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by 'diggers' intent on finding the available alluvial gold.[17] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[18] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s, Bendigo's mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so too did the confidence of investors. Larger steam plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand

[13] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[14] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[15] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[16] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[17] Ballinger, Robyn, *Ironbark Hill Precinct Report,* City of Greater Bendigo, October 2005
[18] Ibid

new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. The large paid work force built up by mining companies in the 1870s becamea regular form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining thus altered the social structure of Bendigo by established a new class of investors as well as regular employees. Mining had created distinctly working class areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[19]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[20] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[21] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[22] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[23] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[24]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world. The miner's right of the Californian goldfields was not a legal document such as this.

These miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The holder of a Miner's Right license was entitled to erect a house, collect timber, graze animals and mine for gold on their quarter acre block of auriferous land. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board

[19] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[20] Ibid p 30
[21] Ibid p. 34
[22] Ibid p.48
[23] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[24] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.4.2 History of Quartz Gold Boom Miners' Houses

The 1870s quartz mining boom in the Greater Bendigo area generated a huge influx of gold miners and their families seeking waged work in the gold quartz mines. The quartz mining attracted a large construction and building industry in Bendigo. Mass production of dimensioned timber products allowed quick cheap prefabricated relocatable timber houses for the migrant waged miners and their families. The modest hip roof timber, simple house built with commercially sawn timber that could be erected quickly on Crown land was the means by which miners arriving in Bendigo with their families could be rapidly housed.

The use of timber frame construction technology was new at the time and is associated with mass social housing on the Victorian goldfields. It allowed the miner to easily relocate his house to different gold fields and mining areas. The typical design consisted of a modest square shaped house consisting of either two or four rooms, with hip roof, corrugated roof, timber frame, exterior and interior lining boards. The houses were erected on mining land and are associated with the Mines Act, 1865. The threat of being moved off the land by expanding mining operations was removed by the Residence Areas Act, 1881. This made it more likely, depending on the fortunes of the owners, to erect additions, alterations and decorative external details. Competitive sale by public auction was also removed. The Amendment in 1884 removed competitive aspects of auction and controlled annual licences fees of the Residence Areas on auriferous land.

These generally small 1870s and 1880s miners' houses often formed scattered clusters of settlement grouped around the company mines. The houses were built prior to the survey of roads and there was no formal alignment with later street patterns. The houses form small settlements around the main mine shafts and battery buildings. Additions to the houses were undertaken depending on the success of the mine and could incorporate fashionable contemporary architectural detailing. Generally, this type of miners' house is small in scale and characteristically correspond to periods of prosperity, such as the great quartz boom of 1870s, when waged mining work was stable.

By the 1880s the housing stock could be easily relocated to another Residence Area without paying a penalty. By then, the holder of the Miner's Right could have several Residence Areas and lease out the properties. And improvements could be inherited by family members. This allowed entry of non-miners, other industrial or manufacturing workers to be housed in former miners' houses. The holder of the Miner's Right could become a speculative landlord. It was common to find large groups of houses headed by widows subsisting on cheap rents, renting out rooms and operating home-based businesses.

The small hipped-roof cottages readily associated with the Quartz Gold Boom typology are associated with numerous mining areas across the city. In general terms Quartz Gold Boom houses are:

- Associated with the Mines Act 1865, Residence Area Act 1881 and 1888 Amendment
- Associated with the quartz mining boom that of the 1870s-1880s

4.4.3 Description and Integrity

All Miners' Housing

Despite the variety of built form associated with miners' cottages, there are a number of similarities across the miners' cottages constructed in Bendigo through the nineteenth century. They are all located within former mining settlements and communities, tied to the geology of the place and former gold mines, associated with peak periods of activity of these mining areas. Very few of the houses are perfectly intact to the period of original construction due to changes in the Mines Acts, mining cycles and the freedom to make improvements over the long period of time. Miners' cottages are often surrounded by unrelated buildings and do not always form cohesive visual precincts. The original quarter acre blocks of the Miner's Residency areas have often been subdivided and sometimes cottages were relocated. However, they are recognisably of common typological form and materiality, relating to the specific periods of historical association.

Built form – Quartz Gold Boom Miners' Houses

Generally beginning as square plan houses with two to four rooms, with verandahs, they are typically of modest proportions, constructed with commercially sawn weatherboards, with hip roofs of corrugated metal and some fashionable contemporary architectural detailing. Chimneys were by the 1870s-80s generally internal and common later additions were to the rear or side, with later decorative embellishments or new verandahs the most frequent alterations. The houses at 41 MacDougall Road and 30 Maple Street are representative of this general form and materiality, comprising hipped roofs, weatherboard and timber frame construction, brick chimneys, continuing emphasis on symmetrical façade with simple central door and flanking window composition, and typical alterations such as the addition of verandah or detailing.



Figure 17. 41 MacDougall Road, Golden Square.



Figure 18. 30 Maple Street, Golden Square.

4.4.4 Comparative Analysis

The miners houses can be compared to other Victorian era precincts such as those at Golden Square (HO24), Victoria Hill Mining & Residential Area (HO26) Calder Highway, and Bannerman Street (HO841). The house at 71 Marong Road, Golden Square (HO26) is a simple hipped roof form, with weatherboard walls and metal sheet roof, brick chimneys and lacework verandah, and is a Victorian miners house of a similar aesthetic quality and alteration to many of the houses in the serial listing. The house at 2 Harry Street, within HO841 Bannerman Street is similar again with timber frame weatherboard construction, internal chimney, verandah and symmetrical façade with central door flanked by two single sash windows. The house at 20 Bannerman Street is contributory within HO841 and demonstrates a comparable layering of historical periods as some of the subject

properties, for example the combination of external chimneys, with the larger scale and hipped roof, with the addition of an interwar verandah to the earlier Victorian form. Another comparable house recently added to the HO is 27 (now 27B) Pallet Street. The house demonstrates a similar architectural form and materiality. The house had a post-war verandah when it was added to the HO but has since been renovated and restored. While individually significant due to its individual historical associations, it is comparable in terms of its representative value. The house was added to the HO as:

> *a representative architectural example of an intact 19th century wealthy miner's villa, an example of an Australian vernacular architecture that represents the building techniques and social mores of Cornish miner immigrants, typically engine driver, mine engineer or mine manager status. The subject land was developed under a Miner' Right and Residence Area in one of the earliest and most important gold mining landscapes of Bendigo between New Chum and Sheepshead lines of Reef.*



Figure 19. 71 Marong Road, Golden Square. Source: Google Maps 2021.



Figure 20. 2 Harry Street, Bendigo. Source: Google Maps 2021.



Figure 21. 20 Bannerman Street, Bendigo. Source: Google Maps 2021.



Figure 22. 27B Pallet Street, Golden Square. Source: Realestate.com.au

4.4.5 Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The Quartz Gold miners' houses are historically significant as the homes of the waged miners associated with the influx of thousands of miners and their families to participate in the great quartz reef gold mining boom period in Bendigo from the late 1860s to the mid 1870s. The Greater Bendigo area was one of the richest gold mining areas at the time in Australia. The miners' houses provide an important historic insight into the domestic lives and typical homes of miners, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers. They are associated with the development of the construction industry in

Bendigo and widespread use of timber frame construction technology used to solve the many issues of mass social housing on the Victorian goldfields.

The miners' houses are historically significant for their association with the Mines Act, 1865, and the Residence Areas Act 1881 and the Amendment in 1884 that removed competitive aspects of auction and controlled annual licences fees of the Residence Areas on auriferous land.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

N/A

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).

N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The timber frame weatherboard Quartz Gold miners' houses are significant representative examples of the introduction of mass produced dimensioned prefabricated timber construction technology which allowed standardized dimensions, cheap relocatable housing to be built quickly and also disassembled.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The miners' houses associated with the quartz gold mining boom have aesthetic and representative commonalities, often small or modest, square shaped houses of two to four rooms that may have been added to later. They are generally constructed of weatherboard and timber, with simple hipped metal sheet roofs. This generic type of prefabricated house is associated with mass housing on the Victorian goldfields. By the late 1870s and 1880s houses became more standardized and were constructed by carpenters rather than miners themselves.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.4.6 Statement of Significance

What is significant?

The timber weatherboard miners' houses associated with the quartz gold mining boom in Greater Bendigo, erected c.1870s-1880s in miners Residence Areas, are significant.

Mature exotic trees contribute to the setting of the place at 26 Oak Street and 9 Grant Street.

Original nineteenth century attached, or detached outbuildings may also contribute to the place's historical significance.

Alterations and additions after 1901 are not significant.

How is it Significant?

The collection of Quartz Gold miners' houses associated with the Miner's Right 1855, Mines Acts, 1865, 1881 and 1884 Amendment on former goldfields' commons, auriferous or mining lands in the greater Bendigo area have historic, aesthetic and representative significance at a local level to the City of Bendigo. (Criteria A, D and E)

Why is it Significant?

The Quartz Gold miners' houses are historically significant as the homes of the waged miners associated with the influx of thousands of miners and their families to participate in the great quartz reef gold mining boom period in Bendigo from the late 1860s to the mid-1870s. The Greater Bendigo area was one of the richest gold mining areas at the time in Australia. The miners' houses provide an important historic insight into the domestic lives and typical homes of miners, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers. They are associated with the development of the construction industry in Bendigo and widespread use of standardized timber construction to solve the many issues of mass social housing on the Victorian goldfields.

The miners' houses are historically significant for their association with the Mines Act, 1865, and the Residence Areas Act 1881 and the Amendment in 1884 that removed competitive aspects of auction and controlled annual licences fees of the Residence Areas on auriferous land. (Criterion A)

The timber frame weatherboard miners' houses are significant representative examples of the introduction of mass produced dimensioned prefabricated timber construction technology which allowed standardized dimensions, cheap relocatable housing to be built quickly and also disassembled. (Criterion D)

The miners' houses associated with the quartz gold mining boom have aesthetic and representative significance for the use of timber construction technology to solve the problem of housing on the goldfields. The examples of this generic type of prefabricated house is associated with mass housing on the Victorian goldfields. By the late 1870s and 1880s houses became more standardized and were constructed by carpenters to standard patterns and design. (Criterion E)

4.4.7 Gradings and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
1	Abel St	Golden Square	Contributory
3	Allingham St	Golden Square	Contributory
8	Allingham St	Golden Square	Contributory
69	Allingham St	Golden Square	Contributory
64	Bennett St	Long Gully	Contributory
6	Cunneen St	Long Gully	Contributory
2	Daly St	Long Gully	Contributory
4	Daniel St	Long Gully	Contributory
14B	Daniel St	Long Gully	Contributory
247	Eaglehawk Rd	Long Gully	Contributory

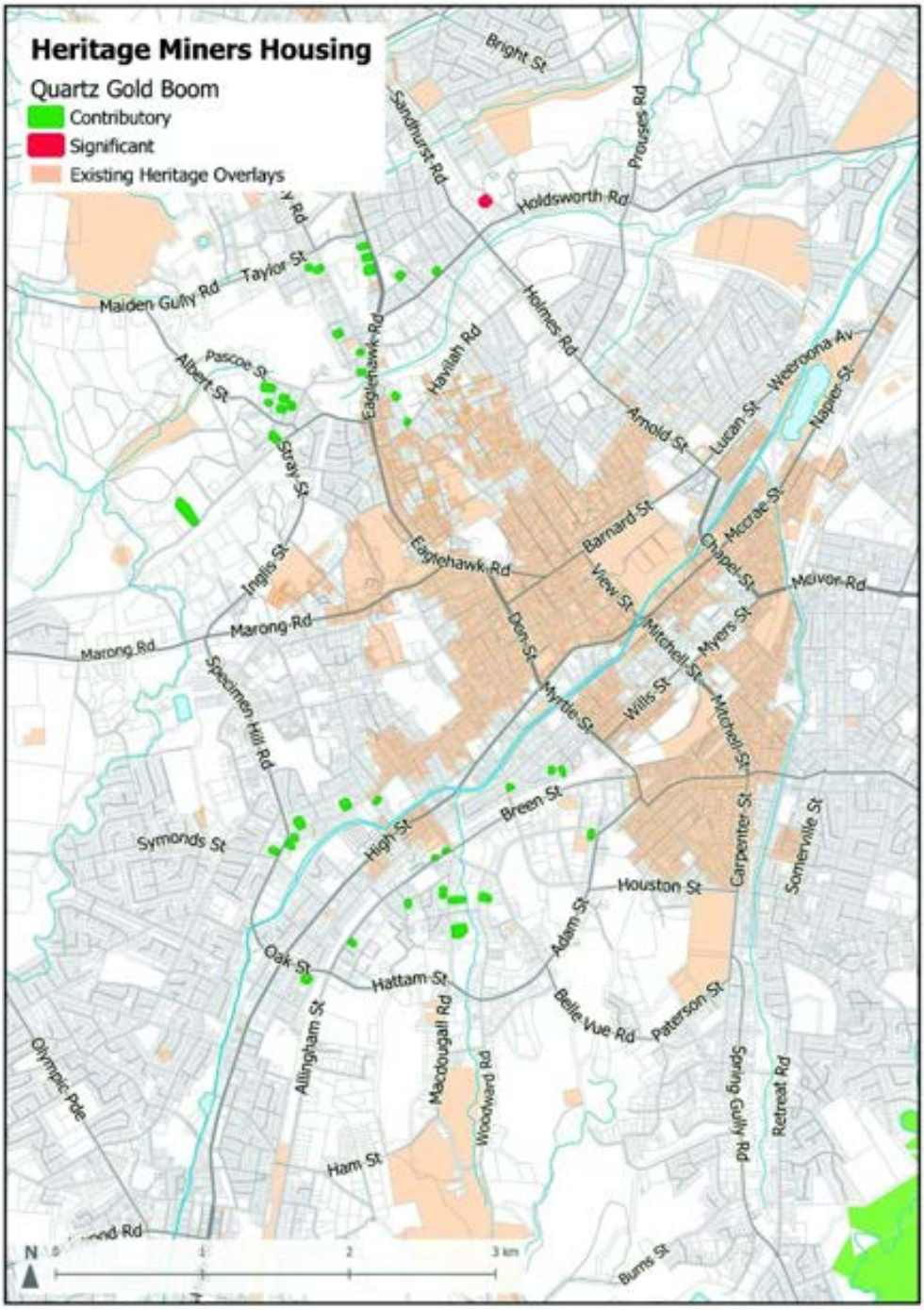
255	Eaglehawk Rd	Long Gully	Contributory
263	Eaglehawk Rd	Long Gully	Contributory
9	Grant St	Long Gully	Contributory
14	Gundry St	Long Gully	Contributory
31	Holdsworth Rd	Long Gully	Contributory
2	Hollow St	Golden Square	Contributory
15	Jackson St	Long Gully	Contributory
200	King St	Bendigo	Contributory
189	King St	Bendigo	Contributory
8	Laurel St	Golden Square	Contributory
16	Macdougall Rd	Golden Square	Contributory
25	Macdougall Rd	Golden Square	Contributory
45	Macdougall Rd	Golden Square	Contributory
20	Macdougall Rd	Golden Square	Contributory
41	Macdougall Rd	Golden Square	Contributory
64	Mackenzie St West	Golden Square	Contributory
67	Mackenzie St West	Golden Square	Contributory
14	Mackenzie St West	Golden Square	Contributory
16	Mackenzie St West	Golden Square	Contributory
44	Mackenzie St West	Golden Square	Contributory
65	Mackenzie St West	Golden Square	Contributory
30	Maple St	Golden Square	Contributory
26	Oak St	Golden Square	Contributory
36	Sparrowhawk Rd	Long Gully	Contributory
94	Sparrowhawk Rd	West Bendigo	Contributory
4	Thistle St	Bendigo	Contributory

95	Upper California Gully Rd	Long Gully	Contributory
6	Walker St	Long Gully	Contributory
7	Walker St	Long Gully	Contributory
12	Walker St	Long Gully	Contributory
20	Wallan St	Long Gully	Contributory
344	Woodward Rd	Golden Square	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	YES Mature peppercorns at 26 Oak Street and 9 Grant Street
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.4.8 Map


Heritage Miners Housing
Quartz Gold Boom
Contributory
Significant
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Holdsworth Rd
Taylor St
Maiden Gully Rd
Holmes Rd
Pascoe St
Albert St
Eaglehawk Rd
Havilah Rd
Weerona Av
Napier St
Arnold St
Lucan St
Stray St
Barnard St
Mccrae St
Chapel St
Inglis St
Eaglehawk Rd
View St
Melvor Rd
Marong Rd
Dean St
Mitchell St
Myers St
Specimen Hill Rd
Myrtle St
Willis St
Breen St
Symonds St
High St
Houston St
Carpenter St
Somerville St
Oak St
Hattam St
Adam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Spring Gully Rd
Retreat Rd
Ham St
Burns St
N
0
1
2
3 km

4.4.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993*, Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies*, 1994 and 1999, Andrew Ward & Assoc; and reviewed by the *Heritage Policy Citations Review*, 2011, Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1*, 2002, Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2*, 2010, Context Pty Ltd.
- *Ironbark Heritage Study*, 2011, Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History,* Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1*, Bendigo Hospital Area, 2014, Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2*, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols, Context Pty Ltd:
- *The Miners' Cottage Gap Study'*, 2017/18, Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History*, 2019, Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis*, 2019 Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing*, 2020, Amanda Jean and Charles Fahey

4.5 Workers and Mine Speculators' Houses

Prepared by: Trethowan Architecture

Address

6 Allingham St, Golden Square; 390 Barnard St, Ironbark; 67, 72 Bennett St, Long Gully; 75, 90, 95 Booth St, Golden Square; 46, 56 Breen St, Quarry Hill; 106 Chum St, Golden Square; 22 Davey Close, Flora Hill; 205, 208, 267 Eaglehawk Rd Long Gully; 5 Grant St Long Gully; 15 Holdsworth Rd Long Gully; 57, 59, 63, 67 Jackson St Long Gully; 176, 187, 144, 145, 185, 192, 194, 207, 219, 222, 194A King St, Bendigo; 64, 70 Lily St Bendigo; 4, 5, 15, 21, 22, 29, 34 Macdougall Rd Golden Square; 14, 20 Maple St Golden Square; 58, 62, 66 Old High St Golden Square; 40, 64 Sparrowhawk Rd West Bendigo; 17 Wade Lane Golden Square; 26 Wallan St, Long Gully.

Name: Workers and Mine Speculators' Cottages	**Survey Date:** March 2021
Place Type: Residential	**Architects:** Unknown
Grading: Significant (Serial Listing)	**Builders:** Unknown
Extent of Overlay: See precinct map	**Construction Range:** 1890s



4.5.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1 and the *Evolution of Housing on the Bendigo Goldfields* (2020).

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists

Stewart and Gibson in 1848.[25] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[26] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[27]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek where the alluvial miners first worked.[28] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by 'diggers' intent on finding the available alluvial gold.[29] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[30] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s Bendigo's mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so did the confidence of investors. Larger steam plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. In the early 1870s companies built up a paid work force and mining became the staple form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining altered the social structure of Bendigo. It established a new class of investors. Mining had created distinctly working class

[25] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[26] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[27] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[28] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[29] Ballinger, Robyn, *Ironbark Hill Precinct Report,* City of Greater Bendigo, October 2005
[30] Ibid

areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[31]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[32] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[33] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[34] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[35] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[36]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world. The miner's right of the Californian goldfields was not a legal document such as this.

All miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines

[31] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[32] Ibid p 30
[33] Ibid p. 34
[34] Ibid p.48
[35] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[36] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.5.2 History of Workers and Mine Speculators' Houses

A revival in the quartz mining operations during the 1890s led to a mining boom in Bendigo. The associated Mines Act, 1890, and Mines Act, 1892, had an important impact on the development of housing across the goldfields' commons, mining land of the greater Bendigo area. In 1891 there were 2,400 Residence Areas with associated miners' houses. The Mines Act,1892, which upheld the right of the Crown to ownership of minerals on all lands, meant that sale of Crown land for private ownership was now actively encouraged. It could be alienated without the Crown losing ownership of the minerals beneath the soil. In addition, the Act negated the power of mining officials to cancel Residence Areas for the purpose of mining operations.

The 1890 and 1897 Mines Acts permitted residency areas to be leased by non-miners, in effect opening up abandoned or unused mining land to development. Conversion of the land to freehold title was encouraged. Certainty of tenure, cheap land and growth of the middle class led to a boom in housing construction at a time when the rest of Victoria was experiencing economic depression. The strong local building construction industry, presence of a large number of prominent émigré architectural firms, production of pattern books and activity of building societies such as the early Bendigo Building Society/Bank which provided mortgages for prospective property owners, all led to a renewed optimism in house construction with the popularity of decorative styles. Many houses now had five to six or even eight rooms. The designs were more elaborate with intricate decorative detailing, and complex roof forms and large gardens.

The more sophisticated occupational structure that emerged with a mature mining community required the services of a range of unskilled workers and tradesmen. The late expansion of the Residence Area on auriferous land included non-miners, that is manual and skilled workers and women holders of crown land. The Mines Act, 1897, considerably reduced annual fees of the Residence Areas and the Mines Act, 1910, permitted the transfer of Residence Areas to widows whose husbands had died intestate and without probate, to continue occupation and furthermore permit inheritance of these places. The consequence of these acts ensured the continued availability of cheap housing for workers. It also provided full security of land occupation resulting in increased investment in house construction and gradual conversion to freehold title. The evolution of the insecure miner's right to a more permanent miner's residence area, which by the mid-1880s provided all the benefits of freehold, led to the construction of grander bigger homes by the 1890s.

The larger decorative cottages readily associated with the Worker and Mine Speculators' typology are associated with numerous mining areas across the city. In general terms Workers and Mine Speculator houses are:

- Associated with the Mines Act 1890, Mines Act 1892, Mines Act 1897 and Mines Act 1910
- Closely aligned with the late expansion of the Residence Area that opened auriferous land for habitation to non-miners, manual and skilled workers and women holders of Crown land leases in the 1890s

4.5.3 Description and Integrity

All Miners' Housing

Despite the variety of built form associated with miners' houses there are a number of similarities across the miners' houses constructed in Bendigo through the nineteenth century. They are all located within former mining settlements and communities, tied to the geology of the place and former gold mines, associated with peak periods of activity of these mining areas. Very few of the houses are perfectly intact to the period of original construction due to chances in the Mines Acts, mining cycles and the freedom to make improvements over the long period of time. Miners cottages are often surrounded by unrelated buildings and do not always form cohesive visual precincts. The original quarter acre blocks of the Miner's Residency areas have often been subdivided and sometimes cottages were relocated. However they are recognisably of common typological form and materiality, relating to the specific periods of historical association.

Workers and Mine Speculators' Houses

These houses were often larger houses of 5-8 rooms sometimes set in large gardens. Materials continued to be chiefly weatherboard walls and corrugated metal roofs with internal chimneys, but with more complex roof forms comprising combinations of hip or gable forms, more ornate verandahs and decorative detailing such as timber verandah details, corbel courses, friezes or polychrome brick chimney crowns. Rear additions or extensions were common, whether in skillion or hipped roof forms. The house at 176 King Street demonstrates a typical hipped roof form with a decorative front gable attached, polychrome brick chimneys, and decorative verandah. The house at 72 Bennett Street assumes an L-shaped plan with projecting gable, but with a late Victorian style return or corner verandah, bichrome brick chimney, and decorative timber gable ends. The house at 29 MacDougall Road has less common external brick chimney retained but with more elaborate Victorian period detailing added, perhaps after the original construction, to the front façade.



Figure 23. 176 King Street, Bendigo



Figure 24. 72 Bennett Street, Bendigo



Figure 25. 29 MacDougall Road, Golden Square

4.5.4 Comparative Analysis

As a grouping, the workers and mine speculators' houses can be compared to those in other Victorian era precincts such as those at Golden Square (HO24), Victoria Hill Mining & Residential Area (HO26) Calder Highway, and Bannerman Street (HO841). The house at 91 Marong Road, Bendigo for example is graded contributory within HO26. It demonstrates similar combination of more complex roof forms including decorative front gable, timber frieze, ornate verandah, but continues to express the simplicity and relatively scale of a miners cottage. The house at 5 Beech Street is contributory within HO24 and demonstrates typical mining cottage form with L-shaped plan and projecting gable with decorative gable end, Edwardian style decorations such as the timber window hood and verandah posts, with less typical external chimneys. Comparable to many of the miners' houses, the house at 5 Beech Street appears to have been constructed in phases over distinct historical periods.



Figure 26. 91 Marong Road, Bendigo. Source: Google Maps 2021.



Figure 27. 5 Beech Street, Bendigo. Google Maps 2021.

4.5.5 Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The miners' houses on former mines lands in the Bendigo area are historically significant during a transition period of the 1890s when former miner's residency areas were opened up to other occupations. Newly built houses demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners in a mature mining era.

The miners' houses have historic significance associated with the Mines Act, 1890, Mines Act, 1892, Mines Act, 1897, and the Mines Act, 1910, which ensured the availablity of cheap housing for workers. It also provided full security of land occupation resulting in increased investment in larger more opulent house construction and the gradual conversion of many of the former mining lands to freehold title.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

N/A

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).
N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative significance as they provide a remarkable record of the development of mass social housing on a large scale during the 19th century. The Mines Acts of 1890, 1897 and 1910 introduced a complexity to the Residency Areas that resulted in different attributes to the miners' houses. The diversification of the mining policy with regard to disposal of wasteland, abandoned mining lands, permitted new opportunities for the private individual in outer areas of Bendigo that enabled a transition to working class and middleclass suburbs, and also created a rare mix of housing types.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative and aesthetic significance as they provide a record of the development of mass social housing on a large scale during the 19th century. The legacy of different housing designs and features have aesthetic significance in demonstrating the rich diversity of working-class miners' housing, a key feature of the Victorian 19th century goldfields. These later periods of the Victorian miners houses demonstrate larger size than their earlier counterparts, sometimes with L-shaped plans and projecting gables, greater decorative elaboration to verandahs, gable ends, chimneys or windows.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.5.6 Statement of Significance

What is significant?

The houses associated with the expansion of miners Residential Areas under the Mines Acts of 1890, 1897 and 1910, are significant.

Original nineteenth century attached or detached outbuildings may also contribute to the place's historical significance.

Post-war alterations and additions are not significant.

How is it Significant?

The collection of miners' houses associated with the Mines Acts,1890,1892, 1897 and 1910, on former goldfields' commons, auriferous or mining lands in the greater Bendigo area have historic, representative and aesthetic significance as well as potential to yield further knowledge at a local level to the City of Bendigo. (Criteria A, D and E).

Why is it Significant?

The miners' houses on former mines lands in the Bendigo area are historically significant during a transition period of the 1890s when former miner's residency areas were opened up to other occupations. Newly built houses demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners in a mature mining era.

The miners' houses have historic significance associated with the Mines Act, 1890, Mines Act, 1892, Mines Act, 1897, and the Mines Act, 1910, which ensured the availablity of cheap housing

for workers. It also provided full security of land occupation resulting in increased investment in larger more opulent house construction and the gradual conversion of many of the former mining lands to freehold title. (Criterion A)

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative significance as they provide a remarkable record of the development of mass social housing on a large scale during the 19th century. The Mines Acts of 1890, 1897 and 1910 introduced a complexity to the Residency Areas that resulted in different attributes to the miners' houses. The diversification of the mining policy with regard to disposal of wasteland, abandoned mining lands, permitted new opportunities for the private individual in areas of Bendigo that enabled a transition to working class and middleclass suburbs, and also created a rare mix of housing types. (Criterion D)

The later miners' houses located on the former Bendigo goldfields' commons, auriferous or mining lands, in the greater Bendigo area have representative and aesthetic significance as they provide a remarkable record of the development of mass social housing on a large scale during the 19th century. The legacy of different housing designs and features have aesthetic significance in demonstrating the rich diversity of working-class miners' housing, a key feature of the Victorian 19th century goldfields. While many of the period continued the tradition of the square hipped roof cottage, they were often larger and assumed greater elaborate detailing, and.or L-shaped plans with projecting gables, decorative gable ends, chimneys, doors or windows. (Criterion E)

4.5.7 Gradings and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
6	Allingham St	Golden Square	Contributory
390	Barnard St	Ironbark	Contributory
67	Bennett St	Long Gully	Contributory
72	Bennett St	Long Gully	Contributory
90	Booth St	Golden Square	Contributory
75	Booth St	Golden Square	Contributory
95	Booth St	Golden Square	Contributory
46	Breen St	Quarry Hill	Contributory
56	Breen St	Quarry Hill	Contributory
106	Chum St	Golden Square	Contributory
22	Davey Close	Flora Hill	Contributory
205	Eaglehawk Rd	Long Gully	Contributory
208	Eaglehawk Rd	Long Gully	Contributory
267	Eaglehawk Rd	Long Gully	Contributory
5	Grant St	Long Gully	Contributory

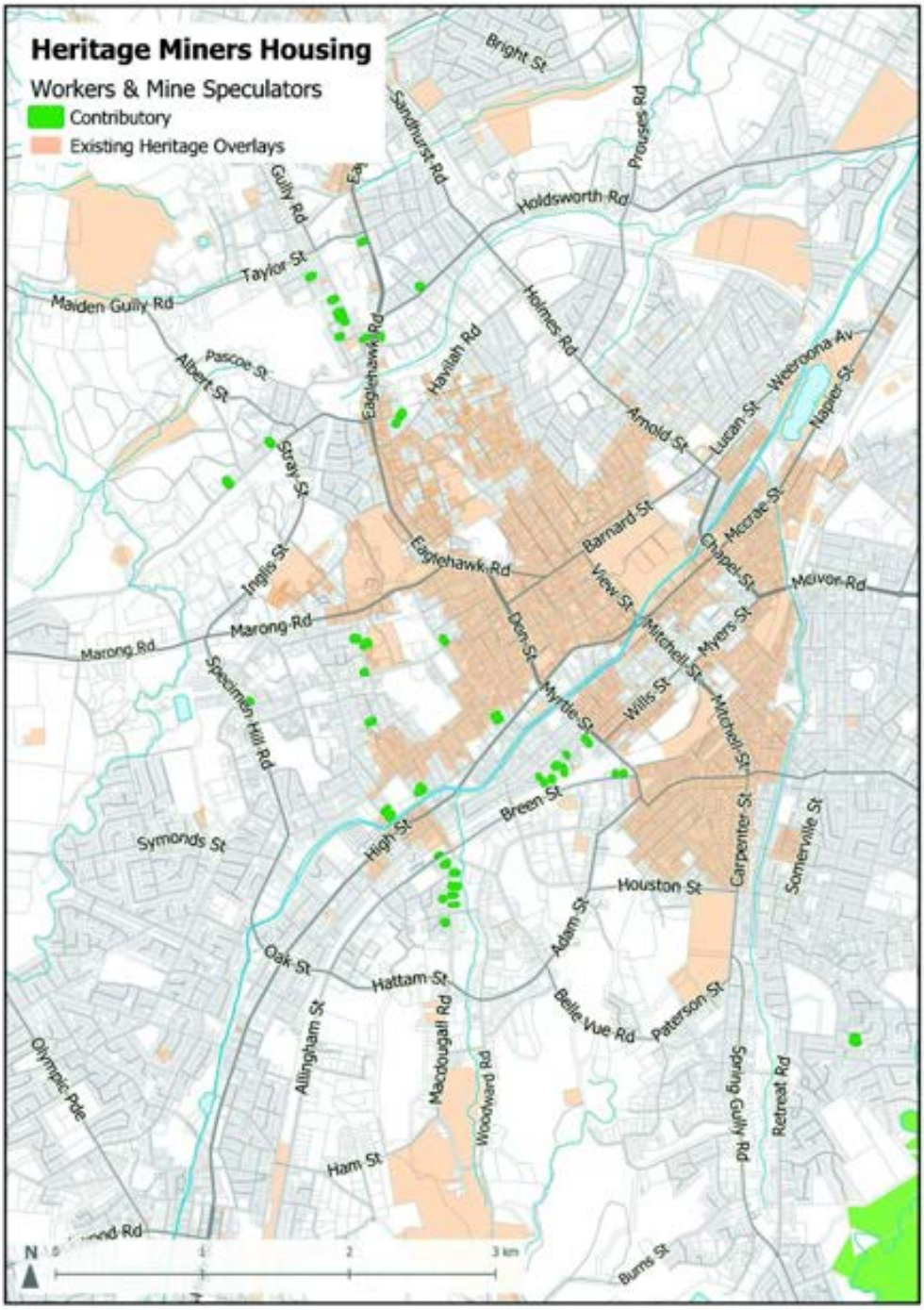
15	Holdsworth Rd	Long Gully	Contributory
67	Jackson St	Long Gully	Contributory
57	Jackson St	Long Gully	Contributory
59	Jackson St	Long Gully	Contributory
63	Jackson St	Long Gully	Contributory
176	King St	Bendigo	Contributory
187	King St	Bendigo	Contributory
144	King St	Bendigo	Contributory
145	King St	Bendigo	Contributory
185	King St	Bendigo	Contributory
192	King St	Bendigo	Contributory
194	King St	Bendigo	Contributory
207	King St	Bendigo	Contributory
219	King St	Bendigo	Contributory
222	King St	Bendigo	Contributory
194A	King St	Bendigo	Contributory
64	Lily St	Bendigo	Contributory
70	Lily St	Bendigo	Contributory
4	Macdougall Rd	Golden Square	Contributory
5	Macdougall Rd	Golden Square	Contributory
15	Macdougall Rd	Golden Square	Contributory
21	Macdougall Rd	Golden Square	Contributory
22	Macdougall Rd	Golden Square	Contributory
29	Macdougall Rd	Golden Square	Contributory
34	Macdougall Rd	Golden Square	Contributory
14	Maple St	Golden Square	Contributory
20	Maple St	Golden Square	Contributory
66	Old High St	Golden Square	Contributory

58	Old High St	Golden Square	Contributory
62	Old High St	Golden Square	Contributory
40	Sparrowhawk Rd	Long Gully	Contributory
64	Sparrowhawk Rd	West Bendigo	Contributory
17	Wade Lane	Golden Square	Contributory
26	Wallan St	Long Gully	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	NO
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.5.8 Map


Heritage Miners Housing
Workers & Mine Speculators
Contributory
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Holdsworth Rd
Gully Rd
Taylor St
Maiden Gully Rd
Pascoe St
Albert St
Eaglehawk Rd
Havilah Rd
Holmes Rd
Arnold St
Lucan St
Westmona Av
Napier St
Stray St
Inglis St
Barnard St
Eaglehawk Rd
Chapel St
Mccrae St
Melvor Rd
View St
Marong Rd
Dean St
Mitchell St
Myers St
Specimen Hill Rd
Myrtle St
Willis St
Breen St
High St
Symonds St
Houston St
Carpenter St
Somerville St
Oak St
Hattam St
Adam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Ham St
Spring Gully Rd
Retreat Rd
Burns St
N
0
1
2
3 km

4.5.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies, 1994 and 1999,* Andrew Ward & Assoc; *and reviewed by the Heritage Policy Citations Review, 2011,* Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1, 2002,* Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2, 2010,* Context Pty Ltd.
- *Ironbark Heritage Study, 2011,* Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History,* Lovell Chen, 2013
- *White Hills and East Bendigo Heritage Study Stage 1, Bendigo Hospital Area, 2014,* Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols,* Context Pty Ltd
- *The Miners' Cottage Gap Study', 2017/18,* Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History, 2019,* Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis, 2019* Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing, 2020,* Amanda Jean and Charles Fahey

4.6 Quartz Reefers' Houses

Prepared by: Trethowan Architecture

Address

83 Adam St, Quarry Hill; 64 Breen St, Quarry Hill; 245 Eaglehawk Rd, Long Gully; 100 Holmes Rd, North Bendigo; 15 Joseph St, Bendigo; 118 Macdougall Rd, Golden Gully, 12 Mackenzie St West.

Name: Quartz Reefers' Houses	**Survey Date:** March 2021
Place Type: Residential	**Architects:** unknown
Grading: Significant	**Builders:** unknown
Extent of Overlay: See precinct map	**Construction Range:** 1850-1900



4.6.1 Historical Context

The following historical background is extracted and adapted from *Ironbark Heritage Study* (2010) Volume 1 and the *Evolution of Housing on the Bendigo Goldfields* (2020).

The Bendigo Goldfields

The majority of the Bendigo goldfields evolved geologically in the 38 north-south anticline lines of reef that lay from Bendigo East to Kangaroo Flat. Gullies and dry creeks cut across the ridges in a west to easterly direction, flowing into the Bendigo Creek, which flows across the gravel plains of Epsom, a former shallow sea in the north, and thence into the Campaspe River, a tributary of the Murray River. The area was covered by dense Box-Ironbark forests and woodlands and was the traditional lands of the indigenous Dja Dja Wurrung people who had managed the lands according to traditional knowledge and culture for many thousands of years. Following the annexation of the

land by the British Crown, the Crown granted a pastoral lease for grazing stock to pastoralists Stewart and Gibson in 1848.[37] Following the discovery of gold in the area in 1851, thousands of gold diggers rushed to the area from all corners of the world. The Government managed access to land by these new kinds of colonists through the issue of mining leases. Mining leases, pastoral leases and Indigenous native title rights are now acknowledged to co-exist over Crown Land, but at the time the Indigenous Australians were pushed to the margins of society and their rights were not recognised.

The Bendigo gold fields, commenced in 1851, continued over the next 153 years through times of boom, decline, revival and stagnation. The last underground historic mine closed in 1954 with continued production locally. The Bendigo Goldfields is Australia's second largest in terms of historical production after Western Australia's Golden Mile (Boulder, Kalgoorlie).[38] It produced the largest amount of gold of any field in Eastern Australia and retains the largest evidence of its mining past within the inner city area. The history of mining shaped and created Bendigo. It left a chaotic industrial landscape which was in a state of perpetual flux with seemingly random, scattered, small and often very isolated settlements of people across a wide area.[39]

In 1854 the character of the city of Bendigo (Sandhurst) changed from a collection of irregular diggings on Crown Land to a central town when the area that is now central Bendigo was surveyed by government surveyor, Richard Larritt. A government camp was established and the geometric grid layout of the town was laid out, streets surveyed and land auctioned for sale under Torrens Title. The primary factor governing settlement in the broader area, however, was mining. It was to the outer gullies and creeks within the watershed of Bendigo Creek where the alluvial miners first worked.[40] By mid 1852 more than 4,000 diggers were arriving each week, until over 40,000 miners had arrived in the space of a few years. Tent settlements were established in 1851-2 by 'diggers' intent on finding the available alluvial gold.[41] By 1861 the entire Sandhurst mining district had 41,000 people spread through a score of small mining settlements. But the majority of the goldfields remained temporary and transitional in nature with haphazard settlements and roads. Other times, lack of water drove the miners on, leaving behind Crown Land that had been dug up, trees cleared, dry gullies clogged up and a wasteland created.[42] It left a legacy of large tracts of Crown Land former mine sites that encircle the city and penetrate deep within it. It is these Crown Lands and National parks in which the Dja Dja Wurrung native title interests are now recognized.

By the end of 1850s miners were experimenting with steam powered mills as well as crushers and open cut mining. More extensively than elsewhere, Bendigo miners used puddling machines. By mid 1854 there were 1,500 machines. Attention was also turning to the mining of quartz reefs and steam powered machinery for mining was being set up as early as 1855. Supporting the miners were small foundries and accompanying this phase of mining came the building of more substantial buildings. Towards the end of the 1860s the dominance of the alluvial miner was drawing to a close and by 1868 there were 4,000 alluvial miners and 3,000 quartz reef miners in Bendigo. The success of the deep shafts had grown on Hustlers Reef and Victoria Reef with associated small crushing works. The reef miners turned to steam driven crushing machines, larger mining companies were employing bigger work forces.

In the early 1860s Bendigo's mining boom was marked by the formation of hundreds of companies. As technology and mine administration improved, so did the confidence of investors. Larger steam plants and winding engines were installed so the mines could be worked at greater depth and also control ground water inflow. Another mining boom was in full swing in 1871 and boosted the establishment of foundries and engineering works. In a two-year period, over one thousand new mining companies were floated with thousands of small mining leases. A frenzy of buying and selling shares occurred at the Beehive Mining Exchange. The boom soon burst, but some mines continued to operate by digging deeper into the reefs. In the early 1870s companies built up a paid work force and mining became the staple form of male employment in Bendigo. With capitalized works, the floating population of diggers diminished. Company mining altered the social structure

[37] Ravenswood Homestead, Heritage Victoria, http://vhd.heritage.vic.gov.au/places/heritage/967
[38] Bendigo Mining for a summary of the history of mining to the present see website for Bendigo Mining http://www.bmnl.com.au/safety_environment/community_relations/gold_mining/bendigo_goldfield_history.htm
[39] Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History 1993
[40] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[41] Ballinger, Robyn, *Ironbark Hill Precinct Report,* City of Greater Bendigo, October 2005
[42] Ibid

of Bendigo. It established a new class of investors. Mining had created distinctly working class areas in town that housed the waged miners, which was separated from the wealthy socially as well as geographically.[43]

The boom of the late 1860s and early 1870s was over by 1873 but until the early 1890s mining remained central to the Bendigo economy. The town was untidy, disordered, brash and with conflicting land uses right in the heart of the city.[44] The early ethnic mining groups were overlaid by new social divisions of wealth and power.[45] A wider range of housing appeared during the 1870-80s. On some hills an elite suburbia emerged. The pattern of segregation was often a product of topography, between high and low land. The elite found on hill tops and the cottages in low lying gullies. Public streets were planted with trees. There were a few well known mine investors and owners, who built alongside their mines such as Lazarus and Lansell.

At the beginning of the 20th century mines were still a major employer in Bendigo but the self-image of Bendigo was changing to one of a garden city with a fine climate.[46] By the 1890s architects who had reaped lucrative public contracts in the 1870s and 1880s turned to working for private clients bringing their own international style to Bendigo.

Mining declined from the early years of the twentieth century. In 1917 the majority of surviving mines were amalgamated with operations ceasing in 1923. Gold mining revived in 1930s when as many as 1,500 men worked in the alluvial mining and cyaniding. The old tailings and battery sands were re-worked by about thirty cyanide plants, employing 300 men.[47] Bendigo Mines Ltd began an extensive mining program on the Nell Gwynne, Napoleon and Carshalton lines of reef. Mines such as Royal George, Moonta and Central Nell Gwynne operated throughout this period but with little success. In contrast, the Central Deborah Mine started production in 1939 and continued until 1954.[48]

Miners Residence Areas

All miners who built their homes on mining land were holders of a Miner's Right. This right entitled them to take out a lease for a Residence Area on mining land and build a home. The Miner's Right was an exclusive right that authorized certain rights and privileges and entitlements of the holder in the 'waste land' over which the British Crown claimed ownership. The Miner's Right only applied to auriferous land or 'waste land' that had been reserved by the British Crown as public land for its potential to yield gold. The holder of a Miner's Right did not need to be an applicant or holder of a lease for a mining tenement, that is, be an owner of a license for gold mining production. The Miner's Right was unique in the world. The miner's right of the Californian goldfields was not a legal document such as this.

All miners' houses were built by holders of a Miner's Right on auriferous land, that is land that was reserved as goldfields' commons by the colonial government to protect the economic resources of the Crown. Gold belonged to the Crown. The goldfields' commons introduced an ancient land management system from England. Bendigo had the largest goldfields commons in Victoria, covering 318.569 square kilometres that was potentially available for housing.

There were other types of commons such as town commons and farmer's commons among others. The goldfields' commons were specifically located on auriferous land and were controlled by the Courts of Mines and Warden's Courts (and after 1898 by the Department of Mines), that sat in each of the six or eight declared mining district jurisdictions. The Mine Wardens and Mining Board members were elected by the miners from the Bendigo Mining district. They judicated over the series of Mines and Residence Area Acts according to local circumstances and conditions.

These auriferous lands served to accommodate thousands of newly arrived migrant miners and their families during the 1870s quartz boom outside township surveyed areas.

The management of the Mines and Residence Area Acts did not extend to investment into public health, sanitation, rehabilitation of contaminated mines sites or road services. The mining areas

[43] Butler, et al, Eaglehawk and Bendigo Heritage Study, Vol 2, Thematic History
[44] Ibid p 30
[45] Ibid p. 34
[46] Ibid p.48
[47] Cusack, F. *Bendigo a history*, revised edition, 2002, Lerk & McClure, 2002, p.244
[48] Eaglehawk and Bendigo Heritage Study Significant Mining Areas and Sites Repo, Vol 3 pp.123-235

were outside the jurisdiction of local municipal and borough councils. Closure of the gold mines meant the land was abandoned and became waste lands. Many miners relocated their houses elsewhere.

The opening up of licenses on auriferous lands through the 1890s Mines Act allowed other industries to operate on Crown Land, near an available work force that was housed under the Miner's Right license. The Warden's Courts encouraged the purchase and conversion of Residence Areas to freehold title since the 1856 Mines Act, but particularly after the Mines Act 1892. Disposal of land for private sale was sporadic, unregulated and haphazard. It meant irregular shaped freehold titles were located in the midst of mining areas, often for over a century. The lots remained un-serviced and without formal roads until gradually incremental infill development and land sales transformed some areas during the 20th and 21st centuries.

4.6.2 History of Quartz Reefers' Houses

The colonial regency styled 19th century miners' houses built by aspiring speculators and mine owners, the first mining tenement leasee, is a characteristic of the greater Bendigo area. Many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district. The first mining tenement leasee is a most interesting feature of the Greater Bendigo goldfields. Their houses usually became the centre of smaller concentrations of miners' houses, like small settlements they grouped around the mine owner's homes, mining plant – head frames, engine houses and battery houses. The dispersed nature of the industry encouraged scattered clusters of this type of unit across the mining lands.

After mining ceased or was abandoned, the environs of the small mining communities usually became the site of noxious industries, decaying machinery, open shafts, contaminated dust blown mullock heaps and tailings. Many working miners relocated their houses, while in contrast some of the mine owners retained their homes, which slowly lost rateable value. Sometimes they became surrounded by abandoned mining land, wasteland, that became overgrown.

Quartz reefers' houses remained in isolated pockets, often in landscapes that were rehabilitated during the mid 20th century when former mining land was reclaimed for state social housing programs. A fine example is the house of Robert Lisle, a substantial house built by an early quartz reefer. In 1864 Lisle, whose house is located at 44 Belle Vue Road (HO431) was listed on the Sandhurst rate books as the rate payer of the Union Company's properties at Sheepshead Gully.

Development of these houses on Crown land emerged under an unprecedented colonial gold mining licence system and the development of Victorian mining law, which spread throughout Australia and the British colonies. In conjunction with the Miner's Rights, Residency Areas and Mines Acts of 1855 to 1910 the development of judicature in Australian and mining legislation was unique in the world. It influenced the mining landscape of Greater Bendigo, mining work practices and introduced the possibility of small scale, private mining operations and housing on Crown Land.

The grander, more decorative houses associated with the Quartz Reefers's typology are associated with numerous quartz mining areas across the city. In general terms Quartz Reefer houses are:

- Associated with the Miner's Rights 1855, and Mines Act 1865
- Demonstrative of the characteristic of greater Bendigo and the reefers, investors and more successful miners who built their homes near their mining tenements and mines across the quartz mining district and were able to convert their leases into freehold

4.6.3 Description and Integrity

Built form – Quartz Reefers' Houses

These houses could be small or large but tend to be grander in style and more decorative. In scale and decoration they stand out from the more common small scale, modest and simple miners cottages. They commonly could include Colonial regency style characteristics, encircling

verandahs, be well articulated or architecturally designed. Comprised of brick or stone, they commonly have more complex roof forms and could be built in well defined phases concurrent with the growth in wealth of the owners. The houses at 83 Adam Street, 118 Macdougall Road and 12 Mackenzie St West are built of stone, with quoining to doors and windows and corner walls. The house at 245 Eaglehawk Road, Long Gully is a high set stone and brick Colonial Revival style house with grand central entry stair. The chimneys at 83 Adam Street, and 64 Breen Street are polychrome brick with corbelled crowns. The houses at 64 Breen Street, 100 Holms Rd and 15 Joseph Street are polychrome brick. The chimneys at 15 Jospeh Street are Italianate brick and render. All the houses have front verandahs with ornate detailing, in iron or timber.



83 Adam St, Quarry Hill. Source: Trethowan Architecture.



Figure 28. 245 Eaglehawk Road, Long Gully. Source: Trethowan Architecture.



12 Mackenzie St West. Source: Trethowan Architecture.



15 Joseph St, Bendigo. Source: Trethowan Architecture.

4.6.4 Comparative Analysis

The houses can be compared to other stone and brick houses with quoin detailing and elaborate polychrome or brick and render chimneys, decorative gables and verandahs on the City of Greater Bendigo Heritage Overlay. Known mine owner or mining company houses include individually significant houses such as the house at 44 Bellevue Road, which is a Colonial Revival style brick and render house with Italianate chimneys and distinctive iron verandah. The subject properties compare favourably with other stone and brick houses within precincts. The house at 7 Bannerman Street for example is rendered brick and is graded contributory within HO841. It has an interwar porch added and a side addition, but still demonstrated the miners cottage form and scale, with more Colonial Revival massing and windows. The stone house at 257 Eaglehawk Road (HO542) is individually significant but is in a ruinous state. Of double-fronted, rubble stone construction, this house has dressed corner stones, a simple hipped corrugated iron-clad roof, two symmetrically-placed corniced chimneys and a concave-roof verandah. The verandah (ruinous) structure is timber, with corniced stop-chamfered posts, a simple timber fascia and remnant timber balustrading. The houses at 84 Adam St, 118 Macdougall Rd and 12 Mackenzie Street demonstrate similar attention to corner detailing, with the former two also demonstrating the use of stone. The house at 237 Eaglehawk Road (HO541) is individually significant and combines stone and brick, with a high set Colonial Revival style with tall hipped roof, central staircase and two chimneys. It is

comparable in terms of form, grand entry stair and setting to 245 Eaglehawk Road, though larger in scale with more elaborate detailing. The house at 79 Eaglehawk Road (HO488) is comparable in terms of scale and quoined brickwork to 64 Breen Street, but has an original concave verandah with iron lacework. In terms of quality and scale the subject houses clearly sit above the contributory graded houses such as 7 Bannerman Street typically found in precincts, and more comparable in some elements of form, materiality or detailing to these individually significant places.



Figure 29. 7 Bannerman Street, Bendigo. Source: City of Greater Bendigo.



Figure 30. 79 Eaglehawk Road, Bendigo. Source: Heritage Victoria.



Figure 31. 257 Eaglehawk Road, Bendigo. Source: Trethowan Architecture.



Figure 32. 237 Eaglehawk Road, Bendigo. Source: Heritage Victoria.

4.6.5 Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay, Department of Environment, Land, Water and Planning, revised August 2018, modified for the local context.

Criterion A: Importance to the course or pattern of the City of Greater Bendigo's cultural or natural history (historical significance)

The colonial regency styled 19th century miners' houses built by aspiring speculators and quartz reefers have historic significance as they are associated with the first mining tenement leases. It is a characteristic of the greater Bendigo area that many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district, while later houses might be built in polychrome brick, with Italianate or Victorian Boom style elements expressive of the relative prosperity of the occupants. The mine owners' or speculators' houses on former mines lands in the Bendigo area are historically significant as a record of the many mine owners that contributed to the wealth and reputation of Bendigo as the leading deep quartz mining area in Australia during the 19th century.

Criterion B: Possession of uncommon, rare, or endangered aspects of the City of Greater Bendigo's cultural or natural history (rarity).

N/A

Criterion C: Potential to yield information that will contribute to an understanding of the City of Greater Bendigo's cultural or natural history (research potential).

N/A

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The mine owners' or speculators' houses on former mines lands in the Bendigo area are an excellent representative example of one of the many different types of miners' houses. The mine owners' or speculators' houses are representative of a particular mining structure in the Bendigo goldfields. They demonstrate a way of life, where design, fabric and decorative embellishments reflected the evolving status of the owners.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

They have aesthetic significance as they illustrate the rich diversity of housing types of the Victorian 19th century goldfields. They have high aesthetically significance as a special type of housing that can be found on former mine land that is associated with the early conversion to freehold title under the 1865 Mines Act. Examples of these 19th century houses can date from the late 1850s to the 1900. They are marked by their difference from other miners' houses with regard to scale, grander, or architect designs. Other homes are associated with wealthy early speculators who were often the original mining leases of mining tenements. Later they became successful miners, who purchased and built on their original mining leases. The mining tenements are usually small scale and located on the outskirts of Bendigo.

Early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road. Later houses may be built in stone or bichrome brick, with Colonial Revival, Italianate or Victorian Boom style elements. Such early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A

Criterion G: Strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A

Criterion H: Special association with the life or works of a person, or group of persons, of importance in the City of Greater Bendigo's history (associative significance).

N/A

4.6.6 Statement of Significance

What is significant?

The substantial 19th century houses associated with the more prosperous miners or mine owners and speculators on mining Residency Areas, are significant.

Mature exotic trees contribute to the setting of the place at 12 Mackenzie Street West.

Original nineteenth century attached, or detached outbuildings may contribute to the historical significance of the place.

Post-war alterations and additions are not significant.

How is it Significant?
The collection of quartz reefer and mine speculators houses have historic and aesthetic significance and representative heritage value to the City of Bendigo. (Criteria A, D and E).

Why is it Significant?
The houses built by aspiring mine speculators and quartz reefers houses have historic significance as they are associated with the first mining tenement leases. It is a characteristic of the greater Bendigo area that many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district. The mine owners' or speculators' houses on former mines lands in the Bendigo area are historically significant as a record of the many mine owners or speculators that contributed to the wealth and reputation of Bendigo as the leading deep quartz mining area in Australia during the 19th century. (Criterion A)

The mine owners' or speculators' houses on former mines lands in the Bendigo area are an excellent representative example of one of the many different types of miners' houses. The mine owners' or speculators' houses are representative of a particular mining structure in the Bendigo goldfields. They demonstrate a way of life, where design, fabric and decorative embellishments reflected the evolving status of the owners. (Criterion D)

They have aesthetic significance as they illustrate the rich diversity of housing types of the Victorian 19th century goldfields. They have high aesthetically significance as a special type of housing that can be found on former mine land that is associated with the early conversion to freehold title under the 1865 Mines Act. Examples of these 19th century houses can date from the late 1850s to the 1900. They are marked by their difference from other miners' houses with regard to scale, grander, and architect designs. Other homes are associated with wealthy early speculators who were often the original mining leases of mining tenements. Later they became successful mine owners, who purchased and built on their original mining leases. The mining tenements are usually small scale and located on the outskirts of Bendigo.

They have high aesthetic significance as early examples of miners' houses often designed in the Colonial Regency architectural style or later Victorian Boom style. Early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road. Later houses may be built in polychrome brick, with Italianate or Victorian Boom style elements. (Criterion E)

4.6.7 Gradings and Recommendations

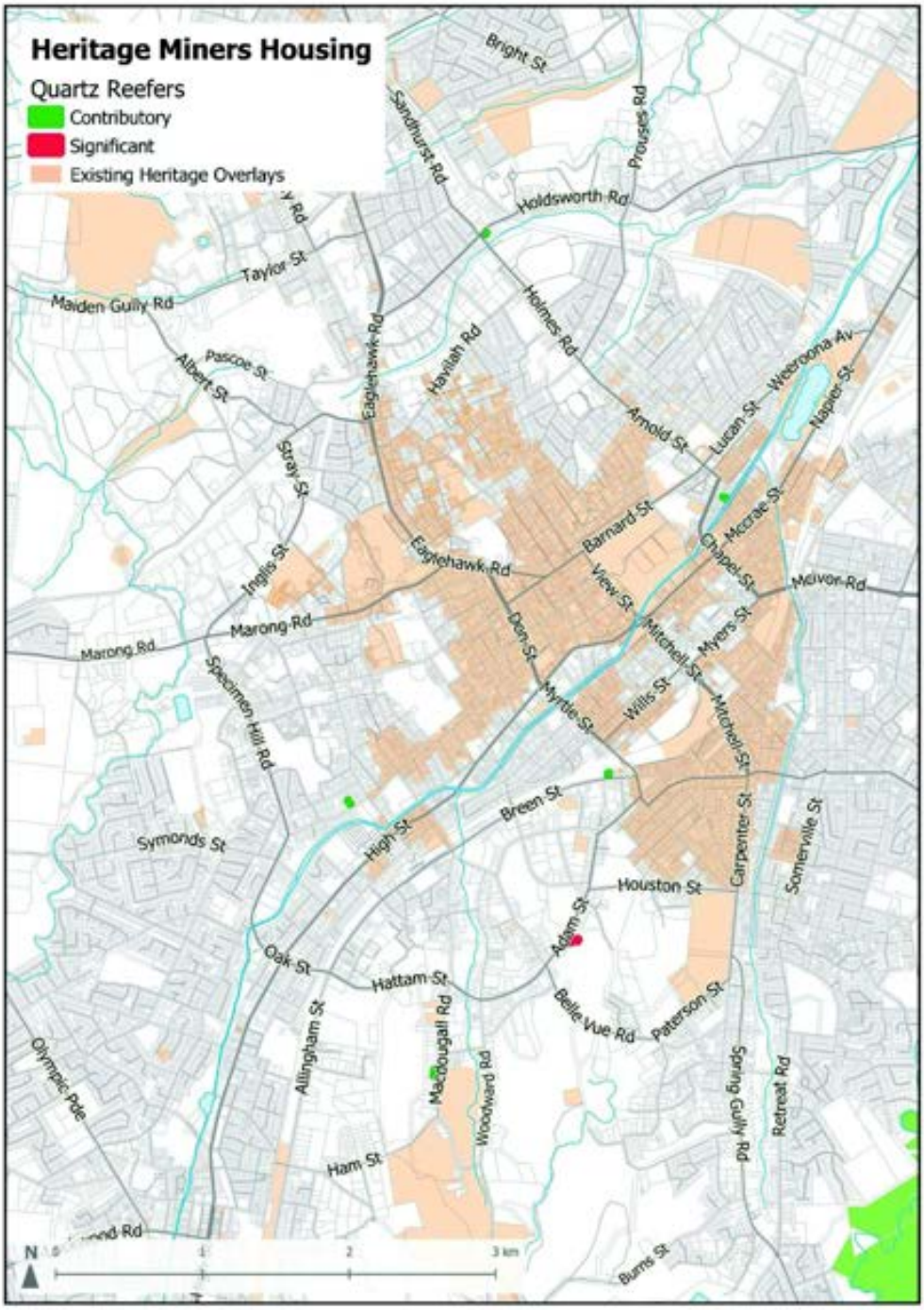
Recommended for inclusion in the Schedule to the Heritage Overlay of the Greater Bendigo Planning Scheme as a serial listing.

Number	Street	Suburb	Grading
83	Adam St	Quarry Hill	Significant
64	Breen St	Quarry Hill	Contributory
245	Eaglehawk Road	Long Gully	Contributory
100	Holmes Rd	North Bendigo	Contributory
15	Joseph St	Bendigo	Contributory
118	Macdougall Rd	Golden Gully	Contributory
12	Mackenzie St West	Golden Square	Contributory

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Greater Bendigo Planning Scheme:

External Paint Colours Is a permit required to paint an already painted surface?	NO
Internal Alteration Controls Is a permit required for internal alterations?	NO
Tree Controls Is a permit required to remove a tree?	YES – Mature exotics at 12 Mackenzie Street W.
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	NO
Outbuildings and fences exemptions Are there outbuildings and fences which are not exempt from notice and review?	NO
Prohibited uses may be permitted Can a permit be granted to use the place for a use which would otherwise be prohibited?	NO
Aboriginal Heritage Place Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?	NO

4.6.8 Map


Heritage Miners Housing
Quartz Reefers
Contributory
Significant
Existing Heritage Overlays
Bright St
Sandhurst Rd
Prouses Rd
Holdsworth Rd
Taylor St
Maiden Gully Rd
Albert St
Pascoe St
Eaglehawk Rd
Havilah Rd
Holmes Rd
Arnold St
Lucan St
Westmona Av
Napier St
Stray St
Inglis St
Barnard St
McCrae St
Chapel St
Melvor Rd
View St
Dean St
Mitchell St
Myers St
Marong Rd
Specimen Hill Rd
Myrtle St
Willis St
Breen St
High St
Symonds St
Houston St
Carpenter St
Somerville St
Oak St
Hattam St
Adam St
Belle Vue Rd
Paterson St
Olympic Pde
Allingham St
Macdougall Rd
Woodward Rd
Spring Gully Rd
Retreat Rd
Ham St
Burns St
N
0
1
2
3 km

4.6.9 References

- *Eaglehawk and Bendigo Heritage Study, 1993,* Graeme Butler & Assoc.
- *Former Shire of Marong Heritage Studies, 1994 and 1999,* Andrew Ward & Assoc; and reviewed by the *Heritage Policy Citations Review, 2011,* Lovell Chen
- *Former Shires of McIvor and Strathfieldsaye, Heathcote-Strathfieldsaye Heritage Study: Stage 1, 2002,* Earthtech
- *Former Shires of McIvor and Strathfieldsaye Heritage Study: Stage 2, 2010,* Context Pty Ltd.
- *Ironbark Heritage Study, 2011,* Mandy Jean
- *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History, 2013,* Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 1, Bendigo Hospital Area, 2014,* Lovell Chen
- *White Hills and East Bendigo Heritage Study Stage 2, Ascot, Bendigo, East and North Bendigo Epsom and White Hills, 2016, 2 vols,* Context Pty Ltd
- *The Miners' Cottage Gap Study', 2017/18,* Minerva Heritage
- *Golden Square Heritage Study Stage 1 Chronological and Thematic History, 2019,* Dr. Robyn Ballinger
- *City of Greater Bendigo Heritage Gap Analysis, 2019* Landmark Heritage Pty Ltd with David Helms
- *Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listing, 2020,* Amanda Jean and Charles Fahey

Appendix A Summary of Contributory and Significant Graded Properties

STATEMENT OF SIGNIFICANCE: SERIES: EARLY MINERS' COTTAGES, AUGUST 2022

Heritage Place: Early Miners' Cottages – Bendigo, ~~Golden Gully,~~ Golden Square, Ironbark, Long Gully, North Bendigo and Quarry Hill	**PS ref no:** HO1000



Photo 1 – Typical Early Miners' Cottage

Map – Location of Early Miners' Cottages

This document is an incorporated document in the Greater Bendigo Planning Scheme under section 6(2)(j) of the Planning and Environment Act 1987

OFFICIAL

What is significant?

The Early Miners' Cottages, comprising a collection of small, domestic miners' cottages constructed in the mid-1860s and 1870s from a mixture of timber, stone, brick and pise, are significant.

Individually significant places:

Long Gully

Daly Street: 1

Contributory places:

Bendigo

~~Arnold Street: 55~~
Broom Street: 6
~~Joseph Street: 19~~
King Street: 140, ~~180,~~ 196, 255, 261, 266, 269
Pitt Street: 3

~~Queen Street: 266~~

Golden Gully

~~Adelaide Gully Road: 15~~

Golden Square

Allingham Street: 2, ~~83~~
Burn Street: 2
Hargreaves Street: 614, 615
Kirby Street: 12A
MacDougall Road: 10, 23, 26, 35A, 36
Mackenzie Street West: 1/48, 136, 193
Rose Street: 8
Specimen Hill Road: 49, 76
Thistle Street: 15, 141
9 Wade Lane: 9, 31
Woodward Road: 270

Ironbark

Barnard Street: 382
Nettle Street: 63

Long Gully

Bennett Street: 68, 78
Cunneen Street: 10
Dean Street: 3-5
~~Grant Street: 19~~
Gundry Street: 12
Havilah Road: 5
Holdsworth Road: 27

Jackson Street: 71
Pascoe Street: 1A, ~~3~~
Philpot Street: 11
Sheridan Street: 4
Stone Street: 15
Upper California Gully Road: 89, 90, 97, 99
William Street: 2

North Bendigo

Gibson Street: 15

Quarry Hill

Breen Street: 54

How is it significant?

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The collection of early miner's cottages is of local historic, rarity, research potential and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The collection of early miners' cottages is historically significant as the homes of the working-class miners who serviced some of the wealthiest and deep quartz mines of Bendigo and Eastern Australia as both waged miners and tribute miners.

The collection is representative of the diverse range of miners' cottages, including examples of the typical Cornish vernacular long house built by early emigrant Cornish, who formed a significant ethnic group of miners in the area. They demonstrate the way in which design, fabric and decorative embellishments reflected the evolving status of the owners as immigrant miners.

The collection provides an important historic insight into the domestic lives and typical homes of Cornish and German miners, among other migrants, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers. (Criterion A)

The collection of early miners' cottages is associated with one of the unique features of the Victorian goldfields – the miners' residence areas, which allowed the development of unregulated settlement on Crown land amongst mining sites. Many cottages are still intact and provide a rare record of the home occupiers such as in the Ironbark Hill area during the period, 1866-1882, listing their occupations as miners or associated jobs such as carter, engine driver, blacksmith and mine manager.

The collection belongs to a group of increasingly rare structures that show a combined use of timber weatherboards and pise, rammed earth construction techniques, the mud coming from the nearby creek. Groups of mud adobe and pise rammed earth dwellings associated with the German community were once a common feature on the Bendigo goldfields but are now becoming increasingly rare.

The collection forms an important visual element in the cultural landscape of Greater Bendigo. They clearly tell the story of the early alluvial, puddling and deep quartz company

mining and workings of the tailings in Bendigo from the 1850s through to early 1950s. (Criterion B)

The collection of early miners' cottages is associated with extensive archival materials. These include the Quarterly Reports of the Mining Surveyors and Registrars, 1863-91; detailed social demographic information since 1861 particularly in Bendigo and Ballarat goldfields; scholarly research and publications as well as contemporary journals and diaries. (Criterion C)

The collection of early miners' cottages are excellent representative examples of the early gabled ended miner's cottage type, particularly associated with German and Cornish miners of Long Gully and Ironbark Hill. The collection of miners' cottages include excellent representative examples of miner's cottages particularly associated with the influence of the German community, and others that are significant features and are an excellent architectural record of some of the earliest types and designs of miners' cottage, constructed in a variety of materials including mud and pise, weatherboard and handmade bricks. (Criterion D).

~~The collection of early miners' cottages displays a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principal characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s.~~ The miners' cottages of the former mining areas have aesthetic significance as they illustrate the rich diversity of a working-class miners' cottages, a key feature of the Victorian nineteenth century goldfields. The size, shape and design of miners' cottages provide a historical and architectural record of a vernacular class of buildings. (Criterion E)

Primary Source

Citation for Miners' Cottages from the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021).

Address	Grading	Additional Controls
~~15 Adelaide Gully Road, Golden Gully~~	~~Contributory~~	
2 Allingham Street, Golden Square	Contributory	
~~83 Allingham Street, Golden Square~~	~~Contributory~~	
~~55 Arnold Street Bendigo~~	~~Contributory~~	
382 Barnard Street, Ironbark	Contributory	
68 Bennett Street, Long Gully	Contributory	
78 Bennett Street, Long Gully	Contributory	
54 Breen Street, Quarry Hill	Contributory	
6 Broom Street, Bendigo	Contributory	
2 Burn Street, Golden Square	Contributory	
10 Cunneen Street, Long Gully	Contributory	
1 Daly Street, Long Gully	Individual	
3-5 Dean Street, Long Gully	Contributory	
15 Gibson Street, North Bendigo	Contributory	
~~19 Grant Street~~	~~Contributory~~	
12 Gundry Street, Long Gully	Contributory	
614 Hargreaves Street, Golden Square	Contributory	
615 Hargreaves Street, Golden Square	Contributory	
5 Havilah Road, Long Gully	Contributory	
27 Holdsworth Road, Long Gully	Contributory	

71 Jackson Street, Long Gully	Contributory	
~~19 Joseph Street, Bendigo~~	~~Contributory~~	
140 King Street, Bendigo	Contributory	
~~180 King Street, Bendigo~~	~~Contributory~~	
196 King Street, Bendigo	Contributory	
255 King Street, Bendigo	Contributory	
261 King Street, Bendigo	Contributory	
266 King Street, Bendigo	Contributory	
269 King Street, Bendigo	Contributory	
12A Kirby Street, Golden Square	Contributory	
10 MacDougall Road, Golden Square	Contributory	
23 MacDougall Road, Golden Square	Contributory	
26 MacDougall Road, Golden Square	Contributory	
35A MacDougall Road, Golden Square	Contributory	
36 MacDougall Road, Golden Square	Contributory	
1/48 Mackenzie Street West, Golden Square	Contributory	
136 Mackenzie Street West, Golden Square	Contributory	
Lot 1 193 Mackenzie Street West, Golden Square	Contributory	
63 Nettle Street, Ironbark	Contributory	
1A Pascoe Street, Long Gully	Contributory	
~~3 Pascoe Street Long Gully~~	~~Contributory~~	
11 Philpot Street, Long Gully	Contributory	
3 Pitt Street, Bendigo	Contributory	
~~266 Queen Street, Bendigo~~	~~Contributory~~	
8 Rose Street, Golden Square	Contributory	
4 Sheridan Street, Long Gully	Contributory	
49 Specimen Hill Road, Golden Square	Contributory	
76 Specimen Hill Road, Golden Square	Contributory	
15 Stone Street, Long Gully	Contributory	
15 Thistle Street, Golden Square	Contributory	
141 Thistle Street, Golden Square	Contributory	
89 Upper California Gully Road, Long Gully	Contributory	
90 Upper California Gully Road, Long Gully	Contributory	
97 Upper California Gully Road, Long Gully	Contributory	
99 Upper California Gully Road, Long Gully	Contributory	
9 Wade Lane, Golden Square	Contributory	
31 Wade Lane, Golden Square	Contributory	
2 William Street, Long Gully	Contributory	
270 Woodward Road, Golden Square	Contributory	

STATEMENT OF SIGNIFICANCE: SERIES: QUARTZ REEFERS' HOUSES, AUGUST 2022

Heritage Place: Quartz Reefers' Houses – Bendigo, Golden Gully, Golden Square, Long Gully and Quarry Hill	**PS ref no:** HO1003

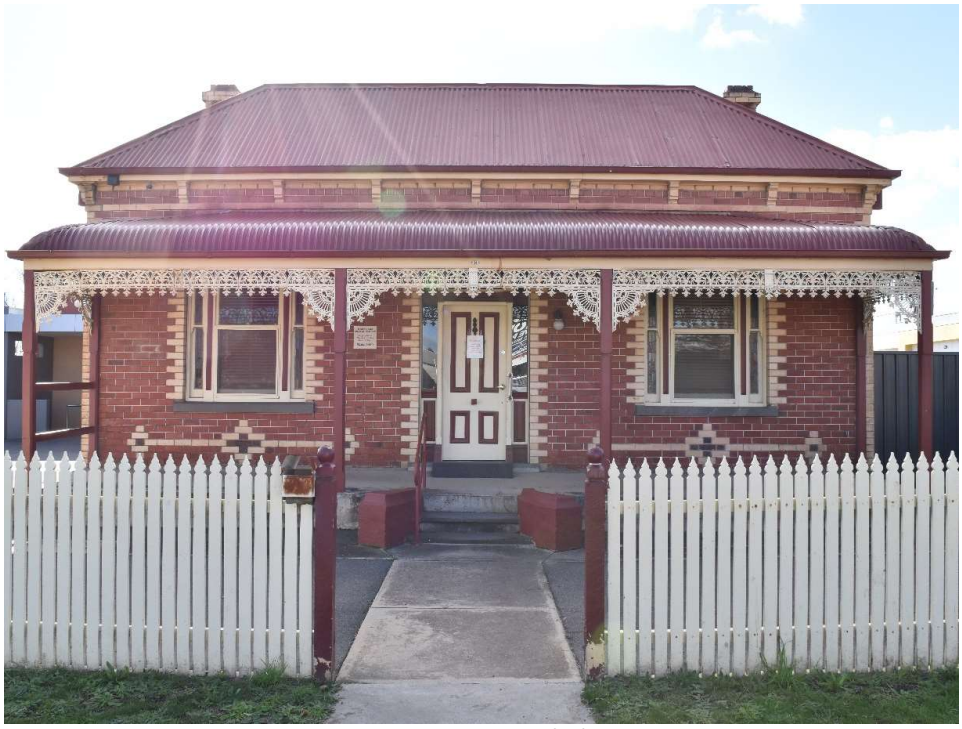


Photo 1 – Typical Quartz Reefers' House

What is significant?

The Quartz Reefers' Houses, comprising a collection of substantial houses constructed in the nineteenth century that are associated with the more prosperous miners, mine owners and mine speculators in the miners' residency areas, are significant.

Individually significant places:

Quarry Hill

Adam Street: 83

Contributory places:

Bendigo

Joseph Street: 15

Golden Gully

MacDougall Road: 118-120

Golden Square
Mackenzie Street West: 12

Long Gully

Eaglehawk Road: 245

Quarry Hill

Breen Street: 64

Original nineteenth-century attached or detached outbuildings, including those not visible from the street, also contribute to the place's historical significance.

Post-war alterations and additions are not significant.

Early or original plantings of exotics have been identified as significant.

How is it significant?

The collection of quartz reefers' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The collection of quartz reefers' houses, built by aspiring mine speculators and quartz reefers, have historic significance, as they are associated with the first mining tenement leases. It is a characteristic of the Greater Bendigo area that many of these reefers and investors built their homes near their mining tenements and mines. They took advantage of the Mines Act 1865 to convert their Miner's Rights into freehold properties. Their homes were usually built of brick or stone and are spread across the quartz mining district. The houses on former mine land in the Bendigo area are historically significant as a record of the many mine owners or speculators that contributed to the wealth and reputation of Bendigo as the leading deep quartz mining area in Australia during the nineteenth century. (Criterion A)

The collection of quartz reefers' houses on former mine land in the Bendigo area are an excellent representative example of one of the many different types of miners' houses. The quartz reefers' houses are representative of a particular mining structure in the Bendigo goldfields. They demonstrate a way of life, where design, fabric and decorative embellishments reflected the evolving status of the owners. (Criterion D)

The collection of quartz reefers' houses has aesthetic significance, as they illustrate the rich diversity of housing types of the Victorian nineteenth century goldfields. They have high aesthetic significance as a special type of housing that can be found on former mine land that is associated with the early conversion to freehold title under the 1865 Mines Act. Examples of these nineteenth century houses can date from the late 1850s to the 1900. They are marked by their difference from other miners' houses regarding scale, grander and architect designs. Other homes are associated with wealthy early speculators who were often the original mining leases of mining tenements. Later they became successful mine owners, who purchased and built on their original mining leases. The mining tenements are usually small scale and located on the outskirts of Bendigo.

The collection of quartz reefers' houses has high aesthetic significance as early examples of miners' houses often designed in the Colonial Regency architectural style or later Victorian Boom style. Early quartz reefers' houses are usually small in scale, brick or stone construction, often well-articulated in form, with large hip roofs and sweeping encircling verandahs. The siting of these houses is orientated towards the associated mining operations and mine sites and not the road. Later houses may be built in polychrome brick, with Italianate or Victorian Boom style elements. (Criterion E)

Primary Source

Citation for Quartz Reefers' Houses from the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021).

Address	Grading	Additional Controls
83 Adam Street, Quarry Hill	Significant	
64 Breen Street, Quarry Hill	Contributory	
245 Eaglehawk Road, Long Gully	Contributory	
15 Joseph Street, Bendigo	Contributory	
118-120 MacDougall Road, Golden Gully	Contributory	
12 Mackenzie Street West, Golden Square	Contributory	

STATEMENT OF SIGNIFICANCE: SERIES: WORKERS' AND MINE SPECULATORS' HOUSES, AUGUST 2022

Heritage Place: Workers' and Mine Speculators' Houses – Bendigo, Flora Hill, Golden Gully, Golden Square, Ironbark, Long Gully and Quarry Hill	**PS ref no:** HO1002



Photo 1 – Typical Workers' and Mine Speculators' House

What is significant?

The Workers' and Mine Speculators' Houses, comprising a diverse collection of working-class miners' houses associated with the expansion of residential areas under the Mines Acts 1890, 1897 and 1910, is significant.

Contributory places:

Bendigo

King Street: 144, 145, 176, 185, 187, 192, 194, 194A, 207, 219, 222
Lily Street: 64, 70

Flora Hill

Davey Close: 22-23

Golden Square

Allingham Street: 6
Booth Street: 75, 90, 95
Chum Street: 106
MacDougall Road: 4, 5, 15, 21, 22, 29, 34
Maple Street: 14, 20
Old High Street: 58, 62, 66
Wade Lane: 17

Ironbark

Barnard Street: 390

Long Gully

Bennett Street: 67, 72
Eaglehawk Road: 205, 208, 267
Grant Street: 5
Holdsworth Road: 15
Jackson Street: 57, 59, 63, 67
Sparrowhawk Road: 40
Upper California Gully Road: 79
Wallan Street: 26

Quarry Hill

Breen Street: 45, 46, 56

Original nineteenth-century attached or detached outbuildings, including those not visible from the street, also contribute to the place's historical significance.

Post-war alterations and additions are not significant.

How is it significant?

The collection of workers' and mine speculators' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The collection of workers' and mine speculators' houses, located on former mine land in the Bendigo area, is historically significant to the transition period of the 1890s, when former residential areas were opened to other occupations. These houses demonstrate the way in

which design, fabric and decorative embellishments reflected the evolving status of the owners in a mature mining era.

In particular, the collection of workers' and mine speculators' houses has historic significance associated with the Mines Act 1890, 1897 and the 1910, which ensured the availability of cheap housing for workers. It also provided full security of land occupation, resulting in increased investment in larger, more opulent house construction and the gradual conversion of many of the former mining lands to freehold title. (Criterion A)

The collection of workers' and mine speculators' houses, located on the former goldfields commons, auriferous or mining lands in the Greater Bendigo area, has representative significance, as they provide a remarkable record of the development of mass social housing on a large scale during the nineteenth century. The Mines Acts 1890, 1897 and 1910 introduced a complexity to the residential areas that resulted in different attributes to the houses. The diversification of the mining policy with regard to disposal of wasteland and abandoned mining land, permitted new opportunities for the private individual in areas of Bendigo that enabled a transition to working class and middleclass suburbs, and also created a rare mix of housing types. (Criterion D)

The collection of workers' and mine speculators' houses has aesthetic significance associated with the rich diversity of working-class miners' housing, a key feature of the Victorian nineteenth century goldfields. While many of the period continued the tradition of the square hipped roof cottage, they were often larger and assumed greater elaborate detailing and/or L-shaped plans with projecting gables, decorative gable ends, chimneys, doors or windows. (Criterion E)

Primary Source

Citation for Workers' and Mine Speculators' Houses from the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021).

Address	Grading	Additional Controls
6 Allingham Street, Golden Square	Contributory	
390 Barnard Street, Ironbark	Contributory	
67 Bennett Street, Long Gully	Contributory	
72 Bennett Street, Long Gully	Contributory	
75 Booth Street, Golden Square	Contributory	
90 Booth Street, Golden Square	Contributory	
95 Booth Street, Golden Square	Contributory	
46 Breen Street, Quarry Hill	Contributory	
56 Breen Street, Quarry Hill	Contributory	
106 Chum Street, Golden Square	Contributory	
22-23 Davey Close, Flora Hill	Contributory	
205 Eaglehawk Road, Long Gully	Contributory	
208 Eaglehawk Road, Long Gully	Contributory	
267 Eaglehawk Road, Long Gully	Contributory	
5 Grant Street, Long Gully	Contributory	
15 Holdsworth Road, Long Gully	Contributory	
57 Jackson Street, Long Gully	Contributory	
59 Jackson Street, Long Gully	Contributory	

63 Jackson Street, Long Gully	Contributory	
67 Jackson Street, Long Gully	Contributory	
144 King Street, Bendigo	Contributory	
145 King Street, Bendigo	Contributory	
176 King Street, Bendigo	Contributory	
185 King Street, Bendigo	Contributory	
187 King Street, Bendigo	Contributory	
192 King Street, Bendigo	Contributory	
194 King Street, Bendigo	Contributory	
194A King Street, Bendigo	Contributory	
207 King Street, Bendigo	Contributory	
219 King Street, Bendigo	Contributory	
222 King Street, Bendigo	Contributory	
64 Lily Street, Bendigo	Contributory	
70 Lily Street, Bendigo	Contributory	
4 MacDougall Road, Golden Square	Contributory	
5 MacDougall Road, Golden Square	Contributory	
15 MacDougall Road, Golden Square	Contributory	
21 MacDougall Road, Golden Square	Contributory	
22 MacDougall Road, Golden Square	Contributory	
29 MacDougall Road, Golden Square	Contributory	
34 MacDougall Road, Golden Square	Contributory	
14 Maple Street, Golden Square	Contributory	
20 Maple Street, Golden Square	Contributory	
58 Old High Street, Golden Square	Contributory	
62 Old High Street, Golden Square	Contributory	
66 Old High Street, Golden Square	Contributory	
40 Sparrowhawk Road, Long Gully	Contributory	
79 Upper California Gully Road, Long Gully	Contributory	
17 Wade Lane, Golden Square	Contributory	
26 Wallan Street, Long Gully	Contributory	

STATEMENT OF SIGNIFICANCE: SERIES: QUARTZ GOLD BOOM MINERS' HOUSES, AUGUST 2022

Heritage Place: Quartz Gold Boom Miners' Houses – Bendigo, Golden Square, Long Gully and West Bendigo	**PS ref no:** HO1001



Photo 1 – Typical Quartz Gold Boom Miners' House

What is significant?

The Quartz Gold Boom Miners' Houses, comprising a collection of timber weatherboard miners' houses associated with the quartz gold mining boom in Greater Bendigo, erected circa 1870s-1880s in the miners' residency areas, are significant.

Contributory places:

Bendigo

King Street: 189, 200
Thistle Street: 4

Golden Square

Abel Street: 1
Allingham Street: 3, 8, 69

Hollow Street: 2
Laurel Street: 8
MacDougall Road: 16, 20, 25, 41, 45
Mackenzie Street West: 14, 16, 44, 64, 65, 67
Maple Street: 30
~~Oak Street: 26~~
Woodward Road: 344

Long Gully

Bennett Street: 64
Cunneen Street: 6
Daly Street: 2
Daniel Street: 4, 14B
Eaglehawk Road: 247, 255, 263
Grant Street: 9
Gundry Street: 14
Holdsworth Road: 31
Jackson Street: 15
Sparrowhawk Road: 36
Upper California Gully Road: 95
Walker Street: 6, 7, 12, 20
Wallan Street: 20

West Bendigo

Sparrowhawk Road: 94

Alterations and additions made after 1901 are not significant.

How is it significant?

The collection of quartz gold miners' houses is of local historic, representative and aesthetic significance to the City of Greater Bendigo.

Why is it significant?

The collection of quartz gold miners' houses is historically significant as the homes of the waged miners, as part of the influx of thousands of miners and their families to participate in the great quartz reef gold mining boom period in the Greater Bendigo area from the late 1860s to the mid-1870s. These houses provide an important historic insight into the domestic lives and typical homes of miners, some of whom worked in the related trades as blacksmiths, engine drivers, carriers and mine engineers. They are associated with the development of the construction industry in Bendigo and widespread use of standardised timber construction to solve the many issues of mass social housing on the Victorian goldfields.

In particular, the collection is historically significant for their association with the Mines Act 1865, the Residence Areas Act 1881 and the Residence Areas Act 1884, which removed competitive aspects of auction and controlled annual licences fees of the residential areas on auriferous land. (Criterion A)

The timber frame weatherboard quartz gold boom miners' houses are significant representative examples of the introduction of mass produced, dimensioned, prefabricated timber construction technology which allowed standardised dimensions, cheap relocatable housing to be built quickly and disassembled. (Criterion D)

The collection of quartz gold miners' houses has aesthetic significance for the use of timber construction technology to solve the problem of housing on the goldfields. The examples of this generic type of prefabricated house are associated with mass housing on the Victorian goldfields. By the late 1870s and 1880s, houses became more standardised and were constructed by carpenters to standard patterns and design. (Criterion E)

Primary Source

Citation for Quartz Gold Boom Miners' Houses from the *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan Architecture, November 2021).

Address	Grading	Additional Controls
1 Abel Street, Golden Square	Contributory	
3 Allingham Street, Golden Square	Contributory	
8 Allingham Street, Golden Square	Contributory	
69 Allingham Street, Golden Square	Contributory	
64 Bennett Street, Long Gully	Contributory	
6 Cunneen Street, Long Gully	Contributory	
2 Daly Street, Long Gully	Contributory	
4 Daniel Street, Long Gully	Contributory	
14B Daniel Street, Long Gully	Contributory	
247 Eaglehawk Road, Long Gully	Contributory	
255 Eaglehawk Road, Long Gully	Contributory	
263 Eaglehawk Road, Long Gully	Contributory	
9 Grant Street, Long Gully	Contributory	
14 Gundry Street, Long Gully	Contributory	
31 Holdsworth Road, Long Gully	Contributory	
2 Hollow Street, Golden Square	Contributory	
15 Jackson Street, Long Gully	Contributory	
189 King Street, Bendigo	Contributory	
200 King Street, Bendigo	Contributory	
8 Laurel Street, Golden Square	Contributory	
16 MacDougall Road, Golden Square	Contributory	
20 MacDougall Road, Golden Square	Contributory	
25 MacDougall Road, Golden Square	Contributory	
41 MacDougall Road, Golden Square	Contributory	
45 MacDougall Road, Golden Square	Contributory	
14 Mackenzie Street West, Golden Square	Contributory	
16 Mackenzie Street West, Golden Square	Contributory	
44 Mackenzie Street West, Golden Square	Contributory	
64 Mackenzie Street West, Golden Square	Contributory	

65 Mackenzie Street West, Golden Square	Contributory	
67 Mackenzie Street West, Golden Square	Contributory	
30 Maple Street, Golden Square	Contributory	
~~26 Oak St, Golden Square~~	~~Contributory~~	
36 Sparrowhawk Road, Long Gully	Contributory	
94 Sparrowhawk Road, West Bendigo	Contributory	
4 Thistle Street, Bendigo	Contributory	
95 Upper California Gully Road, Long Gully	Contributory	
6 Walker Street, Long Gully	Contributory	
7 Walker Street, Long Gully	Contributory	
12 Walker Street, Long Gully	Contributory	
20 Wallan Street, Long Gully	Contributory	
344 Woodward Road, Golden Square	Contributory	

Amendment C275gben - Panel Recommendations and Planning Officer Comment

Panel Recommendation

Delete the Heritage Overlay from:
a) 83 Allingham Street, Golden Square (HO1000)
b) 55 Arnold Street, Bendigo (HO1000), if after inspecting the property, the Municipal Building Surveyor or another suitably qualified person agrees with the findings of the relevant structural engineering report.
c) 266 Queen Street (HO1000), if after inspecting the property, the municipal building surveyor or another qualified person agrees with the findings of Mr Stephenson [The City's heritage consultant].
d) 15 Adelaide Gully Road, Golden Gully (HO1000).
e) 3 Pascoe Street, Long Gully (HO1000).
f) 19 Grant Street, Long Gully (HO1000).
g) 26 Oak Street, Golden Square (HO1001).

City Officer response

Accept the Panel recommendation with no changes.

The City's Municipal Building Surveyor has inspected the dwellings at 55 Arnold Street, Bendigo, 266 Queen Street, Bendigo and 19 Grant Street, Long Gully. Following these inspections and considering the relevant structural engineering reports, the Municipal Building Surveyor has supported the findings of the City's heritage consultant that all three dwellings are beyond repair.

The Statement of Significance which incorporates these recommendations is included at Attachment 3.

Panel Recommendation

Amend the Heritage Overlay (HO1000) curtilage to apply only to Lot 1 of 193 Mackenzie Street West, Golden Square, as shown in the approved plan of subdivision. 1

Figure 1 - 193 Mackenzie Street West, Golden Square – approved plan of subdivision



City Officer response

Accept the Panel recommendation with no changes.

The mapping of the HO has been changed accordingly.

Panel Recommendation

Amend the Statement of Significance: Series: Early Miners' Cottages, August 2022 to delete under 'Why is it significant?'

'The collection of early miner's cottages displays a level of intactness and authenticity in terms of their architectural character, form and scale that demonstrates the principal characteristics of cottages, built by unemployed miners and sustenance workers, during the depression years of 1890s and 1930s.'

City officer response

Accept the Panel recommendation with no changes.

The Statement of significance has been amended accordingly (See Attachment 3).

Panel recommendation

The Panel stated that Amendment C275gben should proceed subject to a clear explanation in the Study, the evidence-based approach which confirmed each house to be genuinely a miner's or mine speculator's cottage.

City officer response

Further investigations and advice from the City's Heritage advisor have determined that each house in the Study is genuinely a miner's or mine speculator's cottage.

The four types of miners' housing were initially identified in the heritage study titled *The Evolution of Housing on the Bendigo Goldfields: A Case for serial listings*, (Amanda Jean and Dr Charles Fahey, 2020). This heritage study constitutes Stage 1 of the miners' housing study.

The *Victorian Miners' Housing Serial Listings – Stage 2 Study* (Trethowan, 2021) reviewed and re-assessed each house listed in stage one of the miners' housing study to confirm that they are genuinely miner's houses. The review and reassessment were based on rate books and parish maps at the Public Records Office. Any houses listed in Stage 1 of the study which could not be confirmed in Stage 2 of the study to be connected to mining, were removed from the Study.

20.2. Bendigo Tourism Board - Appointment of New Members

Author:	Terry Karamaloudis, Manager Tourism & Major Events
Responsible Director:	Andrew Cooney, Acting Director Strategy and Growth

Purpose

To recommend the appointment of Hamish Riley as a Council appointed representative to the Bendigo Tourism Board (BTB).

Recommended Motion

That Council

1. Approve Hamish Riley as the fourth Council appointed representative on the Bendigo Tourism Board

MOTION

That the recommended motion be adopted.

Moved: Cr Evans
Seconded: Cr O'Rourke

Resolution No. 2023-192

CARRIED

Executive Summary

Paul Greblo, Fiona Rooke and Nicole Walker, all Council appointed representatives on the Bendigo Tourism Board (BTB), resigned on 25 September 2023. As set out in the BTB Constitution, the vacant positions were advertised externally.

After an assessment of a strong field of candidates, Kathryn MacKenzie and Seamus Haugh were approved as Council appointed Board representatives at the October Council meeting. Following the decision, Council Officers and Bendigo Tourism Board representatives have been working to identify an additional candidate with a background that includes financial management.

Through this search, Hamish Riley has been identified as a candidate to join the Board. In addition to his financial skills, Mr Riley is also a part owner of Nimbus Rooftop Bar and will bring good insight into the nighttime economy and hospitality sector to the board.

Report

The BTB is an Incorporated Association and works collaboratively with Council and Council staff to advance tourism in Greater Bendigo and the region. Together with the BTB, Council staff advance the goals and objectives of the BTB Strategic Plan.

The 10 member BTB comprises six industry elected representatives along with 4 Council appointed representatives. One of the Council appointed representatives is a current Councillor of the City of Greater Bendigo, and the remaining three council appointed representatives are identified and selected based on a skill set and expertise that the Council considers, in collaboration with the Association, will benefit the composition of the Board.

The appointment of Hamish Riley will complete the requirement of Council under the Bendigo Tourism Board Model Rules of Association where Council is required to have four representatives on the BTB.

Communications/Engagement

The positions were advertised externally in the Bendigo Advertiser and on the City of Greater Bendigo's website. Following the advertising, a competitive recruitment process took place, with Kathryn McKenzine and Seamus Haugh were approved to join the Board at the Council meeting in October 2023. A subsequent search process has identified Hamish Riley as a potential representative to join the Board. Mr Riley was interviewed by Terry Karamaloudis – Manager Tourism and Major BTB Chair Kath Bolitho.

Financial Sustainability

The Bendigo Tourism Board members are all voluntary. There is no remuneration for Board members.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 6 – A vibrant, creative community

Secondary Council Plan Reference(s)

Goal 1 - A culture of creativity

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

Nil

21. A SAFE, WELCOMING AND FAIR COMMUNITY

21.1. Progressing LGBTIQA+ Inclusion and LGBTIQA+ Inclusion Action Plan

Author:	Ruth Ford, Inclusive Communities Officer - Access & Equity
Responsible Director:	Stacy Williams, Director Healthy Communities and Environments

Purpose

To present the final LGBTIQA+ Inclusion Action Plan, 2023-2025 to Council for adoption and endorse the Victorian Government's *Rainbow Ready roadmap – Local government setting guide* as a framework to progress LGBTIQA+ inclusion across the organisation.

Recommended Motion

That Council:

1. Endorse the LGBTIQA+ Inclusion Action Plan, 2023-2025, with the final version to be presented to the community after adoption.
2. Endorse the Victorian Government's *Rainbow Ready roadmap – Local government setting guide*, as a framework to progress LGBTIQA+ inclusion across the organisation.

MOTION

That the recommended motion be adopted.

Moved: Cr Alden
Seconded: Cr Evans

Resolution No. 2023-193

CARRIED

DIVISION

Cr Alden called for a division on the voting for the Motion.

Those voting **for** the Motion:

- **5** (Cr Metcalf, Cr Alden, Cr Evans, Cr Fagg and Cr O'Rourke)

Those voting **against** the Motion:

- **0+2:**
  - Against (Nil)
  - **plus**
  - Abstained (Cr Penna and Cr Williams)

Absent:

- Cr Fyffe and Cr Sloan

The Motion is confirmed as **CARRIED**.

Executive Summary

The aim of the LGBTIQA+ Inclusion Action Plan, 2023-2025 is to outline the City's commitment to LGBTIQA+[1] (lesbian, gay, bisexual, trans and gender diverse, intersex, queer/questioning, asexual) people in our community.

The LGBTIQA+ Inclusion Action Plan is directly aligned to the Council Plan 2021-2025, Mir wimbul and Healthy Greater Bendigo 2021-2025 [the Municipal Health and Wellbeing Plan] outcomes as per integrated planning principles. There are five key areas including healthy and well, safe and secure, able to participate, connected to culture and community, and liveable.

The LGBTIQA+ Inclusion Action Plan aligns with the principles, pillars of action and commitments of the City of Greater Bendigo Social Justice Framework, 2022-2032.

The LGBTIQA+ Inclusion Action Plan is also aligned with the Victorian Government's Rainbow Ready roadmap, developed in May 2022, to support the Victorian Government's Pride in our future: Victoria's LGBTIQ+ strategy 2022-32 by enabling the creation of safe, strong and sustainable communities. The Rainbow Ready roadmap is being recommended as a way forward for the organisation.

Background

In the last four years, the City has shown significant commitment to Greater Bendigo LGBTIQA+ communities.

- In 2020, the City made a submission to the development of the Victorian Government's whole-of-government LGBTIQ+ Strategy, which was launched in February 2022.
- The Council Plan 2021-2025, Mir wimbul included a goal of being a community that values and engages with people of all genders and sexualities and an objective of celebrating our LGBTQIA+ community.
- The Municipal Health and Wellbeing Plan (Healthy Greater Bendigo 2021-2025) included an outcome of the Greater Bendigo community being a place where people can safely identify and connect with their culture and identity and identified access and inclusion for people who identify as LGBTQIA as an action area.

This strategic direction influenced Council decisions including:

- The endorsement of painting of the Progress Pride Flag in front of the Bendigo Town Hall (January 2022).

[1] This figure comes from Victorian Agency for Health Information (2020), *The Health and wellbeing of the lesbian, gay, bisexual, transgender, intersex and queer population in Victoria: Findings from the Victorian population health survey, 2017*. There is a lack of available and reliable data for Greater Bendigo, as well as for regional and rural Victoria.

- The adoption of the Social Justice Framework and commitment to LGBTIQA+ people and to stand up against homophobia, biphobia, transphobia and intersex discrimination (27 June 2022).

Since January 2022, the City has taken many steps to become LGBTIQA+ inclusive including:

- Mayor speaking at pride flag raising events on IDAHOBIT, Trans Day of Visibility and opening of Bendigo Pride Festival.
- Appointment of Inclusive Communities Officer - Access and Equity (0.8 FTE), with 50% time allocation on LGBTIQA+ Inclusion.
- Development of Equity Impact Assessment framework.
- Providing LGBTIQA+ inclusion training to staff.
- Encouraging staff to wear Rainbow Lanyards.
- CEO messages to staff supporting LGBTIQA+ inclusion on LGBTIQA+ days of significance.
- Supporting Bendigo Pride Festival in 2023 with a sponsorship agreement and hosting several events during the festival.
- Supporting community events on Wear it Purple Day, Transgender Day of Visibility and Transgender Day of Remembrance.
- Many youth events through YoBendigo being overtly inclusive, celebrating, accepting and supporting young people to be involved.
- Support from Youth Council for the City to be proactive in the space.

To progress this work and create a safe, inclusive and welcoming community for all, an organisation wide 2-year LGBTIQA+ Inclusion Action Plan has been drafted, which aligns with the Health and Wellbeing Plan outcomes and the Victorian Government Rainbow Ready roadmap framework.

Previous Council decision dates: N/A

Report

The aim of creating an LGBTIQA+ Inclusion Action Plan 2023-2025 is to provide a clear and achievable plan that guides the City’s commitment to Greater Bendigo LGBTIQA+ communities.

In November 2022, the Access and Equity Officer undertook an internal assessment and evaluation against the Rainbow Ready roadmap local government indicators. This provided the City with an understanding of where the opportunities were and how they could be addressed.

The aim of utilising the Rainbow Ready roadmap framework, is that it was developed by State Government to specifically address local governments’ needs and responds to calls from rural and regional Victorians to build LGBTIQ+ inclusion by equipping communities with practical resources.

It was developed through extensive consultation with LGBTIQ+ communities, including the LGBTIQ+ Rural and Regional Roadshow. The City had representatives

at both the LGBTIQ+ Equality Roadshow in February 2018 and the Community of Practice in July 2019.

The Rainbow Ready roadmap includes a 'Setting guide for local government' which supports users to understand what needs to be done to support LGBTIQ+ inclusion in their unique local government context. It includes 15 indicators which were developed for rural and regional local governments that want to become LGBTIQ+ inclusive.

To address the local government indicators and progress LGBTIQA+ work across the City, it was decided to create a draft action plan, structured around the Rainbow Ready roadmap setting guide for local government.

The draft LGBTIQA+ Inclusion Action Plan was developed between April and May 2023, following reports and presentations to EMT in March 2023, Councillor Briefing in April 2023 and Youth Council in June 2023.

The draft Plan aligned to the Health and Wellbeing Plan 2021-2025, demonstrates to the community the City is committed to LGBTIQA+ people, families and communities and outlines what the City can achieve with current resourcing.

Since the previous EMT and Councillor Briefing reports on 'Progressing LGBTIQA+ work across the organisation' in March-April 2023, the following has been achieved:

- Draft LGBTIQA+ Inclusion Action Plan developed.
- Community engagement opened from May 17 to June 23, 2023.
- A total of 127 responses to the draft LGBTIQA+ Inclusion Action Plan were received.
- Community engagement findings have been considered and summarised **(See Attachment 21.3.2).**
- An Equity Impact Assessment (EIA) was undertaken in August 2023.
- The final draft LGBTIQA+ Inclusion Action Plan has been developed **(See Attachment 21.3.1).**

The final LGBTIQA+ Inclusion Action Plan incorporates and considers community wide feedback from more than 125 residents collected between May 17, and June 23, 2023, as well as a submission from Greater Bendigo Youth Council and the recommendation received through an internal Equity Impact Assessment.

The LGBTIQA+ Inclusion Action Plan went out for community engagement before the City's Integrated Strategic Planning (ISP) Framework was adopted, as such it does not require review by the ISP Governance Group. If the Action Plan is endorsed by Council, it will be assessed by the ISP Governance Group.

Current context

In 2022, the State government released Victoria's first whole-of-government LGBTIQ+ strategy, Pride in our future: Victoria's LGBTIQ+ strategy 2022-32, which provides a plan to drive equality and inclusion for Victoria's diverse lesbian, gay, bisexual, trans and gender diverse, intersex and queer (LGBTIQ+) communities within all aspects of government work over the next decade.

The strategy found that in the previous 12 months LGBTIQ+ Victorians faced disproportionately higher levels of poor mental health, suicidal thoughts and attempts, homelessness, harassment and abuse, and an increased risk of drug and alcohol abuse. The *Pride in our Future Strategy* noted that these figures were higher in regional and rural areas and for LGBTIQ+ people from multicultural backgrounds. It found that "the single strongest and most consistent predictor of poor mental health and wellbeing among LGBTIQ+ communities is experiences of abuse, harassment or assault".

By creating a safer community and providing inclusive services, the City's LGBTIQA+ Inclusion Action Plan will play a role in improving the health and wellbeing of LGBTIQA+ community members, aligning to the Municipal Health and Wellbeing Plan outcomes.

There are approximately 7,800 LGBTIQA+ people in Greater Bendigo with 5.8% of the adult population in Greater Bendigo identified as LGBTIQ+. [1] This is a significantly higher percentage than the 4.2% in the Loddon DHHS region and above than the Victorian average of 5.7%. The percentage of young people (15+ years) who identify as LGBTIQA+ is likely to be higher.

The current legislative context ensures local government has a duty of care to take reasonable and proportionate measures to eliminate and prevent LGBTIQA+ discrimination. This includes ensuring access to facilities, services, programs and policies, as well as an LGBTIQA+ inclusive workplace, the moderation of social media and procurement policies. Having an LGBTIQA+ Inclusion Action Plan will assist in creating a safe working environment through providing information and training and ensuring LGBTIQA+ inclusive systems and processes; and reduce the likelihood of direct or indirect discrimination or sexual harassment related to sexual orientation, gender identity or intersex status.

Priority/Importance

The adoption of the LGBTIQA+ Inclusion Action Plan and the adoption of the Rainbow Ready roadmap as an LGBTIQ+ Inclusion Framework, is of high importance as it ensures the City's ongoing commitment to LGBTIQA+ equity and inclusion, as required by State legislation.

The City's Social Justice Framework principles, which align with Greater Bendigo's community vision and values, supports the development and implementation of this action plan ensuring our City is authentically welcoming, inclusive and accessible for all.

Timelines

The implementation of the LGBTIQA+ Inclusion Action Plan (2023-2025) is planned to commence following Council endorsement on November 20, 2023 and continue in line with the Health and Wellbeing Plan.

Progress reports on the LGBTIQA+ Inclusion Action Plan will occur quarterly via Pulse.

Communications/Engagement

External Engagement
A Community Engagement Plan was drafted in partnership with the Engaged Communities team and a Communications Plan was developed in partnership with the Communications Team. Both documents guided and supported the community wide engagement enabling a successful community feedback process on the draft LGBTIQA+ Inclusion Action Plan.

The draft LGBTIQA+ Inclusion Action Plan was open for community engagement from May 17, 2023, to June 23, 2023.

The City received 127 contributions and a submission from Greater Bendigo Youth Council. An LGBTIQA+ Inclusion Action Plan Community Engagement Report has been produced. **(See Attachment 21.3.2).**

Community Engagement summary:

- Engagement questions focused on the draft LGBTIQA+ Inclusion Action Plan, and questions asked included:
    - What's missing in the action plan?
    - How can the draft action plan be more inclusive?
    - Other feedback on the action plan?
- 93 per cent of respondents were in support of the LGBTIQA+ Inclusion Action Plan.
- 76 per cent of responses were from LGBTIQA+ identifying community members.

Feedback indicated several areas of focus for the LGBTIQA+ Inclusion Action Plan:

1. Safety and discrimination
2. Access to all-gender toilets
3. Having the voices of LGBTIQA+ communities in council policies, programs and services
4. Events for diverse LGBTIQA+ communities including seniors, culturally diverse people, rainbow families and people with a disability
5. Inclusive and safe leisure and sporting facilities
6. Visibility and inclusive language

Community engagement feedback identifies a number of areas of concern for the community, which are outside of scope of this plan. However, this valuable feedback is being shared with our partner organsations to assist with advocacy for regional services (access to health services which are welcoming of LGBTIQA+ community members, for example).

Summary of recommended changes for the LGBTIQA+ Inclusion Action Plan based on community feedback and the Greater Bendigo Youth Council submission include:

1. Removal of 5 actions
2. Addition of 9 new actions due to community and organisation feedback
3. Minor amendments to 13 actions

Internal Engagement

Initial consultation with internal units was undertaken in October 2022 to complete the Rainbow Ready roadmap assessment and evaluation. This was to gain an understanding of the work already underway across the organization. Further internal consultation occurred in April-May 2023 and July-August 2023. Units consulted included:

1. Communications
2. Corporate Performance
    - People and Culture
    - Governance - Procurement
3. Healthy Communities and Environments
    - Active and Healthy Lifestyles
    - Community Partnerships
        - Connected Communities
        - Engaged Communities
        - Inclusive Communities
        - Stronger Communities
        - Resilient Communities – Gender Equity and Emergency Management
    - Community Wellbeing
        - Maternal and Child Health
        - Early Years
    - Safe and Healthy Environments
4. Presentation and Assets
    - Property Services
    - Parks and Open Space
5. Strategy and Growth
    - Bendigo, Venues and Events
        - Creative Communities
    - Tourism and Major Events

Measurement and evaluation

The inclusion of key measures and evaluation will be incorporated into the development of a measurement, evaluation and learning (MEL) framework. It will assess the progress and impact of the actions in relation to both the Health and Wellbeing Plan outcomes and the Rainbow Ready Roadmap indicators. Evaluation and monitoring in relation to Rainbow Ready Roadmap Indicators will take place in December 2024 and a progress report will be provided to the community.

Equity Impact Assessment (EIA)

An internal review determined an Equity Impact Assessment (incorporating Gender Impact Assessment) of the draft LGBTIQA+ Inclusion Action Plan was required as per the *Gender Equality Act* 2020 and the City's Social Justice Framework 2022-2032. The EIA considered how the LGBTIQA+ Inclusion Action Plan affects different genders and diverse groups in different ways and recommends changes that will help create a more fair and inclusive community.

The adopted EIA recommendation is:

- The LGBTIQA+ Action Plan actions - 1.2, 2.8, 4.13 (those relevant to the City's Maternal and Child Health Centres and Early Learning Centres/ Kindergartens) are appropriate.

- Supporting the achievement of these actions will now involve engaging a consultant to audit services/programs to ensure LGBTIQA+ inclusive best practice principles are used.

Financial Sustainability

The implementation of the LGBTIQA+ Inclusion Action Plan and adoption of the Rainbow Ready roadmap framework will be covered within existing staff resources and budget of the Community Partnerships Unit and in partnerships with City Service Units responsible for actions in the plan.

The Inclusive Communities Officer - Access and Equity (0.8 FTE) will coordinate the LGBTIQA+ Inclusion Action Plan progression. The role has a time allocation (0.4 FTE) to equity and social justice, and (0.4 FTE) LGBTIQA+ inclusion.

Opportunities for local government to apply for LGBTIQA+ grant funding are limited. State Government funding opportunities focus on LGBTIQA+ community, not-for-profit or peak community groups or a social enterprise with a clearly stated purpose or mission related specifically to supporting LGBTIQ+ communities.

Risk Assessment

Adopting the LGBTIQA+ Inclusion Action Plan and Rainbow Ready roadmap could create pushback from individuals or minority groups within the community. This can be mitigated through:

1. Effective communication of Council's commitment to LGBTIQA+ inclusion and being a safe, welcoming and fair community as per the Council Plan and the Municipal Health and Wellbeing Plan (Healthy Greater Bendigo 2021-25) and as required under State legislation.
2. Consistent messaging of Council's celebration of LGBTIQA+ communities, which would also have the effect of engaging and educating the broader community.

Adopting the LGBTIQA+ Inclusion Action Plan and Rainbow Ready roadmap would showcase what the City is already delivering and set clear expectations about what the City has capacity to deliver until 2025 and will send a clear message that there is commitment to the wellbeing of Greater Bendigo's LGBTIQA+ people, families and communities.

Not adopting a framework or action plan may send a message of non-support to Greater Bendigo LGBTIQA+ communities.

<u>Risks related to legislation</u>
State and Commonwealth legislation that govern inclusion and discrimination around sexual orientation, gender identity and intersex status may not be effectively implemented or actioned through the organisation and relevant processes. This can be mitigated through:
Staff capacity building on legislative frameworks that govern inclusion and discrimination around sexual orientation, gender identity and intersex status.

Policy Context

Primary Council Plan Reference

City of Greater Bendigo Council Plan *Mir wimbul* 2021-2025
Outcome 7 - A safe, welcoming and fair community

Secondary Council Plan Reference(s)

Goal 1 - Strengthened community health and wellbeing
Goal 4 - A community that values and engages with people of all ages, abilities, genders and sexualities
Goal 5 - A community that feels safe

Other Reference(s)

Municipal Health and Wellbeing Plan (Healthy Greater Bendigo 2021-25)

1. Outcome 4: Connected to culture and community
2. Goal 4: The Greater Bendigo community is socially engaged and inclusive and is a place where people can safely identify and connect with their culture and identity.
3. Objective 4.3: Access and inclusion for people who identify as LGBTQIA+
4. Action 4.3.1: Develop and promote LGBTQIA+ inclusion

Social Justice Framework, 2022-2032 (City of Greater Bendigo)

- Makes commitment to lesbian, gay, bisexual, transgender, gender diverse, queer and intersex people and to celebrate our LGBTQIA+ community and stand up against homophobia, biphobia, transphobia and intersex discrimination.

Equity For All: Gender Equity Action Plan, 2021-2025 (City of Greater Bendigo)

Pride in our Future: Victoria's LGBTIQ+ strategy 2022-32

Rainbow Read roadmap (Victorian Government)

Legislation

Gender Equality Act 2020 [Vic]
Local Government Act 2020 [Vic]
Equal Opportunity Act [Vic]

- October 2021 amendments added sex characteristics as a 'protected attribute' and updated the definitions of 'gender identity' and 'sexual orientation'

Fair Work Act

- December 2022 amendments - 'gender identity' and 'intersex status' protected attributes at work

- March 2023 amendments - a person or company liable for sexual harassment committed by an employee or agent in connection with work, unless they can prove that they took all reasonable steps to prevent the sexual harassment

Sex Discrimination Act

Conflict of Interest

No officer involved in the preparation or approval of this report declared a general or material conflict of interest.

Attachments

1. LGBTIQA Inclusion Action Plan 2023 2025 [**21.1.1** - 10 pages]
2. LGBTIQA Action Plan Engagement Summary Report 2023 [**21.1.2** - 33 pages]

Greater Bendigo

LGBTIQA+ Inclusion Action Plan

2023-2025



CITY OF GREATER BENDIGO

Foreword from the Mayor

Acknowledgment of Country

The City of Greater Bendigo is on Dja Dja Wurrung and Taungurung Country. We acknowledge and extend our appreciation to the Dja Dja Wurrung and Taungurung People, the Traditional Owners of the land. We pay our respects to leaders and Elders past, present and future for they hold the memories, the traditions, the culture and the hopes of all Dja Dja Wurrung and Taungurung Peoples. We express our gratitude in the sharing of this land, our sorrow for the personal, spiritual and cultural costs of that sharing and our hope that we may walk forward together in harmony and in the spirit of healing.

We recognise a long tradition of First Nations' cultures inclusion of sexual and gender diversity, such as sistergirls, brotherboys and boywives, which existed before colonisation during 65,000+ years of existence.[1] We also acknowledge the important role First Nations people play in LGBTIQA+ communities.

Language

The City of Greater Bendigo acknowledges there are many acronyms used within LGBTIQA+ communities and that the acronym itself has limitations. The Action Plan uses LGBTIQA+ which stands for Lesbian, Gay, Bisexual+, Trans and Gender-Diverse, Intersex, Queer and Questioning and Asexual and Aromantic. The + represents and acknowledges the limits of the acronym and the evolving nature of language that is used to describe and celebrate people's diverse experiences of gender, sexual orientation and sex characteristics.

We acknowledge that Aboriginal communities often use the terms 'sistergirls' and 'brotherboys' and use the acronym LGBTIQ+SB.[2] We also note that in the past 'queer' was used in a derogatory manner and is offensive to some older LGBTI people, so the Q is often deleted from the acronym when referring to older LGBTI communities.

In the Action Plan, The City refer to LGBTIQA+ people, families and communities to reflect the distinct and different groups under the umbrella term. We acknowledge that some groups overlap, however we recognise there is no single or homogenous 'LGBTIQA+ community' or person.

[1] Todd Fernando, Embracing queer Indigenous Australia | Pursuit by The University of Melbourne (unimelb.edu.au)
[2] See Black Rainbow, see https://blackrainbow.org.au/ and BlaQ Aboriginal Corporation https://blaq.org.au/

LGBTIQA+ people in Greater Bendigo

LGBTIQA+ people are key contributors to the community, with approximately 5,700 or more LGBTIQA+ people living in the City of Greater Bendigo. 5.8% of the adult population identified as LGBTIQ+.[3]

This plan focuses on responding to the diverse needs, experiences and aspirations of LGBTIQA+ people within the City of Greater Bendigo. The actions aim to address the different needs of younger and older LGBTIQA+ people, of rainbow families, of trans and gender diverse people, and LGBTIQA+ people from multi-cultural backgrounds. The plan covers LGBTQIA+ people in the whole municipality, including small towns and rural communities within the City of Greater Bendigo.

We acknowledge that being LGBTIQA+ is only one part of someone's identity or experience. As well as being diverse in sexual orientation, gender identity or sex characteristics, LGBTIQA+ people are diverse in other ways such as being Aboriginal or Torres Strait Islander, ethnicity, religion, age or ability. They also have diverse experiences – such as being a migrant, asylum seeker, or carer. They may be experiencing gender-based family violence, mental ill-health, chronic ill-health, unemployment, poverty or homelessness.

The LGBTIQA+ Inclusion Action Plan

The aim of the LGBTIQA+ Inclusion Action Plan 2023-2025 is to provide a clear and achievable plan that guides the City's commitment to LGBTIQA+ people over a two-year timeframe supporting inclusion and participation for LGBTIQA+ people, families and communities and promoting diversity.

There are over 45 actions in this plan that show case the Cities commitment to support events and activities that are safe and welcoming, to develop partnerships and advocate for improved health and wellbeing for LGBTIQA+ people.

The LGBTIQA+ Action Plan aligns with the Council Plan, 2021-2025 *Mir wimbul* and the City of Greater Bendigo Social Justice Framework (2022-2032). The LGBTIQA+ Action Plan supports the four key principles of the Social Justice Framework:

- Human Rights,
- Access and Inclusion,
- Equity and
- Participation in decision-making.

The LGBTIQA+ Action Plan is aligned to Healthy Greater Bendigo, the Municipal Health and Wellbeing Plan 2021-2025 and to the five areas for action:

1. Healthy and well
2. Able to participate
3. Connected to culture and community
4. Safe and secure
5. Liveable.

[3] This figure comes from Victorian Agency for Health Information (2020) *The Health and wellbeing of the lesbian, gay, bisexual, transgender, intersex and queer population in Victoria: Findings from the Victorian population health survey, 2017*. There is a lack of available and reliable data for Greater Bendigo, as well as for regional and rural Victoria.

The Action Plan delivers the City's commitment to 'Lesbian, gay, bisexual, transgender, gender diverse, queer and intersex people and to celebrate our LGBTQIA+ community and stand up against homophobia, biphobia, transphobia and intersex discrimination', made in the Social Justice Framework. The Action Plan also supports the City's responsibilities under State and Commonwealth government legislation.

The final Action Plan was developed from community wide feedback from more than 125 community members, collected between 17 May and 23 June 2023.

The 2023-2025 LGBTIQA+ Action Plan will be implemented within the current resources and budgets of departments within the City.

Rainbow Ready Roadmap

The LGBTIQA+ Action Plan has been guided by the Victorian Government's Rainbow Ready Roadmap, released in 2022.

The roadmap supports the Victorian Government's Pride in our future: Victoria's LGBTIQ+ strategy 2022-32 by enabling the creation of safe, strong and sustainable communities. Developed through extensive consultation with LGBTIQ+ communities, including through the LGBTIQ+ Rural and Regional Roadshow, the roadmap aims to address challenges faced by LGBTIQ+ people in rural and regional Victoria.

The LGBTIQA+ Action Plan indicators are from the Rainbow Ready Roadmap Local Government Setting Guide, which aim to guide local government to become more LGBTIQ+ inclusive and deliver on their commitment to drive LGBTIQ+ inclusion.

The goal of the local government Rainbow Ready roadmap is for local government to show leadership in LGBTIQ+ inclusivity to address the needs of LGBTIQ+ constituents and to build a culture of LGBTIQ+ inclusivity in the municipality.

Why is the plan important?

Many LGBTIQA+ people live happy, connected, positive and healthy lives. Yet, Pride in our future: Victoria's LGBTIQ+ strategy 2022-32 found that LGBTIQ+ Victorians faced higher levels of unfair treatment, discrimination, social exclusion, abuse and harassment. These figures were higher in regional and rural areas and for LGBTIQ+ people from multicultural backgrounds. It said that 'the single strongest and most consistent predictor of poor mental health and wellbeing among LGBTIQ+ communities is experiences of abuse, harassment or assault'.

An LGBTIQA+ Inclusion Action Plan will help to deliver LGBTIQA+ safe and inclusive services, facilities, programs and events and provide information and training to staff.

The plan aims to reduce the likelihood of direct or indirect discrimination related to sexual orientation, gender identity or intersex status.

City of Greater Bendigo LGBTIQA+ Action Plan

Goal of the local government Rainbow Ready roadmap:

The City of Greater Bendigo shows leadership in LGBTIQA+ inclusivity to address the needs of LGBTIQA+ constituents and to build a culture of LGBTIQA+ inclusivity in Greater Bendigo.

1. *LGBTIQA+ people are healthy and well*

Rainbow Ready Roadmap Indicator	Action
	1.1. Build staff capacity to consider LGBTIQA+ inclusion and wellbeing in the development or review of all policies, programs and services that have a direct and significant impact on the public via the Equity Impact Assessment process.
	1.2. Support inclusive practice of Rainbow Families by providing LGBTIQA+ inclusive resources at the City's Maternal and Child Health Centres, Early Learning Centres/ Kindergartens and Library Services.
	1.3. Advocate to State and Federal Government on issues relating to LGBTIQA+ health and wellbeing, safety, housing and homelessness and inclusion.
	1.4. Develop partnerships to support the capacity of community sport and sporting, aquatic and leisure facilities to be LGBTIQA+ inclusive.

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2. LGBTIQA+ people are safe and secure

Rainbow Ready Roadmap Indicator	Action
Bookings and assessment processes are LGBTIQA+ inclusive	2.1. Develop staff capacity to audit and improve booking, assessment and intake forms and correspondence to ensure they are LGBTIQA+ inclusive across City services.
LGBTIQA+ groups and services are supported to access City spaces	2.2. Develop capacity of LGBTIQA+ groups to access City spaces by holding a workshop covering: event booking system, activity in a public place permit, risk management plan, event waste management plan, site plan, public liability insurance, venue key access.
The City provides all gender bathroom and change room options.	2.3. Conduct literature review on public toilet signage and configuration to determine best practice in promoting gender accessibility and inclusion. [Gender Equity Action Plan]
	2.4. Advocate for changes to the National Construction Code to improve inclusion of toilet facilities for all genders.
	2.5. Consider the inclusion of all-gender toilet facilities and change rooms in all new and redeveloped City infrastructure (via the Equity Impact Assessment process or Project Management Feasibility).
Potential risks to the safety of LGBTIQA+ group members are identified and minimised	2.6. Advocate for LGBTIQA+ inclusion in family violence and sexual assault sector, including addressing key service gaps and strengthening LGBTIQA+ capability. [Gender Equity Action Plan]
	2.7. Source and promote a training session on improving family violence services responses to LGBTIQA+ family violence during the 16 Days of Activism against Gender-based violence.
	2.8. Conduct a cultural safety risk analysis regarding LGBTIQA+ community members using City facilities and services, piloting the use of Rainbow Tick self-assessments.
	2.9. Scope and embed LGBTIQA+ inclusive practice within the City's emergency relief centres.
The City responds to LGBTIQA+ phobic incidents by advocating for the rights of LGBTIQA+ members and taking steps to prevent future incidents	2.10. Take action on LGBTIQA+ phobic social media comments on City of Greater Bendigo social media sites to reduce harm to LGBTIQA+ communities.
	2.11. Promote the link to the Community Reporting Tool (Victorian Equal Opportunity and Human Rights Commission) for discrimination and breaches of human rights is visible on City web page/s and on LGBTIQA+ City web page.
	2.12. Enforce the Community Local Law to protect LGBTIQA+ community members in a public place from threatening, abusive or insulting words or behaviour which interferes with their use or enjoyment of that public place.

3. LGBTIQA+ people are able to participate

Rainbow Ready Roadmap Indicator	**Action**
The council has a strategy or plan for LGBTIQ+ inclusion.	3.1. Provide an annual report to community about the progress made against the Action Plan
LGBTIQA+ community members take part in council committees and in council planning	*3.2.* Establish mechanisms for LGBTIQA+ community members to provide advice and feedback on the City's policies, programs and services and promote community engagement processes (including Let's Talk) to LGBTIQA+ communities, so the voice of LGBTIQA+ community members is heard in council planning processes.
	3.3. Promote recruitment processes for City Committees to LGBTIQA+ communities and consider LGBTIQA+ representation, alongside other diversity demographics.
City grants are provided to support local LGBTIQA+ initiatives	*3.4.* Promote available grants (City and others) to local LGBTIQA+ groups and organisations to assist them to deliver community led events and programs.
	3.5. Strengthen grant seeking capabilities within LGTBTIQA+ communities through mechanisms such as workshops.
The City educates its staff and volunteers on LGBTIQA+ inclusion	*3.6.* Provide LGBTIQA+ inclusion training to City Staff, trainees, Councillors, Youth Councillors and volunteers.
	3.7. Develop LGBTIQA+ inclusive practice guide that covers terminology and communication protocols – for City staff, trainees, Councillors, Youth Councillors, volunteers and contractors.
The City provides an inclusive workplace for LGBTIQA+ employees and volunteers	*3.8.* Support gender diverse and LGBTIQA+ inclusive employment practices by providing resources and supports for people managers. [Gender Equity Action Plan]
	3.9. Update systems and processes to have the ability to capture gender diversity and other intersectional identity factors of staff members outlined in the Gender Equality Act 2020. [Gender Equity Action Plan]
	3.10. Conduct a review of human resources systems and practices to ensure they are inclusive for LGBTIQA+ staff, volunteers and trainees.

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4. LGBTIQA+ people are connected to culture and community

Rainbow Ready Roadmap Indicator	**Action**
The City supports local LGBTIQA+ events	*4.1* Support local LGBTIQA+ events (Transgender Day of Visibility, IDAHOBIT, Wear it Purple and Transgender Day of Remembrance) alongside LGBTIQA+ organisations and communities.
	4.2 Support Bendigo Pride Festival as Greater Bendigo's main LGBTIQA+ festival.
	4.3 Support young people to feel safe about their gender identity and promote gender equity through events such as IDAHOBIT and Wear it Purple Day. [Youth Action Plan]
	4.4 Support events or social program for older LGBTI people to connect, including intergenerationally, to reduce social isolation and loneliness.
	4.5 Support LGBTIQA+ event for culturally diverse LGBTIQA+ people as part of Harmony Week.
	4.6 Convene the Greater Bendigo Rainbow Coalition to support networking and collaboration between the City, service providers, leading employers and LGBTIQA+ organisations.
	4.7 Explore the development of both temporary and permanent public art initiatives that address the underrepresentation of LGBTIQA+ Public Art, culture and heritage.
The City has a statement of LGBTIQA+ inclusion that is publicly visible	*4.8* Include statement of the City's commitment to LGBTIQA+ communities on a City LGBTIQA+ web page.
	4.9 Invite the Mayor to make a statement regarding Council's commitment to LGBTIQA+ inclusion every year and the Mayor, Councillors and Youth Councillors are invited to attend external events focussed on LGBTIQA+ inclusion.
	4.10 Investigate procurement LGBTIQA+ inclusive practices, including processes to increase awareness of tenderers, suppliers and contractors of how to prevent discrimination against LGBTIQA+ people in employment or service delivery and ways social procurement practices can reduce barriers faced by LGBTIQA+ people.
City information incorporates LGBTIQA+ inclusive language and images	*4.11* Conduct photoshoots to obtain images of Rainbow families, LGBTI+ elders, LGBTIQA+ young people and trans and gender diverse community members, which can be added to the City's image library.
	4.12 Develop and expand staff capacity to use LGBTIQA+ inclusive language and images.
	4.13 Review branding and service delivery of Maternal and Child Health to consider how rainbow families are actively considered, included and represented in service name and delivery [Gender Equity Action Plan]
The Council takes opportunities to fly the rainbow or trans flags	*4.14* The Council flies the Progress Pride Rainbow flag and/or Transgender flags on LGBTIQA+ days of significance (IDAHOBIT, Transgender Day of Visibility, Transgender Day of

	Remembrance, Wear it Purple) if requested by LGBTIQA+ communities.
The City's website and social media accounts profile LGBTIQA+ initiatives, events, people and resources	*4.15* The City's social media accounts profile LGBTIQA+ days of significance and City run LGBTIQA+ initiatives and events.
	4.16 Develop a LGBTIQA+ web page on the City's website with information and resources for community members.
	4.17 CONNECT Greater Bendigo website has LGBTIQA+ category for groups, health and community services and events and supports LGBTIQA+ groups and services to register and list events.

5. LGBTIQA+ people have access to a liveable environment

Rainbow Ready Roadmap Indicator	**Action**
	5.1 Consider the needs of LGBTIQA+ people when reviewing the Affordable Housing Action Plan, particularly in increasing the diversity of available housing and increasing the supply of social housing.
	5.2 Consider the needs of LGBTIQA+ people in implementing the Greater Bendigo Public Space plan, working to improve our built and natural environments to be safe and encourage social connection.
	5.3 Create an annual floral and/or art display to coincide with a significant LGBTIQA+ Pride event.

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Acknowledgements

The City of Greater Bendigo would like to thank and acknowledge LGBTIQA+ people, their families and LGBTIQA+ groups who generously gave their time and shared their lived experiences and knowledge in providing feedback on the draft LGBTIQA+ Action Plan.

LGBTIQA+ organisations/groups included:

- Bendigo Passionfruits
- Bendigo Pride Festival
- Bendigo Queer Arts Festival
- Bendigo Queer Film Festival
- Greater Bendigo Rainbow Coalition
- headspace Bendigo HEY Diversity Groups: FROGS (Full Range of Genders and Sexuality) and TADPOLES (Trans and Diverse People Openly Loving Everyone's Sexuality)
- headspace Bendigo Parent Support Group for Parents of Trans and Gender Diverse Young People
- Thorne Harbour Country
- Trans and Gender Diverse Bendigo and Beyond

We would also like to thank our rainbow allies – both community members and staff in community and public health; multicultural services; family violence support services; leisure facilities; and disability organisations who took the time to provide feedback.

We acknowledge the important contributions of the City of Greater Bendigo Youth Council, City of Greater Bendigo LGBTIQA+ identifying staff and rainbow allies across the organisation.

Input, contributions, ideas and support from people in all these different areas greatly assisted in developing and finalising the LGBTIQA+ Action Plan, 2023-2025. Thank you!

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LGBTIQA+ Inclusion Action Plan Community Engagement Report 2023

Engagement Summary

The draft LGBTIQA+ Inclusion Action Plan community engagement opened from May 17, 2023 to June 23, 2023.

A total of 127 contributions were received, most via the online survey with hard copy surveys entered manually by a City Officer.

- 93 per cent of respondents were in support of the LGBTIQA+ Inclusion Action Plan.
- 76 per cent of respondents were members of LGBTIQA+ communities.
- 17 per cent of respondents were Rainbow Allies.

Submissions were received from the Greater Bendigo Youth Council (Appendix A) and the Victorian Pride Lobby.

A summary of the demographic profile of survey respondents is included in this report (Appendix B) and de-identified submissions are attached for information.

Community Engagement

Community members were invited to respond to a survey (available online via Let's Talk Greater Bendigo and hard copies) on the draft actions.

The survey asked the following three questions:

1. What is missing?
2. How can we make the LGBTIQA+ Inclusion Action Plan more inclusive?
3. Do you have other feedback on the actions?

Promotion of the survey was as follows:

- The Mayor highlighted the consultation process during her IDAHOBIT flag raising speech (17 May) and 200 postcards were distributed to participants.
- Postcards and posters advertising the survey were located at:
    - Goldfields library branches – Bendigo, Eaglehawk, Kangaroo Flat and Heathcote
    - Neighbourhood Houses – Bendigo, Eaglehawk, Kangaroo Flat, Heathcote and Long Gully
    - YO Bendigo
    - Headspace Bendigo
    - Bendigo Community Health Services
    - Thorne Harbour Country
    - Loddon Campaspe Multicultural Services
    - La Trobe University
    - Greater Bendigo Rainbow Coalition members
- Hard copy surveys provided to groups who requested them:
    - Trans and Gender Diverse Bendigo and Beyond
    - Headspace Bendigo HEY Diversity Groups: FROGS (Full Range of Genders and Sexuality) and TADPOLES (Trans and Diverse People Openly Loving Everyone's Sexuality)
- Group engagement and presentations were made to:
    - City of Greater Bendigo Youth Council
    - Greater Bendigo Rainbow Coalition
    - Trans and Gender Diverse Bendigo and Beyond
- Emails/Newsletter item to:

    - Positive Ageing Advisory Committee
    - Disability Inclusion Reference Committee
    - Intercultural Ambassadors
- Internal COGB networks including:
    - All Staff via SharePoint Notice Board
    - Community Partnerships staff and their networks
- Media
    - City of Greater Bendigo media release, May 17, 2023
    - Radio interview, Gold FM Radio (Ruth Ford with Nath Gardner) May 17, 2023
- Social media
    - Facebook, May 17, 2023
    - Social media tiles distributed to Greater Bendigo Rainbow Coalition members for their use and promotion

Community Engagement survey results - Key themes

Key themes from the community engagement and how they have been addressed are outlined in the table below.

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
LGBTIQA+ people are healthy and well			
Inclusive Safe Healthcare (17) • Upgraded/revised and more comprehensive sexual health services and education for LGBTIQA+ youth and young adults. • Action on medical services actually being educated & providing inclusive care - extremely hard to find. • Address the discrimination of LGBTQIA+ people in accessing medical treatment. • Lack of access to local gender affirming healthcare. • Biggest challenge of being queer is the marginalisation faced in healthcare. • There are no GPs in greater Bendigo who will prescribe hormone therapy for trans people on an informed consent basis. NONE. This is absolutely unacceptable. • Trans people have to travel for hours and get on wait lists years long to get access to basic hormone medications, GPs are already familiar with prescribing to cis people. • We need GPs to be willing to treat trans people on hormone therapy instead of being denied/refused care entirely. • Need for Accessible healthcare options. • Address current gaps in accessible healthcare. • Need information on where Queer friendly health clinics and doctors are. • Need to encourage local doctors to learn more about LGBTQ+ health. • Need for local GPs, mental health professionals, and other professionals to receive training in gender diversity, transgender issues, and rainbow families. • Everyday health requirement. • Healthcare one of top 3 important things.	1.3	Noted Healthcare is outside the scope of local government, but this feedback is being shared with our partner health care services to assist with advocacy for LGBTIQA+ inclusive regional healthcare services. Advocacy will also include issues of health and mental health.	No
Leisure, Sport and Recreation (14) • Rainbow/Pride Swim Gym night. • Be great to see a collaboration between council and Gurri Wanyarra Wellbeing Centre in having events such as a rainbow swim/gym night. • Spaces and places that are safe and welcoming for trans and gender diverse families. such as swimming spaces. • Host an annual trans and queer inclusive swimming event. • More collaboration with Leisure centres e.g. Gurri Wanyarra. • Educate clubs/sports teams/groups on LGBTIQA+ inclusion. • Plan for inclusion of gender diverse people to participate in sports. • Show support at traditional straight spots - the football, the races; the trots.	1.4	Noted. New action added to develop partnerships to support the capacity of community sport and aquatic and leisure facilities to be LGBTIQA+ inclusive.	Yes New action 1.4 added: *Develop partnerships to support the capacity of community sport and sporting, aquatic and leisure facilities to be LGBTIQA+ inclusive.*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Leisure, Sport and Recreation contd. • Supporting the capacity of community sport to be gender inclusive, does not assist community sport to be LGBTIQA+ inclusive, or address homophobia and transphobia in sport. • Be respectful of our cis women sports athletes, in sports categories and gender differences.		The City is working in partnership with the Department of Families, Fairness and Housing, Sport and Recreation Victoria, Sports Focus and Thorne Harbour on a Pathways to Pride Proud to Play initiative.	Original action: *Support the capacity of community sport to be gender inclusive* removed.
Rainbow Families (8) • Ensure Rainbow Families are represented in visual imagery at City's Maternal and Child Health Centres, Early Learning Centres/ Kindergartens and Library Services. • Greater support to Rainbow Families and their unique challenges. • Support rainbow family play group being established. • More rainbow family resources (posters, booklets, stories, rainbow flags, welcome signs) at kindergartens and maternal and child health centres. • Inclusion of rainbow families and gender diverse members at childcare and kindergartens. • Difficult for rainbow families to engage when mental health plays such a significant factor, especially for teenagers. • Need for local GPs, mental health professionals, and other professionals to receive training in rainbow families. • Rainbow families events.	1.2 2.8 4.11 4.13	Noted. The Equity Impact Assessment focus included investigating best practice in creating safe, welcoming environments in Maternal Child Health Centres and Early Learning Centres for Rainbow Families, with a recommendation made.	No
LGBTIQA+ people are safe and secure			
All gender public toilets *(20)* • Provide more gender-neutral toilets around Bendigo. • It is challenging for my young person to access gender neutral toilets. They refuse to use a disabled toilet as she does not have a disability. There is enough stigma in the community without adding to it. • Australian Building Code sets out a minimum standard which allows the CoGB to adopt a higher standard of inclusion to its community by implementing its own all gender bathroom and change room options. • Inclusion of all-gender toilet facilities and change rooms in all new and redeveloped City infrastructure should not be a consideration as it is a public health issue. • Specific action to ensure all-gender toilet facilities exist in CoGB facilities should be adopted.	2.3 2.4 2.5	Noted. This feedback will feed into the development of a Literature Review and resulting EMT/Council Report which proposes recommendations and actions regarding public toilet signage and configuration.	Yes Minor change made to wording in Action 2.4 from 'Australian Building Code' to 'National Construction Code'. Revised action: *Advocate for changes to the National Construction Code to improve inclusion of toilet facilities for all genders.*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
All gender public toilets *cond.* • Gender diverse people exist in our community and binary gender toilets exclude these people, putting them at risk of harms. • Due to the perceived and actual risk of harm and violence towards them when using binary toilets, many trans and gender diverse people will not use public toilet facilities in Bendigo unless there are all-gender options available to them (this does not include disability toilets, which carry additional stigma and negative experiences when able bodied people are seen to be using these facilities). • Abstinence from using a bathroom for long periods can result in urinary tract infection, incontinence, urinary retention or in rare cases, cause a burst bladder. • Lead by example. If COGB are building public facilities they can put that into their own building specifications. They don't need to wait for anyone else to change their building codes. • Why do lit review? You can just do these things. Build gender neutral toilets. • Instead of considering the inclusion of all-gender toilet facilities and change rooms in all new and redeveloped City infrastructure, just do it. • There needs to be concrete commitment to outcomes, not a wishy-washy "we will endeavour to try to attempt to contemplate" style of bureaucratic verbiage. It's not hard to say you'll definitely make all-gender toilets in council run buildings. Without set targets it's too easy for the council to avoid doing anything while paying lip service to inclusion. • All gender signs on toilets are very important and should be installed on all new and old infrastructure. • All gender toilet facilities and change rooms should be of top priority. • Gender inclusive toilets • Toilets - everyday health requirement. • Gender neutral toilets that aren't disabled toilets. • Gender diverse / unisex/ ungendered toilets that aren't disabled labelled. • Including all gender toilets good but for safety reasons and feeling safe, some toilets designated for women will need to be retained. • Support the installation of All-gender toilets alongside separate Male and Female toilets, to protect them from being accosted by anyone accusing them of entering the wrong one.			

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Safety, Discrimination and Violence (28) • Safety is one of my top 3 important things. • One of my biggest concerns about being out and about with my same-gender partner is safety. • When I am harassed I am too frightened to go to the police after the police's participation in the violence that took place at Victorian Parliament with the anti-trans protests. • Somewhere to report homophobic/transphobic street harassment as I have tried to but nowhere has genuinely helped. • Platform for people to lodge incidents of discrimination & harassment while in public Bendigo (on Council website) • Places and people I can go to for help and where I can feel safe, even officers that are openly Queer friendly. • With link to the Community Reporting Tool, would also be good to provide a contact for someone who can assist someone wanting to submit a report. • Repercussions for abusive/non-inclusive behaviour towards the LGBTQIA+ community or individual members. • A dedicated team member for the LGBTQIA+ community to assist in improvements around inclusive practice & dealing phobic incidents. • I don't know where to go, even for times when the violence isn't physical. • Actions on what to do when you witness Queerphobia and violence would also be lifesaving. • LGBTIQA+ consultation on matters of safety (how to make community more safe and inclusive). • Should be something about helping protect LGBTQAI+ community events, in the face of the far right wing protests against things like Drag Storytime. • For the CoGB to support LGBTIQA+ events, the City must also do what is reasonable to ensure physical and psychological safety at such events. • Don't tolerate or buck pass when people are discriminated against. It still happens in your council. • Tackle the everyday discrimination we still face - no matter which letter of the queer alphabet you belong to, you still get it (and I got it at Bendigo health recently). • Stats made publicly available on assaults, harassment, suicide. • Safety strategies implemented in bookings and comms processes for LGBTIQA+ events eg. Glitter Dance event and Drag Queen Story Time.	2.8 2.10 2.11 2.12	Noted. New action added to respond to safety in public spaces.	Yes New action 2.12 added: *Enforce the Community Local Law to protect LGBTIQA+ community members in a public place from threatening, abusive or insulting words or behaviour which interferes with their use or enjoyment of that public place.*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Safety, Discrimination and Violence contd. • I like the safety aspect and protection of lgbtqia community being safe to attend planned events. • Royal Commission into Aged Care and Safety report identified aged LGBTQIA+ health and social needs including measures to prevent elder abuse to this community. • Need to include future public safety measures. • Actions on community safety don't include LGBTIQA+ (only gender). Homophobia and transphobia contribute to discrimination, harassment and violence. • First safety action says it'll be responsive to women and gender diverse people but is missing LGBTIQA+ people. • Community Safety Forum are currently drafting action plan focussing on key areas in the framework including, 'Preventing gender-based violence'.			
LGBTIQA+ family violence and gender-based violence (6) • LGBTQIA+ men experience violence, especially in the family violence/intimate partner violence space (https://aifs.gov.au/resources/practice-guides/intimate-partner-violence-lesbian-gay-bisexual-trans-intersex-and-queer). • Call on council to improve family violence response to gender diverse and non-hetero normative family violence. E.g. family violence in same sex and/or queer relationships, the complex nature of power and control in trans and gender diverse relationships - CNV and others are so behind in engaging with this. • Action "advocate for LGBTIQ+ inclusion in family violence and sexual assault sector, including addressing key service gaps and strengthening LGBTIQ+ capability" is vital. • Adding special police services and training for officers who respond to child abuse, exile and domestic family violence for LGBTIQA+ youth and victims.	2.6 2.7	Noted. New action added to improve family violence services responses to LGBTIQA+ family violence. Police training is outside the scope of local government, but this feedback will be shared with Police LGBTIQ+ Liaison Officers.	Yes New action 2.7 added: *Source and promote a training session on improving family violence services responses to LGBTIQA+ family violence during the 16 Days of Activism against Gender-based violence.*
Cultural Safety and Rainbow Tick (4) • Pilot the use of Rainbow Tick self-assessments across Council's community services • Rainbow tick certification • Become a Rainbow tick organisation. • Get rainbow tick	2.8	Action 2.8 amended to include Rainbow Tick self-assessments. The City does not have the resources to undertake Rainbow Tick accreditation. 2 Officers attended Rainbow Tick How 2 Training and resources from this training will be used in Rainbow Tick self-assessments	Yes Amended Action 2.8 to: *Conduct a cultural safety risk analysis regarding LGBTIQA+ community members using City facilities and services, piloting the use of Rainbow Tick self-assessments.*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
		across Council's community services.	
Emergency Management (2) • Emergency management planning to be inclusive of LGBTIQ+ people. • LGBTIQA+ needs in emergency management (bushfires & floods).	2.9	New action added re emergency relief and LGBTIQA+ people.	Yes New action 2.9 added: *Scope and embed LGBTIQA+ inclusive practice within the City's emergency relief centres*.
Access to City Safe Spaces (2) • Good idea but would be great to improve the efficiency of these processes. At present, they are overly complicated and difficult to follow. • There is poor communication between departments within COGB so that when booking facilities or submitting plans the information doesn't get to the people on the ground facilitating the events booked.	2.2	Noted.	No
LGBTIQA+ people are able to participate			
LGBTIQA+ Advisory Committee (28) • Have LGBTIQA+ advisory committee comprising of members of the LGBTIQA+ community that is an ongoing reference for council on all matters. You don't know what's missing until you ask the people who are affected. • LGBTIQA+ Advisory Committee is very important to make our region inclusive, safe and appropriate. • LGBTIQA+ advisory committee or panel to help assess policy/procedures for COGB. • LGBTQIA+ Advisory committee to consult and inform the work of the Council. • LGBTQIA+ Advisory Committee will promote inclusion and participation whilst also providing a mechanism that allows plans and strategies to be reviewed by the LGBTQIA+ community. • The Council has advisory committees for other groups in the community, why not the LGBTIQA+ community? • Add action to create LGBTIQA+ advisory committee. • Create an independent LGBTIQA+ advisory group for discussion and voice in Council decision making. • LGBTIQA+ advisory group for the Council. • Establish a LGBTIQA+ community advisory group (and remunerate them for their time).	3.2 3.3	Noted that LGBTIQA+ community members feel strongly about having input into policies, programs and services which affect them.	No Already included - 3.2 Establish mechanisms for LGBTIQA+ community members to provide advice and feedback on the City's policies, programs and services and promote community engagement processes (including Let's Talk) to LGBTIQA+ communities, so the voice of LGBTIQA+ community members is heard in council planning processes.

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
LGBTIQA+ Advisory Committee contd. • There doesn't seem to be a queer steering committee or similar, a body of LGBTQIA+ people to help drive the actions of the council, which exists for other groups like the one for people over 50. • Direct liaison with Council - an LGBTIQA+ member/representative always present for decisions. • What does the city need from the community to implement this plan, and how will the city do that? (eg. LGBTIQA+ reference group to seek feedback from - formal, informal, or just mailing list). • Don't waste all your money on policy writing - start a pride committee and they can write the policy. This is action no. 1 if you don't already have a pride committee. • The actions are very public service. Get a pride committee and then rainbow tick, then consult widely with the queer community. • Have disabled LGBTIQA+ people involved in the shaping the future of the city of Greater Bendigo. • Include LGBTQIA steering committee. • Active engagement of LGBTQIA+ people. Both in feedback for this plan and by way of an LGBTQIA+ advisory committee. • An online social media group to help LGBTIQA+ people have their voice and to feel connected to Council's decisions. • LGBTIQ+ people should be on the panel reviewing the submission. • Make sure people from the LGBTIQA+ are included and well resourced to participate in the Action plan. • Don't just promote recruitment processes for City Committees to LGBTIQA+ communities, actually recruit people. • Establish an LGBTIQA+ Advisory Committee to Council with appropriate terms of reference. • Establish LGBTIQA Advisory Committee (Mt Alexander, Hepburn, Ballarat, Geelong, Shepparton all have them)			
LGBTIQA+ Inclusion Training and Education (20) • Re implementation of LGBTIQA+ inclusion training, action is required to investigate existing attitudes, competence and unconscious bias, which may impact on staff and volunteers complying with existing CoGB Appropriate Behaviour Policy.	3.6	Noted. Action 3.6 amended to include LGBTIQA+ inclusion training for City volunteers.	Yes Action 3.6 amended to include LGBTIQA+ inclusion training for volunteers: *Provide LGBTIQA+ inclusion training to City Staff, trainees,*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
LGBTIQA+ Inclusion Training and Education contd • New action: knowledge and competency survey of City Staff, Councillors and Youth Councillors to ensure they understand and can adhere to the CoGB Appropriate Behaviour Policy. • LGBTIQA+ diversity & inclusion training at Manager & Executive level mandatory. • Staff education especially for anyone directly involved and at manager level. • There needs to be some measurement of how staff embrace and adopt the changes and safety nets/supports for those who initially don't. Without this, the council risks promoting itself as a safe and inclusive space/framework for LGBTIQA+ people but with staff/volunteers who may be quietly resisting the change it could create hidden risks for members of the community, which can result in far worse impacts than risks in plain sight. • Increased emphasis on ensuring that actions are led by members of the LGBTIQA+ community - e.g. education sessions. • Disabled LGBTIQA+ persons to educate the council about inclusion. • LGBTIQA+ inclusion training provided/available for community organisations and community volunteers (neighbourhood houses, sporting clubs etc). • Provide LGBTIQA+ Inclusion training for community volunteers. • Action on inclusion training for staff and councillors doesn't include city volunteers. • Education to the wider public not just council members. • More forums, workshops, talks. • Actions on responding to phobic incidents are important but could a new action that's more strengths-based action be included i.e. on sharing positive messaging about LGBTIQ+ communities, education on navigating resistance, education on calling it out if we see/hear it. • Education to the wider population - eg work place how to be inclusive and why it's important as well as in schools - even just teaching to respect people's chosen names and pronouns, what questions not to ask an LGBT+ stranger etc. • Does the City have a role in educating the community - to be open to employing members of the LGBTIQA+ community? • Greater emphasis on engaging with local services (particularly and government funded services) to increase expected education and inclusivity. Community services industry sector does a very poor job of this and really needs to be prompted to do better. • More education.		Evaluation measures will be developed (see below in Measurement and Evaluation section, p.24). The City does not have the resources to provide LGBTIQA+ inclusion training for schools, business and the wider community. The City will explore using public spaces for LGBTIQA+ diversity and inclusion education.	*Councillors, Youth Councillors and volunteers.*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
LGBTIQA+ Inclusion Training and Education contd • Decreasing stigma around the LGBTQIA+ community and improving education of current issues. • To educate schools in not forcing students to choose whether they are male or female, or breaking students into male/female groups, having non-gendered uniforms or at least allowing students to pick which uniform they wish to wear. • Encourage businesses in Bendigo to do LGBTIQA+ inclusion training. • Use public spaces for diversity and inclusion education - do those TV screens in the mall still work? Use billboards, walls, events, banners. Not just for queer inclusion, but general diversity and inclusion. •			
LGBTIQA+ Inclusive Language (9) • The development of LGBTIQA+ inclusive language guide is a great idea! • More widespread use of inclusive language will promote respect and inclusion & safety within the community. • Inclusive language is so important and must be considered in every aspect of plan. • You have done a great job with inclusive language. • Importance of consistent language across the action plans that are all working towards a safe and inclusive community. • Does the City have a role in educating the community - to educate schools in using gender inclusive language?	3.7	Noted. Minor change to action 3.7 wording to include inclusive practice and to cover Youth Councillors and City trainees.	Yes Action 3.7 amended to: *Develop LGBTIQA+ inclusive practice guide that covers terminology and communication protocols – for City staff, trainees, Councillors, Youth Councillors, volunteers and contractors.*
Grants to LGBTIQA+ Groups (7) • 2 actions on grants are good ideas. • Grants that specifically focus on raising awareness and safe visibility of LGBTIQA+ people within the broader community with a focus on attitude change will assist in creating safe and inclusive spaces for LGBTIQA+ people living, working and visiting CoGB. • The trans and gender diverse Bendigo and Beyond group need more funding to help in providing essential outreach to people who are trans and non binary. The clothing swap is life changing for LGBTGIA+ people especially for the trans / non binary community. This is where most help is needed at this time because they're the most at risk in the current climate.	3.4 3.5	Noted.	No

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
LGBTIQA+ people are connected to culture and community			
LGBTIQA+ people with a disability (14) • Addressing disability and LGBTIQA+ as crossover issues. • LGBTIQA+ people with a disability speaking for themselves and having input into City planning. • Ensure feedback is received from LGBTIQA+ people who also live with a disability or are marginalised. • Intersectionality - recognition that lgbtqia+ people may also experience disability. • More Intersectionality … Different challenges depending on whether you're disabled etc. • Advocate for - and promote - safe, inclusive and welcoming accommodation options for people with disability. • LGBTIQA+ safe, inclusive and welcoming accommodation options in Specialist Disability Accommodation. • Include connections with disability organisations to ensure intersectional approach.	1.3 3.2 3.3 4.1 4.11 4.16 5.1	Noted. Future LGBTIQA+ engagement mechanisms will involve Disability Inclusion Reference Committee and disability organisations. Advocacy will include LGBTIQA+ people with a disability. City led LGBTIQA+ events are as accessible as possible. Event promotion advise people with accessibility needs to contact event organiser. (For example, if AUSLAN interpreter required.)	No
Older LGBTI people (9) • Advocate for - and promote - safe, inclusive and welcoming accommodation options for older people, including aged care facilities. • Have some actions to support older LGBTQIA+ persons, for example, supporting assisted living spaces to be more inclusive. • Needs of LGBTQIA+ Aged people are underrepresented/missing in strategic process implementation and remain unmet propagating social isolation, poorer health outcomes and less inclusive practices. • Aged LGBTQIA+ Health and social needs identified in the report of the Royal Commission into Aged Care and Safety including access to social and housing support, health, financial and digital literacy, measures to prevent Elderly and increased access to positive and healthy ageing activities. • Queer volunteers to support ageing LGBTIQA+ members. • Older lesbians and gay men have a lot to offer in terms of experience and mentorship. • No dedicated representation of LGBTQAI+ Aged people in Community Advisory Groups and Steering Community groups. • Needs of LGBTQIA+ Aged people need to be enhanced and expanded, especially within existing healthy and positive ageing activities. • No dedicated actions with a focus on LGBTQAI+ Aged people.	1.3 4.4	Noted. Advocacy will include issues facing LGBTI+ older people. Existing social events for older LGBTI+ people will be utilised to promote services such as Out and About (Switchboard's free volunteer visiting service for LGBTI+ seniors) Opportunities will be explored to better address the needs of LGBTI+ older people within the City's existing positive ageing activities.	No

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Older LGBTI people contd. • Need for inclusion actions for older LGBTIQA+ people. • Opportunity to link LGBTIQA+ Action Plan to existing health promotion, healthy eating and aged care activities already embedded at Councils Health Greater Bendigo Action Plan. • Important to educate and connect with the older demographic to ensure they are not left behind with contemporary culture and language.			
Young LGBTIQA+ people (9) • Expand counselling and outreach for LGBTIQA+ students suffering from discrimination at schools and education facilities/services. • Upgraded/revised and more comprehensive sexual health services and education for LGBTIQA+ youth and young adults. • Young lgbtqia outer region inclusion. • Like most lgbtqia initiatives though, parents and teens tend to be overlooked. • Parents of teenage lgbtqia could be made to feel more involved. Supported with services to help support their child. • Need for youth related LGBTIQA+ actions related to inclusion, youth voice or feedback. • Bi+ youth suffer the most disparities. • Council LGBTQIA+ activities to date have been exponentially growing but with a focus on youth social interconnectedness, safety and inclusion.	1.3 3.6 4.3	Noted. Counselling for LGBTIQA+ young people is outside the scope of local government, but this feedback is being shared with healthcare and education services. Advocacy will also include issues facing LGBTIQA+ young people.	No
Cultural Diversity and Multicultural LGBTIQA+ people (5) • Engage multicultural communities at a more grass roots level. • Include connections with cultural groups to ensure intersectional approach. • Support LGBTIQA+ event for culturally diverse LGBTIQA+ people (not just during Harmony Week). • Need for inclusion actions for LGBTIQA+ multicultural people. • Will the plan be translated into other languages?	4.5 4.6	Noted. Continue to strengthen connections with multicultural organisations.	No
Rainbow Families (5) • Need to consider rainbow families more. • Support rainbow family play group being established. • Rainbow family event/s. • More rainbow family resources (posters, booklets, stories, rainbow flags, welcome signs) at kindergartens and maternal and child health centres • More actions for educating children in primary schools around different types of families.	1.1 1.2 2.1 2.8 3.2 4.11 4.13 4.16	Noted. The Equity Impact Assessment focus on LGBTIQA+ inclusive practice in Maternal Child Health Centres and Early Learning Centres will address needs of Rainbow Families.	No

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
First Nations LGBTIQA+ history and people (3) • Celebrate First Nations queer history. • Include connections with Aboriginal organisations to ensure intersectional approach. • Need for inclusion actions for First Nations LGBTIQA+ people.	4.6 4.7	Noted. Continue to strengthen connections with local Aboriginal organisations. LGBTIQA+ Inclusion training acknowledges First Nations queer history. LGBTIQA+ webpage will include links to LGBTIQA+ First Nations organisations such as Black Rainbow and BlaQ Aboriginal Corporation.	No
Rural/Regional LGBTIQA+ people (2) • Seeing this extend into the rural areas would be better, it's not just all about the city. • Young lgbtqia outer region inclusion.	1.1 1.3 3.4 4.16	Noted. LGBTIQA+ webpage will include links for support services for rural/regional LGBTIQA+ people in Greater Bendigo. Additional resources would be needed to respond to these comments.	No
Intersex: People with variation in sex characteristics (5) • More focus on 'intersex people' • Be more Intersex specific – work with Intersex Human Rights Australia (IHRA), Intersex Peer Support Australia (IPSA) and Interlink. • Endorse the Darlington Statement to encourage participation of, and consultation with, intersex people on issues and policies that affect them. • Intersex people need more focus in all of this. We should make sure parents of intersex babies know that purely cosmetic surgeries on their babies to 'normalise' their appearance is inhumane. We should make sure our doctors stop suggesting cosmetic procedures.	1.3 3.2 3.6 4.16	Noted. Build connections with intersex organisations and advocate for intersex human rights. LGBTIQA+ webpage to include links to Intersex Human Rights Australia (IHRA); Intersex Peer Support Australia (IPSA) and InterLink.	No

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Bisexual people and Bi+ communities (3) • More inclusion of Bisexual people and Bi+ community, not just lip-service. • Under-representation for Bisexuals. • Bisexual issues are underfunded - Bisexual and Bi+ communities are overlooked. Statistics show the Bi+ community and Bi+ youth suffer the most disparities	3.2 3.3 4.1 4.11 4.16	Noted. Advocacy will include Bisexual and Bi+ communities. LGBTIQA+ webpage will include links to bisexual organisations and support services including Bisexual Alliance Victoria.	No
Asexual (1) • Include asexual people not just as an afterthought.	3.2 3.6	Noted. LGBTIQA+ webpage will include links to asexual organisations including Ace & Aro Collective.	No
Intersectionality (9) • Intersectionality - recognition that lgbtqia+ people may also experience disability, poverty or cultural barriers to community inclusion. • Recognising that LGBTIQA+ people exists in all intersectionality and complexity of the Bendigo community demographics, many of whom experience various layers of inequality or discrimination, the actions in the LGBTIQA+ action plan need to be reflected in, and intersect with, all CoGB policies and strategies. • Intersectionality could be given more weight. • More Intersectionality. Bendigo's cultural diversity is growing. Different challenges depending on what your home culture is, what your gender is, whether you're disabled etc.	All actions	Noted.	Yes – to operation of the plan. No change to actions.
Inclusion and Visibility (13) • Add a new action to amend the Procurement Policy to ensure that contracting companies and external agencies do not discriminate against LGBTIQA+ people. • Healthy and positive visibility can create significant and sustainable positive change in attitudes towards minority groups. • Be a leader - make commentary about hate speech, have a say when LGBTQIA+ issues come up (unlike what happened with same sex marriage), don't react and be proactive. • Sing it from the roof tops so that people with homophobic views hear you and that Bendigo is not the place for these attitudes and views. • A spine from the council when it comes to confronting open bigotry. You can have all the rainbow flags you want, if you won't stand up to people calling for our extinction you are not allies.	3.3 4.9 4.10 4.14 4.15 4.16 4.17	Noted. New action added to address procurement.	Yes New action 4.10 added: *Investigate procurement LGBTIQA+ inclusive practices, including processes to increase awareness of tenderers, suppliers and contractors of how to prevent discrimination against LGBTIQA+ people in employment or service delivery and ways social*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Inclusion and Visibility contd. • Not giving way to bigots. Allowing queer events like drag story time. • Re photoshoot action, there are few LGBTIQA+ people, especially transgender women, who feel safe enough in the CoGB to be involved in such a visible and vulnerable activity. Many LGBTIQA+ people in Bendigo do not feel confident that the CoGB knows how to use these images appropriately and with respect, dignity and sensitivity to the risks involved in being out and visible to the broader community. Work needs to be done internally and externally, with CoGB staff and the broader community to create a safe city for LGBTIQA+ people, before exposing local LGBTIQA+ people to such vulnerability. • My child is lgbtqia and loves the visibility of support in Bendigo. Stated they felt safe as a 14 year old. Could be themselves. The flags, especially on the road. My child walked with confidence. • These flags should remain for the entire day as a minimum. Removing the flag before close of business on the same day limits visibility and significance of these important days. Specifically, transgender awareness week, transgender day of visibility, transgender day of remembrance. • As a trans person myself, I am visible and exposed to risks of stigma, discrimination and transphobia all day, every day. These days of significance play a vital role in changing attitudes and creating a safer city for myself, other trans people and anyone who is part of a stigmatised group. • Fly the flag all the time, not just during particular events or days. • Flags. Everywhere. All the different flags. • Use the updated progress flag at events. • Will schools be offered the possibility to raise the rainbow flag(raising rainbows does this well).			*procurement practices can reduce barriers faced by LGBTIQA+ people.*
LGBTIQA+ History, Heritage, Culture and Art (7) • Celebrate first nations queer history. • Recognition of LGBTIQA+ history in the Bendigo region would be valuable. • History-related actions would improve awareness and knowledge of a Queer past. • Installing plaques to recognise places of significance to the Queer community (several dating back to the late 19th century). • Work with building owners to install plaques that recognise buildings of significance to the LGBTIQA+ community, such as the site of the former Central Victoria Gay Group in Quarry Hill.	4.7	New action added to address heritage, culture and public art.	Yes New action 4.7 added: *Explore the development of both temporary and permanent public art initiatives that address the underrepresentation of*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
LGBTIQA+ History, Heritage, Culture and Art contd. • Support the development of a self-guided history/heritage walking tour. • Celebrate Edward de Lacy Evans. • Preserve and highlight the Edward de Lacey Evans mural. • Queer history is often hidden and the presence of non-hetero identifying people in the past is often ignored. • Awareness of a Queer past is helpful to young Queer folk and others who are exploring their identity; to know that they are not alone and that there have been others like them in the past. • Building awareness of the ways Queer people were treated in the past and the struggles to get to where we are today. • Celebrating queer history and the people who contributed to it can counter homophobic assertions that there were no Queer people in the past. • Start a LGBTIQA+ book club in the library.			*LGBTIQA+ Public Art, culture and heritage.*
Tourism and Business (5) • Establish LGBTIQA+ category on Explore Bendigo [Bendigo Tourism] website for LGBTIQA+ tourists and those interested in local LGBTIQA+ events and heritage. • Have LGBTQAI+ orgs/websites listed somewhere for locals and tourists to access. What makes Bendigo a great place for LGBTQIA+ tourists to visit? • Support some queer business. • A grant for a queer bar would be great. • Encourage businesses in Bendigo to do inclusion training. • Opportunity to involve business and organisations in creating a positive, permanent queer cultural space in Bendigo.	No	Noted. No existing actions on business and tourism. Additional resources would be needed to respond to these comments. LGBTIQA+ webpage will include links to LGBTIQA+ organisations.	No
Events and Communication (1) • Support events with advertising and public awareness - only heard about the recent idahobit event by chance.	4.1 4.3 4.4 4.5	Noted. City to promote City led/partnered LGBTIQA+ events.	No
Religious Freedom (1) • Religious freedom must be allowed to operate, ie. discriminate/differentiate on moral/ethical grounds. Any person should be free to prioritize application of God's law over man's law where they conflict. Councillors and Mayors should not be pressured, let alone obliged, to attend external events focussed on LGBTIQA+ people, have photo shoots with them, or make statements of commitment to LGBTIQA+ agendas. To require them to do so will preclude many potential nominees for Council from standing	4.9	Minor change to action 4.9 wording to include invite. The Action Plan aligns with the Council Plan, Municipal Health and Wellbeing Plan and the Social Justice Framework, which	Yes Action 4.9 amended to include 'invite': *Invite the Mayor to make a statement regarding Council's commitment to LGBTIQA+*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
for election, thus producing a non-representative, non-inclusive body of Council members.		makes commitments to LGBTIQA+ people.	*inclusion every year and the Mayor, Councillors and Youth Councillors are invited to attend external events focussed on LGBTIQA+ inclusion.*
LGBTIQA+ people have access to a liveable environment			
Safe Public Spaces (19) • Safe and inclusive spaces for LGBTIQA+ people living, working and visiting CoGB. • Provide more safe spaces for the LGBTIQA+ community. • Provide a Pride Hub for community - safe space. • Promote LGBITQA+ friendly spaces. • Safe spaces for LGBTQIA people to meet up and enjoy some fun. • Spaces and places that are safe and welcoming for trans and gender diverse families. • Use public spaces for diversity and inclusion education - use TV screens in the mall, billboards, walls, events, banners (both for queer inclusion, and general diversity and inclusion education). • A dedicated public space to gather for social events, programmes, events, displays, markets, exhibitions etc. • As a frequent visitor to Bendigo seeing transphobic graffiti on a shopwindow in your main street & left unactioned for weeks was pretty disturbing.	5.2 5.3	Inclusion of 2 new actions related to public space.	Yes New actions added: *5.2: Consider the needs of LGBTIQA+ people in implementing the Greater Bendigo Public Space plan, working to improve our built and natural environments to be safe and encourage social connection.* 5.3: *Create an annual floral and/or art display to coincide with a significant LGBTIQA+ Pride event.*
Housing and homelessness (4) • LGBTIQA+ people at higher risk of homelessness. • Discrimination of LGBTIQA+ people in housing. • Support and services (more & easier access) for LGBTIQA+ people facing unsafe housing situation and real estate discrimination. • Help with housing. • Help with homophobic/transphobic landlords/ housemates.	1.3 5.1	Amend advocacy action 1.3 to include housing and homelessness. Inclusion of a new action on considering the needs of LGBTIQA+ people when reviewing the Affordable House Action Plan.	Yes New action 5.1 added: *Consider the needs of LGBTIQA+ people when reviewing the Affordable Housing Action Plan, particularly in increasing the diversity of available housing and increasing the supply of social housing.*

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Support			
Support of Action Plan (93% of respondents) • It's really great to see council prioritising this work. I look forward to seeing the outcomes. • This is a great document - it shows Council's commitment to the LGBTIQA+ community. • This is a fabulous document with a very holistic approach to support for the LGBTIQA+ community, acknowledging everyone from young families to elders, of different cultural, faith and language groups. It is very comprehensive and considered. • Thank you again for doing this work. It's important and serves as a great role model for other municipalities. • These actions are timely and appropriate. They indicate that Council is committed to a fundamental level of respect that is owed to this segment of our population that suffers from discrimination and exclusion. • The achievement of LGBTIQA+ inclusion is important to the liveability of the CoGB and it is encouraging to see such a plan written and endorsed by the City. Thank you for your work in writing this plan and congratulations on the first LGBTIQA+ Inclusion Action Plan. • I'm very supportive of the plan. It's great to have an inclusive community. • I think the plans are very thorough and thought-out and I'm really thankful and excited about them. • It's great to see Bendigo incorporating this, especially as we have seen antigay and anti-trans agendas on the rise. • It all looks very positive. I think the actions have been well thought out. • I think it's great and very inclusive. • Great to see the range of issues that have been picked up in the draft Action plan - it will be a valuable resource and tool for positive change. • It's a great action plan that is detailed, diverse and inclusive. • I thought they were clear, simple and do-able. Nice work. • A very good start to ensuring everyone feels heard and catered for. • Overall, I am happy with the aims and actions of the Action Plan. • Great Council is doing LGBTIQA+ action plan. • Very comprehensive. • Has good coverage. • Overall, this is great.	Whole action plan	Noted.	No

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Support of Action Plan contd. • Love all the actions - well done. • Great plan well done. • It looks really good. • Great overall. • I haven't experienced the discrimination that this action plan seeks to rectify. I wish you every success in the implementation. • I don't have any lived experience in this area. I am very happy to support any actions you undertake.			
Opposition			
Opposition to Action Plan (7% of respondents) • Action Plan needs to discriminate between acts of compassion and acts of promotion of lifestyles contrary to the traditional family. Happy for my rates and taxes to be spent on any needy in our city, but not for the promotion of Queer communities. We were born male or female, and when we are resurrected, we will be that same gender. It's okay to be a boy/man with 'feminine' qualities! It's okay to be a girl/woman with "masculine" qualities! Don't fight it! Try to follow God's guidance. • It is time this group of people decided if they want to be male or female, and as the sex they were born with. • Recognise Cis women worries. Treating them with respect and not alienating them when concerns or issues are raised. • All the Action Plans made by the City of Greater Bendigo already include the LGBTIQA+ community. • Add alternatives walks of life, so people won't be offended and not feel that they're trying to be shamed or named anti or homophobia as the General public do. • Bendigo don't solely have a day for Vietnam Veterans only or other groups of our society, add alternatives or you will never see the inclusive opportunities. Aboriginal, Christians, Hindu, Jewish all together. • Leave things as they are. • They are already accepted and included so you are wasting time on this. • By singling this group put you are insinuating that Bendigo is not already inclusive. What is the point on spending money on this. Everyone is equal and can be who they want to be, why are you making a point that they aren't included by wasting time on this survey? • Why is this needed?	Whole action plan	Noted. The Action Plan aligns with the Council Plan, Municipal Health and Wellbeing Plan and the Social Justice Framework.	No

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Opposition to the Action Plan contd. • Common moral values and respect to all the normal people in the community. They are the only ones being treated like humans. Bendigo city council you're a disgrace. • You are pushing this down our throats instead of taking us along for the greater journey. • I do not see myself as LGBTIQA+. Are you going to provide all these extra services for me? I am a ratepayer of City of Greater Bendigo. We voted on equal opportunity for marriage, but this seems to be discriminating against heterosexual couples and their families. • Not needed. Council needs to stick to roads, rates & rubbish. Implementing hard left agendas is not Councils job. • Where and when do other communities get this much Taxpayer funded events? • Seek sponsorship, don't waste taxpayers money as households are feeling financial pain. Don't support one group not others - middle class families, homeless. • Stop wasting money on this agenda. • Stop doing this, you are doing more damage than good. • Cancel it and put time and funds towards better projects. • The world has gone too woke. Wake up Australia. • Burn it bin it and forget it.			
Measurement, Evaluation and Survey Communication			
Measurement and evaluation (7) • Evaluation of the Plan and how the actions will be measured. • Including specific targets would be helpful and assist with accountability. • Is there a plan for ongoing feedback and review of these actions? • Is there a plan to minimise harm to the LGBTIQ community if there is community push back on these actions being included? • Without set targets it's too easy for the council to avoid doing anything while paying lip service to inclusion. • Measurement for how staff embrace and adopt the changes and safety nets/supports for those who initially don't. Without this, the council risks promoting itself as a safe and inclusive space/framework for the LGBTIQA+ people but with staff/volunteers who may be quietly resisting the change it could create hidden risks for members of the community, which can result in far worse impacts than risks in plain sight. • Specific actions are very few. This is an action plan with a lot of "considering" or vague suggestions of "support" with no concrete proposals.	All actions	Monitoring, Evaluation and Learning plan will be developed. Monitoring against actions will occur quarterly via PULSE. Annual progress report will be provided to the community in January 2025 and January 2026. The City's evaluation team had input into the action plan to ensure actions had SMART (Specific, Measurable, Achievable, Relevant and Time-bound) focus.	Yes – to monitoring and evaluation of the plan. No change to actions.

Themes identified from community engagement	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Demographic Survey (6) • Inclusivity & demographics - many genders are missing from this form. • Demographics: Gender options on survey are not inclusive. • Gender is a social construct that is constantly evolving. Gendered terms are diverse and can have complicated emotional responses associated to them. Allowing people to write their own gender identity provides accurate data, authentic representation and affirmation, being inclusive of all people associated with the city. • The fact the final option for identity confuses gender with sexuality and only allows a single choice, it's show a lack of real desire to engage with the community. • If you are a LGBTIQA+ person, which identity do you most identify as? This encompasses both gender and sexuality in the same question, however they are two separate and distinct identities with their own needs, stigma and discrimination attached. This question should be separated into a question related to gender and a question related to sexuality. • I identify my gender as: Transgender. I identify my sexuality as: Lesbian. • I identify my gender as: non binary. I identify my sexuality as: bisexual. • I identify my gender as: Agenger. I identify my sexuality as: Pansexual • Your demographics questions are incredibly marginalising! You can be a woman and gender diverse. You can be a man and be gender diverse. This is exactly the kind of stuff causing me to doubt that any of these proposed actions can be implemented in an inclusive way. How did you mess up a question asking about gender? Atrocious.		Noted The Let's Talk demographic collection has been changed to allow participants to choose multiple selection of LGBTIQA+ identities in the future.	No
Communication (3) • Make survey easier to read, have less vague questions, use language understandable to the average person, make an illustrated, information pack to explain the current state of the draft, rather than creating a classist barrier by expecting everyone to go back and read the full draft (which is not even understandable to those that didn't write it). • Survey is wildly inaccessible to anyone not from a white-collar policy corporate job background. It excludes input from people in the community who have neurological or cognitive disabilities, are from different social classes and cultures. • The format is laid out in a confusing manner, uses jargon heavy policy. • References are made to other action plans eg Gender Equity Action Plan. Suggest a statement be added at the beginning of the action plan that explains the linkages with other plans or action plans and what this means. • The action plan could use more plain language and specific actions.	All actions	Noted	No

* Recommendations are based on the majority of the feedback received, indicating a change is needed or on a new theme/area identified, that had not already been included in the plan, and was achievable within current City resources.

Officer Response to Youth Council Submission on draft LGBTIQA+ Inclusion Action Plan

Issue	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Language and Acronym LGBTQIA+ community is referred to with several versions of the acronym. One version of this should be used consistently throughout the document.	Several actions	The Action Plan uses LGBTIQA+. The Victorian government uses LGBTIQ+. Earlier City documents used different versions of the acronym (which cannot be retrospectively changed).	Yes
Repeated actions Several actions seem to achieve the same goals. Like to see duplicates taken out or re-worded in order to fix this.		5 actions removed. 2 actions merged into 1 action. 4 actions removed.	Yes
Public Safety and LGBTIQA+ Young People Propose new action to implement measures around LGBTQIA+ public safety. This may be supporting other organisations to carry out their work, or the City itself working towards an achievable outcome. An important focus for this action would be emphasizing the experience of our queer young people; as the most vulnerable of the LGBTQIA+ community are youth, especially those at Secondary School level.	2.8 2.10 2.11 2.12	Noted. New action added to respond to safety in public spaces.	Yes New action 2.12 added: *Enforce the Community Local Law to protect LGBTIQA+ community members in a public place from threatening, abusive or insulting words or behaviour which interferes with their use or enjoyment of that public place.*
LGBTQIA+ Advisory Committee Concerned us that an action around the LGBTQIA+ Advisory Committee omitted from Draft Action Plan. Believe direct engagement between the City and the LGBTQIA+ community imperative to empower this section of Greater Bendigo's population. Advisory committee paramount to the representation of the LGBTQIA+ community. Committee would empower LGBTQIA+ members of the community to run for Council and open pathways for more assertive representation across Greater Bendigo. Past Youth Council advocacy represents a clear and continued need for increased support and inclusion in this community.	3.2 3.3	Noted that Youth Council feel strongly about LGBTIQA+ Advisory Committee.	No

Issue	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
Visible Statement of LGBTIQA+ Inclusion Consider amending the action 'The Mayor/Councillors attend external events focussed on LGBTIQA+ inclusion and make a statement/media releases regarding their commitment to LGBTIQA+ inclusion every year.' to include the phrase '(and Youth Councillors, where appropriate.) Believe this is necessary as already regular events where Youth Councillors show support for and celebrate the local LGBTQIA+ community, such as MCing the IDAHOBIT Day Flag Raising Ceremony and several initiatives on Wear It Purple Day. The Youth Action Plan 2023-2024 aligns to this, including Youth Council in this plan allows for strategic links between the two action plans, supporting an integrated planning model.	4.9	Action amended to include Youth Councillors.	Yes Action 4.9 amended to include Youth Council: *Invite the Mayor to make a statement regarding Council's commitment to LGBTIQA+ inclusion every year and the Mayor, Councillors and Youth Councillors are invited to attend external events focussed on LGBTIQA+ inclusion.*
Community Sport Strengthen the action: 'Support the capacity of community sport to be gender inclusive' to read: 'Support the provision of inclusion training for sporting clubs and promote a sense of inclusion for trans people participating in activities, particularly community sports.'	1.4	Noted. New action added to develop partnerships to support the capacity of community sport and aquatic and leisure facilities to be LGBTIQA+ inclusive. The City is working in partnership with the Department of Families, Fairness and Housing, Sport and Recreation Victoria, Sports Focus and Thorne Harbour on a Pathways to Pride Proud to Play initiative.	Yes New action 1.4 added: *Develop partnerships to support the capacity of community sport and sporting, aquatic and leisure facilities to be LGBTIQA+ inclusive.* Original action: *Support the capacity of community sport to be gender inclusive* removed.
LGBTIQA+ Inclusion training Strengthen the action: 'Provide LGBTIQA+ inclusion training to City Staff, Councillors and Youth Councillor' to make all City staff and volunteers undergo the inclusion training.	3.6	Action 3.6 amended to include LGBTIQA+ inclusion training for City volunteers. Making LGBTIQA+ inclusion training compulsory may create resistance. The strategy is to have as optional for general staff but	Yes Action 3.6 amended to include LGBTIQA+ inclusion training for volunteers: *Provide LGBTIQA+ inclusion training to City Staff, trainees,*

Issue	Connection to LGBTIQA+ Action Plan	Officer response	Changes to draft LGBTIQA+ Inclusion Action Plan
		required for people managers with LGBTIQA+ staff.	*Councillors, Youth Councillors and volunteers.*
LGBTIQA+ Webpage 'Develop a LGBTIQA+ web page on the City's website with information and resources for community members.' These resources could include a publicly available list of widely used pronouns, and information to educate the community on how to support an LGBTQIA+ person in a professional body and how the Council is an inclusive, welcoming City.	4.16	Noted. LGBTIQA+ webpage will include the City's inclusive practice guide, which will include information on terminology, including pronouns.	No
Liveability Strengthen the language used in the action: 'Support LGBTIQA+ people to have a say about liveability in Greater Bendigo.' Ideally this action would have a deliverable outcome, such as a possible survey of the LGBTQIA+ community for their insights on liveability.	5.2 5.3	This action has been deleted. Inclusion of 2 new actions related to public space. A separate survey of LGBTIQA+ community on liveability is not possible within current resources, but there are opportunities to actively engage LGBTIQA+ communities, on policies such as the Public Space plan.	Yes New actions added: *5.2: Consider the needs of LGBTIQA+ people in implementing the Greater Bendigo Public Space plan, working to improve our built and natural environments to be safe and encourage social connection.* 5.3: *Create an annual floral and/or art display to coincide with a significant LGBTIQA+ Pride event.*

Appendix A: City of Greater Bendigo Youth Council Submission

CITY OF GREATER BENDIGO

CITY OF GREATER BENDIGO Youth Council

Enquiries: Youth Mayor Ryan Peterson
T: 0409 576 577
E: r.peterson@bendigo.vic.gov.au

11 July 2023

City of Greater Bendigo
PO Box 733,
Bendigo VIC 3552

Dear Dr Ruth Ford,

Re: Youth Council Submission to the Draft LGBTQIA+ Inclusion Action Plan

I am writing to you on behalf of the Greater Bendigo Youth Council. Through several Youth Council briefings and ongoing engagement with City staff, we have followed the development of the Draft LGBTQIA+ Inclusion Action Plan.

We would like to acknowledge the hard work of the City in creating the Draft Plan. This document reflects the City's ambition to support the LGBTQIA+ community. Greater Bendigo is a progressively minded and welcoming place for all. Through commitments made in the City's Rainbow Roadmap, Health and Wellbeing Plan, Social Justice Framework and Council Plan, this support for the community has only grown.

The Youth Council believes that the Draft LGBTQIA+ Inclusion Action Plan is a vital step in the City's journey to becoming a truly inclusive, welcoming City.

To enable the best outcome, we recommend that this Plan be strengthened. We have identified several ways this can be achieved below.

There are several points in the Draft Action Plan in which the LGBTQIA+ community is referred to with several versions of the acronym. Ideally, one version of this should be used consistently throughout the document.

Additionally, several actions seem to achieve the same goals. Understandably, this may be because they are cross-referencing other strategies, but we would like to see some duplicates taken out or re-worded in order to fix this.

We recommend that several parts of this Action Plan include new actions; chief amongst these are:

- An action to implement measures around LGBTQIA+ public safety. This may be supporting other organisations to carry out their work, or the City itself working towards an achievable outcome. An important focus for this action would be emphasizing the experience of our queer young people; as the most vulnerable of the LGBTQIA+ community are youth, especially those at Secondary School level.

Hearing or speech impaired?
Call us via the National Relay Service on 133 677 or
www.relayservice.com.au
and ask for 03 5434 6000

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W: www.bendigo.vic.gov.au
ABN 74 149 638 164

- It concerns us that an action around the LGBTQIA+ Advisory Committee has been omitted from this Draft Action Plan. We believe direct engagement between the City and the LGBTQIA+ community is imperative to empower this invaluable section of Greater Bendigo's population. This advisory committee would be paramount to the representation of the LGBTQIA+ community. This Committee would empower LGBTQIA+ members of the community to run for Council and open pathways for more assertive representation across Greater Bendigo. Past Youth Council advocacy represents a clear and continued need for increased support and inclusion in this community. This advocacy includes:
    - The Health and Wellbeing Plan Youth Council Submission
    - The Progress Pride Flag Mural Youth Council Letter of Support
    - The Social Justice Framework Youth Council Submission
    - The LGBTQIA+ Advisory Committee Youth Council Letter of Recommendation
    - The CoGB FY 23/24 Budget Youth Council Submission (Requesting LGBTQIA+ Advisory Committee)
- We are also aware of the fact that several current Councillors pledged support for the LGBTQIA+ community through the *Rainbow Votes* survey, an initiative of the Victorian Pride Lobby. These include Mayor Cr Metcalf, Deputy Mayor Cr Alden, and Councillors Evans, O'Rourke, Fagg, and Sloan. There is no stronger action that could signal the importance of the LGBTQIA+ community's engagement than enshrining their perspective in the form of an advisory committee. We believe an action around engaging with and supporting the work of local community groups in providing for the specific health needs of the LGBTQIA+ community would be an essential addition to the Draft Action Plan.

There is an opportunity to strengthen several existing actions:

- Consider amending the action '*The Mayor/Councillors attend external events focussed on LGBTIQA+ inclusion and make a statement/media releases regarding their commitment to LGBTIQA+ inclusion every year.*' to include the phrase '*(and Youth Councillors, where appropriate.)* We believe this is necessary as we already have regular events wherein Youth Councillors show support for and celebrate the local LGBTQIA+ community, such as MCing the IDAHOBIT Day Flag Raising Ceremony and several initiatives on Wear It Purple Day. The Youth Action Plan 2023-2024 aligns to this, including Youth Council in this plan allows for strategic links between the two action plans, supporting an integrated planning model.
- Strengthen the action: '*Support the capacity of community sport to be gender inclusive.*' to read: *'Support the provision of inclusion training for sporting clubs and promote a sense of inclusion for trans people participating in activities, particularly community sports.'*
- Concerning the Action: '*Provide LGBTIQA+ inclusion training to City Staff, Councillors and Youth Councillors.*' This should be strengthened to make all City staff and volunteers undergo the inclusion training.
- *'Develop a LGBTIQA+ web page on the City's website with information and resources for community members.* These resources could include a publicly available list of widely used pronouns, and information to educate the community on how to support an

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LGBTQIA+ person in a professional body and how the Council is an inclusive, welcoming City.

- We identify an opportunity to strengthen the language used in the action: '*Support LGBTIQA+ people to have a say about liveability in Greater Bendigo*.' Ideally this action would have a deliverable outcome, such as a possible survey of the LGBTQIA+ community for their insights on liveability.

Ultimately, the Draft LGBTQIA+ Inclusion Action Plan is a step in the right direction for the representation and empowerment of the LGBTQIA+ community. We believe that with the implementation of our recommendations, this document can be a truly powerful framework for the recognition, support and empowerment of Greater Bendigo's LGBTQIA+ community.

We strongly encourage you to consider our recommendations and await your response to the Youth Council submission to the Draft LGBTQIA+ Inclusion Action Plan

Yours sincerely,

Ryan Peterson,

City of Greater Bendigo Youth Mayor

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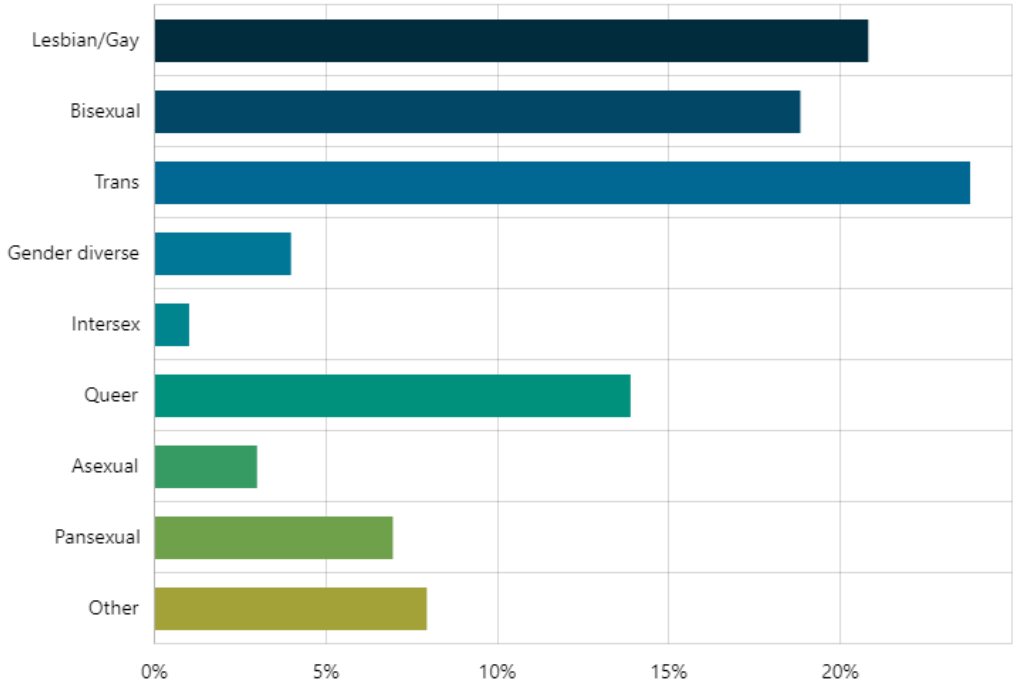
Appendix B: Demographic profile of survey respondents

LGBTIQA+

Respondents were from diverse sexual orientations and genders:

- 21 % identified as lesbian/gay
- 19 % identified as bisexual
- 14 % identified as queer
- 7 % identified as pansexual
- 3 % identified as asexual
- 26 % identified as trans
- 1 % identified as intersex
- 8 % identified as other

Figure 1: If you are a LGBTIQA+ person, which identity do you most identify as?

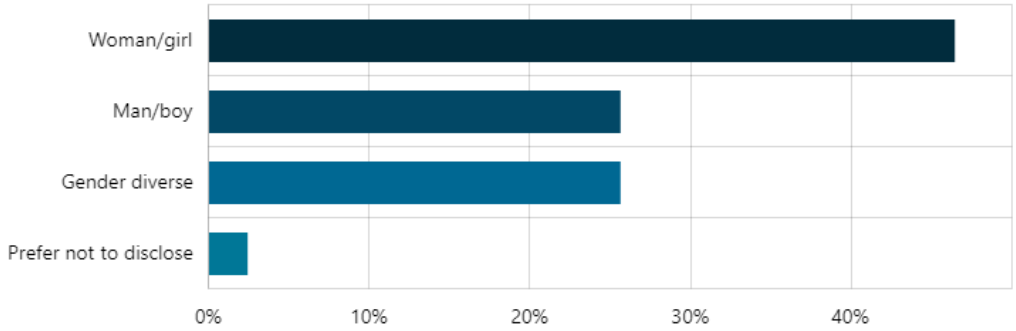


Gender

Respondents were from diverse genders.

- 46 % were women
- 26 % were men
- 26 % were gender diverse
- 2 % preferred not to disclose

Figure 2: Gender

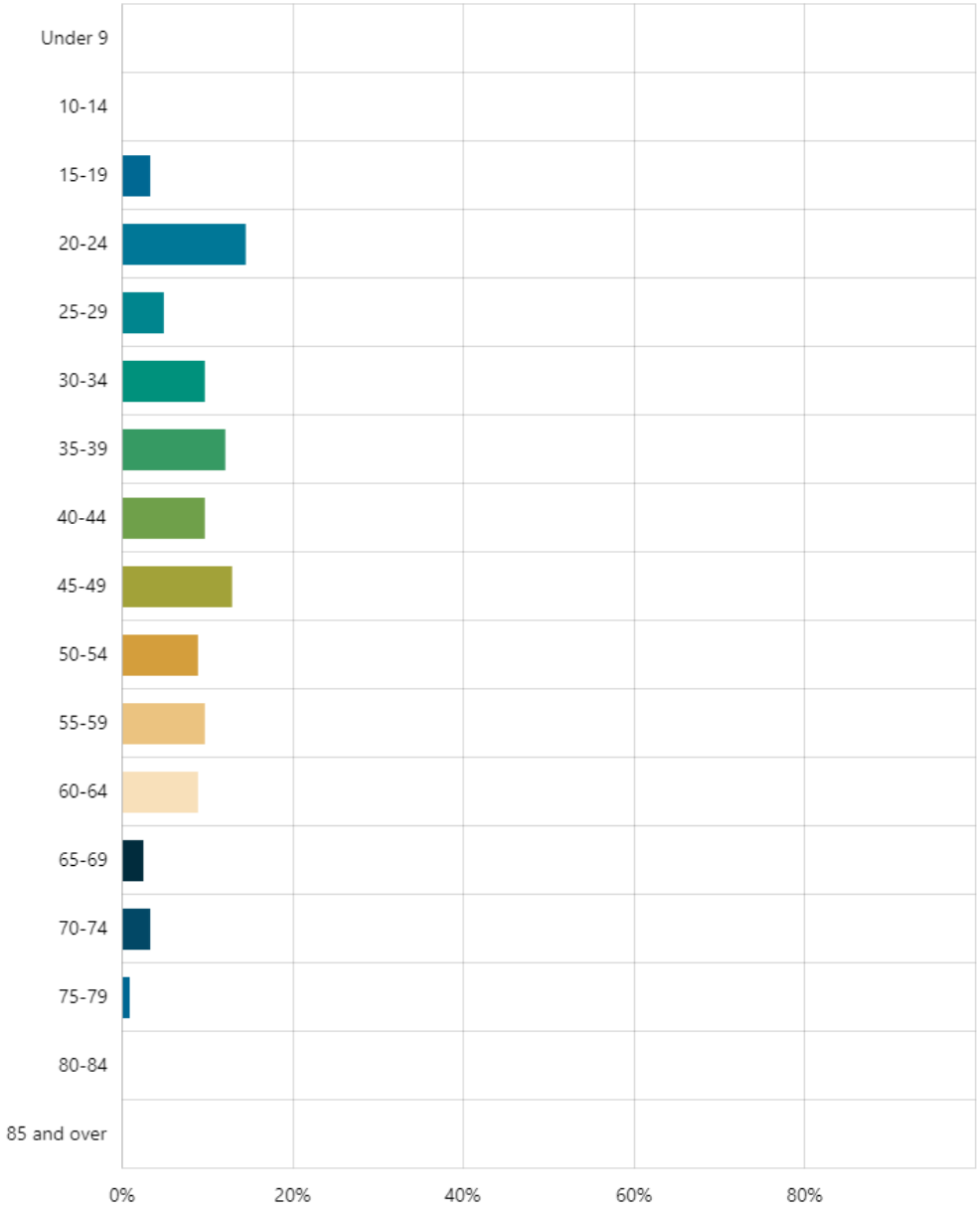


Age

Respondents were from a diverse range of age groups:

- 18 % were young people, aged 15-24 years
- 67 % were adults, aged 25-59 years.
- 15 % were seniors, aged 60 -79 years.

Figure 3: Age


Under 9
10-14
15-19
20-24
25-29
30-34
35-39
40-44
45-49
50-54
55-59
60-64
65-69
70-74
75-79
80-84
85 and over
0%
20%
40%
60%
80%

Rainbow Families and LGBTIQA+ children

A significant number of respondents identified as being from Rainbow Families or having LGBTIQA+ children.

- 41 % said they were part of a Rainbow Family
- 24 % said they had LGBTIQA+ children

Figure 4: Are you part of a Rainbow Family?

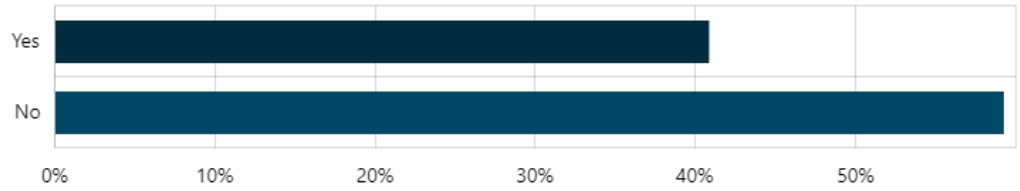
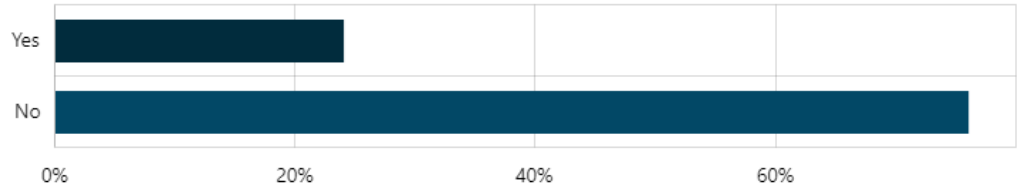


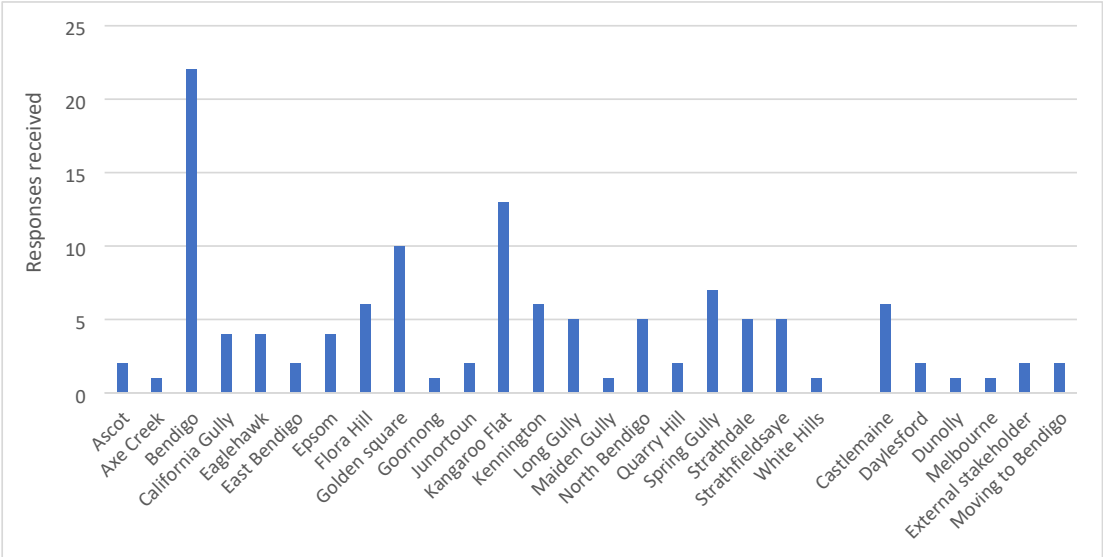
Figure 5: Do you have LGBTIQA+ children?



Town/suburb

The highest number of responses came from residents located in Bendigo, Kangaroo Flat and Golden Square, representing 35 percent of respondents. Regional areas such as Heathcote and Marong had no responses. The following graph indicates the number of responses received from each town/suburb:

Figure 6: Location of Respondents



Visitor Profile

A large number of respondents indicated they were first time vistors to the Let's Talk platform.

- 93 % of respondents were first time vistors to Let's Talk.
- 7 % of respondents were returning visitors to Let's Talk.

22. URGENT BUSINESS

Nil

23. NOTICES OF MOTION

Nil

24. MAYOR'S REPORT

The Mayor, Cr Andrea Metcalf, tabled a report on attendance at the following meetings and events:

- Announcement of new Chief Executive Officer, Andrew Cooney held at Galkangu.
- Met with traders regarding Hargreaves Mall issues.
- Urban Development Institute of Australia briefing residential assessment.
- Presided at the Citizenship Ceremony attended by 100 new citizens.
- Met with Federal Member for Bendigo Lisa Chesters MP.
- Phoenix Radio interview regarding Council Meeting business.
- Victorian Carbon Farming Program Pilot Information (online).
- Spoke at the Farewell Reception for Sonia Di Mezza, CEO of Loddon Campaspe Multicultural Services.
- Visited with Grade 5 Golden Square Primary School students.
- Online meeting with Regional Cities Victoria and The Hon. Gayle Tierney MP, Minister for Regional Development.
- Funloong Fun Day held in Hargreaves Mall.
- Bendigo Art Gallery exhibition opening of Marikit Santiago, The Kingdom, The Power.
- Spoke at the Eaglehawk Community House AGM and Community BBQ Lunch.
- Fosterville Gold Mine Community Grants Round 2 Committee Meeting.
- Laid wreath at the Beersheba Day Commemorative Service held at the Bendigo & District RSL.
- Bendigo Apiam Cup held at the Bendigo Jockey Club.
- Presented response letter back to students at White Hills Primary School addressing concerns raised regarding the Plumridge Street bridge.
- Mayor and CEO met with Eileen Hannagan new Chief Executive Officer of Bendigo Health.
- Community Vigil to honour lives lost to gendered violence held at the Conservatory Gardens, Rosalind Park.
- Elmore Community Planning Workshop.
- Strategy and Growth Workshop.
- Eppalock Ward community engagement held at the Flora Hill Shopping precinct.
- Spoke at the Celebrations of the 2023 Diwali Utsav (IAB) Reception and Dinner held at the Bendigo & District RSL.
- Council Meeting to Elect Mayor Cr Metcalf and Deputy Mayor Cr Evans for the 2023/24 term.
- Whilst taking a short break in New Zealand, the Mayor met with Tanya Black from Wellington's UNESCO City of Film. New Zealand has 4 UNESCO creative cities.
- Spoken with residents, businesses and community groups regarding a wide range of issues.
- Participated in numerous radio, newspaper, television media interviews and photo opportunities.

25. CHIEF EXECUTIVE OFFICER'S REPORT

- Congratulations to Andrew Cooney as incoming CEO.
- Welcome to Rachel Lee, as newly appointed Director Strategy & Growth.
- Meet new Vice-Chancellor La Trobe University, Bendigo.
- MAV Regional and Rural Planning seminar - on local government role in planning in future.
- Loddon Mallee Campaspe meeting was conducted in Bendigo. Attended by Local Government Inspectorate and several regional/executive State Government departments.

26. CLOSE OF MEETING

There being no further business, this Council Meeting closed at 7:21 pm.