



Attachments

Ordinary Council Meeting

21 October 2020

- 4. *PRESENTATION AND MANAGING GROWTH*
- 4.1 **PLANNING SCHEME AMENDMENT C235 (BENDIGO CITY CENTRE HERITAGE STUDY 2020) – CONSIDERATION OF SUBMISSIONS AND REQUEST A PANEL BE APPOINTED**
- 4.2 **PLANNING SCHEME AMENDMENT C255 - LA TROBE UNIVERSITY REZONING OF SURPLUS LAND, SUBMISSION TO GOVERNMENT LAND PLANNING SERVICE**
- 4.3 **PLANNING SCHEME AMENDMENT - AUTHORISATION FOR PERMANENT HERITAGE CONTROLS (C268) FOR 5-7 SHAKESPEARE STREET, SPRING GULLY**
- 5. *WELLBEING AND FAIRNESS*
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- 8.1 **WORLD HERITAGE RECOGNITION OF THE CENTRAL VICTORIAN GOLDFIELDS REGION**

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C235gben

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

The amendment affects land at 18 properties within Bendigo as identified in the Bendigo City Centre Heritage Study Stage 1 – Volume 2, 2020. These are:

1. William Vahland Place, Bendigo
2. 8-10 Garsed Street, Bendigo
3. 159 Hargreaves Street, Bendigo
4. 165-171 Hargreaves Street, Bendigo
5. 426 Hargreaves Street, Bendigo
6. 156-158 Lyttleton Terrace, Bendigo
7. 259-265 Lyttleton Terrace, Bendigo
8. 314 Lyttleton Terrace, Bendigo
9. 322-326 Lyttleton Terrace, Bendigo
10. 80-84 Mitchell Street, Bendigo
11. 96 Mollison Street, Bendigo (26 Myers Street, Bendigo)
12. 56 Mundy Street, Bendigo
13. 25 Queen Street, Bendigo
14. 7-9 St Andrews Avenue, Bendigo
15. 35-39 Short Street, Bendigo
16. 106 Williamson Street, Bendigo
17. 114 Williamson Street, Bendigo
18. 116 Williamson Street, Bendigo

What the amendment does

The amendment implements the *Bendigo City Centre Heritage Study Stage 1, 2020* adopted by Council on 6 May 2020 by applying the Heritage Overlay to 18 individual heritage places and including their statements of significance in the schedule to Clause 72.04 and Volume 2 of the Study in the schedule to Clause 72.08.

Specifically, the amendment proposes to:

- Apply the Heritage Overlay to the affected land described above and as shown on Planning Scheme Map No. 19HO.
- Delete the Neighbourhood Character Overlay Schedule 1 from 46 Mundy Street, Bendigo, as shown on Planning Scheme Map No. 19NCO.

- Amend the Schedule to the Heritage Overlay (Clause 43.01) to include the following 18 new individual heritage places:
 - HO916 Vahland Drinking Fountain, William Vahland Place, Bendigo
 - HO917 Terraced houses, 8-10 Garsed Street, Bendigo
 - HO918 Bendigo Bowl, 159 Hargreaves Street, Bendigo
 - HO919 Former Hanro (Australia) Knitting Mill, 165-171 Hargreaves Street, Bendigo
 - HO920 Former Federal Coach Factory, 426 Hargreaves Street, Bendigo
 - HO921 Former Red Wheel Coach Factory and showroom, 156-158 Lyttleton Terrace, Bendigo
 - HO922 Former Edinburgh Tannery shop and warehouse, 259-265 Lyttleton Terrace, Bendigo
 - HO923 Former William Holmes Printery, 314 Lyttleton Terrace, Bendigo
 - HO924 Former Glasgow Bakery and residence, 322-326 Lyttleton Terrace, Bendigo
 - HO925 Former United Ironworks Company buildings, 80-84 Mitchell Street, Bendigo
 - HO926 Stables associated with St Andrew's Uniting Church (HO212), 96 Mollison Street, Bendigo (26 Myers Street, Bendigo)
 - HO927 Residence, 56 Mundy Street, Bendigo
 - HO928 Former W. D. Mason Glass Merchants building, 25 Queen Street, Bendigo
 - HO929 Former Doherty's garage and workers' cottage, 7-9 St Andrews Avenue, Bendigo
 - HO930 Bendigo Church of Christ, 35-39 Short Street, Bendigo
 - HO931 Former Bendigo Timber Company Store, 106 Williamson Street, Bendigo
 - HO932 Former Butt's Hotel, 114 Williamson Street, Bendigo
 - HO933 Former Sandhurst C railway signal box, 116 Williamson Street, Bendigo.
- Amend the Schedule to Clause 72.04 to include statements of significance for the 18 places to be included in the Heritage Overlay.
- Amend the Schedule to Clause 72.08 to include Volume 2 of the *Bendigo City Centre Heritage Study Stage 1, 2020*.

Strategic assessment of the amendment

Why is the amendment required?

The *Bendigo City Centre Heritage Study Stage 1, 2020*, has been prepared to investigate the heritage significance of individual places within an area of the Bendigo City Centre that has not been studied for some time. The Heritage Study was conducted by heritage experts, Context, who considered places of potential cultural heritage significance using historical research, site surveys and the criteria outlined in Planning Practice Note 1 – Applying the Heritage Overlay.

The key findings of the *Bendigo City Centre Heritage Study Stage 1* are:

- There are 18 new individual places assessed to be of local significance.
- Among the 18 places assessed, there is one place extension and one thematic / serial listing recommended.
- Among the 18 places assessed, one place has been found to have potential State significance.

The amendment is required to include the 18 heritage places recommended for protection in the Heritage Overlay. Including places with heritage significance in the Heritage Overlay is the preferred way to provide protection for such places.

Consideration of the place extension, thematic / serial listing, and site of potential State significance will be progressed independently of this amendment.

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

The amendment implements the objectives of Section 4 of the *Planning and Environment Act 1987* (the Act), particularly the need for planning to:

- b) Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- 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 does this by applying the Heritage Overlay to sites which are deemed as having met the threshold for heritage protection following research and investigation.

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

The amendment will not have any adverse effects on the environment. Protection of heritage places will retain existing urban infrastructure and resources and contribute to the richness and diversity of the built environment. The conservation of heritage places also promotes sustainable development through the conservation 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 will have positive social effects as it seeks to protect and enhance the cultural heritage of Greater Bendigo for future generations; it will also improve community awareness about the importance and value of heritage places.

The identification and protection of heritage places will attract tourism to the region, thereby having a positive economic effect. Although some additional costs may be borne by property owners through the need to obtain a planning permit under the new Heritage Overlays, the amendment should not result in any significant adverse economic impacts. It should be noted that as properties are in commercially zoned areas, planning permits are required for many things already.

Does the amendment address relevant bushfire risk?

While the broader urban area of Bendigo is impacted in part by the Bushfire Management Overlay, the Bendigo City Centre is free from this control and is not considered to be a high-risk landscape.

The purpose of the amendment is to ensure the protection of properties with identified heritage significance, which in turn will help to strengthen the role of the Bendigo City Centre as the major activity centre for the region.

It is considered that bushfire risk is not affected by the implementation of the recommendations of the study to apply heritage controls to properties. The changes will not result in any increase in the risk to life, property, community infrastructure, or the natural environment from bushfire.

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

The amendment has been prepared to ensure that it is consistent with the Ministerial Direction under Section 7(5) of the Act in relation to the Form and content of Planning Schemes.

The amendment is consistent with Minister's Direction No.11 under Section 12(2) of the Act in relation to the Strategic Assessment of Amendments and has incorporated those considerations into this explanatory report.

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

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

Clause 11.01-1R Settlement – Loddon Mallee South, which includes the strategies: To support Bendigo as the regional city and the major population and economic growth hub for the region, offering a range of employment and services; and, Facilitate increased commercial and residential densities, mixed use development and revitalisation projects for underutilised sites and land in Bendigo.

Clause 11.03-6S Regional and local places, which has the objective of facilitating place-based planning and includes the strategies: Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns; and, Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

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.

The amendment supports the above clauses by implementing the recommendations of a heritage study that's primary purpose was to identify, research and ensure the conservation of places of heritage significance. The heritage study has also been completed at a time when the City of Greater Bendigo was undertaking a review of its city centre planning. Ensuring that heritage places are provided with heritage protection is an important element in planning for the growth of Bendigo as the regional city for the Loddon Mallee South region. The amendment will ensure that places of heritage significance will be provided with planning controls that ensure that their significance is carefully considered and managed into the future.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports or implements the following clauses of the Local Planning Policy Framework. It should be noted that the format of the Greater Bendigo Planning Scheme is proposed to be updated in response to VC148 via a policy neutral translation amendment (C256gben). Depending on its progress, it may change the clause numbers referred to below, however the content will remain largely unchanged.

Clause 21.02-2 Environment, which refers to managing heritage sites and places.

Clause 21.08-4 Heritage, which has the objective of identifying and protecting heritage places with Aboriginal and historic cultural value as well as natural value. It includes a strategy to identify all heritage assets in the municipality.

Clause 21.08-6 Implementation, states that the objectives and strategies (in clause 21.08) will be implemented by applying the Heritage Overlay to buildings, areas, places and sites of heritage significance.

Clause 21.10 Reference documents, includes the Greater Bendigo Thematic Environmental History, 2013, which provides the broader context for the Bendigo City Centre Heritage Study – Stage 1.

Clause 22.06 Heritage Policy, applies to all applications in the Heritage Overlay, which will include the list of 18 properties included in this amendment. It requires applications to be considered against the Greater Bendigo Heritage Design Guidelines, August 2015. It should be noted that these guidelines are in the process of being updated to include guidelines that are relevant to commercial properties.

Clause 22.11 Central Bendigo Residential Character Policy (CB4) applies to two properties included in this amendment (Stables at 96 Mollison Street, and Residence at 56 Mundy Street, Bendigo). It provides guidance for development proposals.

The amendment seeks to support and implement the above clauses by including the identified 18 individual sites of heritage significance in the Heritage Overlay. The above clauses will then be

considered should a planning application be required. It is considered that the application of the Heritage Overlay to these places will also support the broader objectives of the Municipal Strategic Statement by building on the unique characteristics of Bendigo, which contribute to tourism and investment.

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

The Heritage Overlay is the most appropriate Victoria Planning Provision tool to identify and protect sites of heritage significance, consistent with Planning Practice Note 1: Applying the Heritage Overlay, August 2018. The practice note states that places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay, should be included in the Heritage Overlay.

The Neighbourhood Character Overlay Schedule 1 is proposed to be removed from 46 Mundy Street, Bendigo, as it is not recommended to have both the Heritage Overlay and Neighbourhood Character Overlay applied to the same site. The heritage significance of the site has determined that the Heritage Overlay is the most appropriate planning provision to apply to this site.

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

The amendment will not amend any existing referral provisions and is not expected to have any impact on any referral authority. The amendment will be exhibited to all relevant agencies and referral authorities in accordance with the requirements of the Act.

As one of the sites may have State significance, this will be highlighted in the notice to Heritage Victoria.

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.

This amendment makes changes to heritage controls applying to places of cultural heritage significance and 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 amendment will increase the number of properties included within the Heritage Overlay, and this would ordinarily result in an increase in the number of permit applications. However, as the heritage places are in an activity centre, generally within the Commercial 1 Zone, planning permits are already required for most use and development proposals. The increase in the number of permit applications is likely to be minimal and is not expected to impact on the resource and administrative costs of the responsible authority.

Where you may inspect this amendment

In response to the changes made to the *Planning and Environment Act 1987* to address planning processes affected by coronavirus public health restrictions, the amendment is only available for public inspection online at the City of Greater Bendigo website at <http://www.bendigo.vic.gov.au/residentsandservices/planningservices/Planningschemeamendments>

Should public health restrictions be eased, a copy of the amendment will be made available for viewing at the Customer Service Centre at 15 Hopetoun Street, Bendigo.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment make a submission to the planning authority. Submissions about the amendment must be received by **31 August 2020**.

A submission must be sent to:

Amendment C235gben
Regional Sustainable Development
City of Greater Bendigo
PO Box 733
Bendigo VIC 3552

or via email to rsdenquiries@bendigo.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: to commence in the week of Monday, 23 November 2020
- panel hearing: to commence in the week of Monday, 14 December 2020

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C255GBEN

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The amendment has been made at the request of La Trobe University, the owner of the land.

Land affected by the Amendment

The amendment applies to land at 2 Osborne Street, Flora Hill, formally known as Lot 1 on Plan of Subdivision 712432, as well as the road reserve (proposed road) R2 and slivers of road reserves R1 and R3 on Plan of Subdivision 712432, as shown below.



What the amendment does

The amendment rezones land which is surplus to the requirements of La Trobe University (LTU) to enable its sale and future consideration for residential use and development.

Specifically, the amendment:

- Rezones the land from Public Use Zone 2 – Education (PUZ2) to the Residential Growth Zone (RGZ).
- Inserts a new Schedule 2 to the Residential Growth Zone (RGZ2) .
- Applies the Development Plan Overlay (DPO) to the site.
- Inserts a new Schedule 30 to the Development Plan Overlay (DPO30).
- Applies the Heritage Overlay (HO) to a portion of the site, being the curtilage to the locally significant ‘Eumana’ house.
- Amends the schedule to Clause 43.01 to insert a new listing HO916 to the Heritage Overlay, to protect the heritage place and its two significant Oak trees.
- Amends the schedule to Clause 72.04 to insert a new Incorporated Document, the Eumana Heritage Place Statement of Significance, October 2019.
- Amends Planning Scheme Maps Nos. 23ZN Zones, 23DPO Development Plan and 23HO Heritage.

Strategic assessment of the Amendment

Why is the Amendment required?

LTU has determined the land is surplus to education requirements. The land needs to be rezoned from the existing PUZ2 to facilitate its disposal via a public sale. To comply with the *Victorian Government Land Transactions Policy and Guidelines 2016*, the land must be zoned for its highest and best use prior to it being disposed of.

The land has been identified as a major infill and renewal opportunity for housing provision and housing diversity. The amendment will provide appropriate zone and overlay controls to reflect the site’s future use and development as a residential development opportunity.

The rezoning and disposal of the site will help LTU implement its long term vision for education in Bendigo by providing funding back into the University, to help ensure its place as a state significant tertiary education institution.

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

The objectives of planning in Victoria are set out in Section 4(1) of the *Planning and Environment Act 1987* (the Act). The objectives that are relevant to this amendment include:

- *To provide for the fair, orderly, economic and sustainable use, and development of land;*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- *To balance the present and future interests of all Victorians.*

The amendment supports the above objectives by providing land for future residential development and encouraging a coordinated development approach.

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

The amendment will create a net community benefit, facilitating positive social and economic impacts:

- The proposal is not considered to have any significant environmental impacts. The land has been assessed for flora and fauna values, noting native vegetation. The DPO requires a CEMP and seeks to protect mature vegetation in any future development plan.
- The rezoning will facilitate the sale of surplus university land, providing funds back to LTU to support its vision and goals for education in Bendigo.
- The rezoning will facilitate development of a higher density and diverse housing stock on a site earmarked for infill opportunity.

Does the Amendment address relevant bushfire risk?

No Bushfire Management Overlay applies to the site, and only a small portion is a Designated Bushfire Prone Area.

A Bushfire Risk Assessment has been prepared in support of the amendment, with regards to Clauses 13.02 and 53.02, Ministerial Direction No.11 and Building Code 1993. The site is a low risk landscape and is unlikely to result in any increase to the risk of life, property, community infrastructure and the natural environment from bushfire.

Any future development will be required to meet Building Code of Australia bushfire prone area requirements.

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

The proposed amendment complies with the relevant Ministerial Directions, being:

Ministerial Direction No. 1 – Potentially Contaminated Land

The amendment addresses the requirements of Ministerial Direction 1.

Environmental Site Assessments (Phase 1 – desktop and subsequent Phase 2 – soil sampling) have been undertaken by Geotechnical Testing Services Southern Pty Ltd. The assessments concluded that there are concentrations of arsenic exceeding acceptable residential (urban) limits, in areas where imported mine sand were found to have been used in construction (typical of Bendigo). However, the balance of the site which was undeveloped is unaffected from any chemical concentration existing above acceptable health limits. One localised sample area contained elevated lead concentration.

The DPO requires a condition to be included on any planning permit (supported by the EPA) that a certificate of environmental audit for the land, or a statement from an environmental auditor confirming that the conditions of the land are suitable for a sensitive use, be issued prior to the land being subdivided or the carrying out of works associated with a sensitive land use.

The Phase 2 assessment considers the site is suitable for residential development subject to a site specific 'Soil Management Plan' being prepared, and/or that any soil which exceeds the adopted health criteria is not left exposed at the surface of the site following completion of any construction. Removal and/or remediation of affected areas can rectify the situation.

Ministerial Direction No. 9 – Metropolitan Planning Strategy

The amendment addresses the objectives of Plan Melbourne 2017-2050. It specifically supports:

- A vision for Greater Bendigo to be one of the main regional cities catering for growth.
- Direction 1.3: To create development opportunities at urban renewal sites, including surplus government land.
- Policy 7.1.1: To stimulate growth in regional cities, including utilisation of surplus government land. The land is an identified key development site in an established residential area in proximity to the Bendigo CBD. It will facilitate housing diversity and help address the housing demands of the area.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The amendment has been drafted in accordance with the Strategic Assessment Guidelines, provided in this explanatory report and within the supporting Planning Report prepared by Urbis, dated July 2019.

Ministerial Direction No. 19 – Preparation and content of amendments that may significantly impact the environment, amenity and human health

The EPA provided written support for the condition in the DPO which requires a certificate of environmental or audit (or exemption). Further advice will be sought from the EPA during the planning scheme amendment and exhibition process.

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

The amendment supports and implements the applicable objectives of the Planning Policy Framework, noting the following:

- The amendment will provide additional residential land within Bendigo, helping meet its residential growth needs as well focussing investment within Bendigo, which is an identified place of state significance (Clauses 11.01-1S, 11.01-1R and 11.02-1S).
- The site is strategically located as underutilised, surplus land within an established area, which has access to existing infrastructure and services and is in proximity to the Greater Bendigo CBD (Clause 11.02-1S). There are employment opportunities and community facilities within Flora Hill and the neighbouring suburbs. The site will contribute to the continuing sustainability of the community and will provide convenient access to jobs, services, infrastructure and community facilities (Clauses 11.01-1S, 11.01-1R and 16.01-2S).
- The application of the DPO requiring preparation of a development plan will ensure the effective planning and management of the land whilst ensure the site is developed in an orderly and integrated manner (Clauses 11.02-2S and 11.03-6S).
- The amendment will facilitate residential development within an identified local activity centre (Flora Hill), with the RGZ encouraging higher density development, supporting the Flora Hill community's growth (Clause 11.03-1S).
- The schedule to the DPO encourages the retention of native vegetation and mature canopy of vegetation where possible. This will assist in the protection and conservation of Victoria's biodiversity (including native vegetation) and mitigate the impacts that any future development may have (Clauses 12.01-1S and 12.01-2S).
- A small portion of the subject site (on the eastern boundary) is a Designed Bushfire Prone Area. Any development will need to comply with relevant bushfire building code measures (Clause 13.02-1S).
- The schedule to the DPO addresses Clause 13.04-1S (contaminated land) via a condition requiring a certificate of environmental audit for the land (or exemption).
- The schedule to the DPO ensures an appropriate design response is achieved for the site whilst the design contributes to the context of the area (Clauses 15.0-1S, 15.01-2S, 15.01-3S, 15.01-4S, 15.01-5S and 19.02-6S). The schedule requires a development plan provides an appropriate design response, including: creating a safe, healthy, functioning and enjoyable environment, the indicative height and scale of development, a mix of dwellings sizes, a transition in height from the external site boundaries and heritage building and the design and location of public open space, among others.
- The HO will protect the locally significant 'Eumana' house and significant trees by triggering planning approval prior to works being undertaken on the elements of heritage significance (Clause 15.03-1S).

- Preliminary advice has identified two Scarred Trees on the north east of the site. The amendment does not constitute a high impact activity and does not require a CHMP. However, any future development is required by the Planning Scheme to take into consideration the Aboriginal Cultural Heritage. Future development proposals will need to determine if a Cultural Heritage Management Plan is required (Clause 15.03-2S).
- The amendment facilitates the development of land for residential purposes on a site that is currently unused. This will help meet housing and community needs, providing a diversity of housing onsite and contributing to the housing diversity of the surrounding area (Clauses 16.01-1S, 16.01-2S, 16.01-3S and 16.01-4S).
- The schedule to the DPO requires a movement network which allows for pedestrian and bicycle networks within the site, connecting to the external walking, cycling and public transport network (Clauses 18.01-1S and 18.02-1S).

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports and implements the applicable objectives of the Local Planning Policy Framework and Municipal Strategic Statement, noting the following:

- The amendment will rezone a currently unused site to create additional residential land in an established residential area. The amendment will help to address the future residential needs and demands of the community in a location close to jobs, services and infrastructure (Clause 21.02).
- The rezoning of the land will help to implement the vision of the 'Bendigo Urban Area Residential Growth Framework' plan which identifies the site as being a key development site, which under Clause 21.05 is identified as maybe being for the RGZ. The amendment seeks to rezone the site to the RGZ, to provide a higher density and diversity of dwellings on the site, in a central location close to where people work (Clause 21.05).
- The site is located within the Flora Hill local activity centre area, identified in Clause 21.07. The amendment will facilitate higher density residential development within the activity centre area (Clause 21.07).
- The HO will protect the locally significant 'Eumana' house and significant trees by triggering planning approval prior to works being undertaken on the elements of heritage significance (Clause 21.08).

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

The amendment makes proper use of the Victorian Planning provisions, noting the below:

- The RGZ is considered the most appropriate zone for this site as it will provide for a denser future residential development than the General Residential Zone, supporting its designation as a key development site to help meet the future housing demands of the Greater Bendigo region.
- Application of the DPO is the most appropriate method to guide an integrated, planned development outcome, while maintaining flexibility for consideration of future influencing factors, such as University needs and market demands.
- Application of the HO is necessary to protect the existing heritage building and significant trees.

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

The formal views of relevant agencies will be sought during exhibition of the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

Having regard to the objectives and principles of the *Transport Integration Act 2010* the amendment will have minimal impact on existing transport infrastructure and networks.

As a requirement of the proposed DPO schedule, a Transport Impact Assessment to the satisfaction of the responsible authority is required.

Resource and administrative costs

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

As the amendment will facilitate redevelopment of currently surplus, undeveloped education land, it is likely to lead to an increase in planning permit applications in the area. However, this is considered within the regular role of the statutory planning department. Furthermore, the application of the DPO, through the development plan process, will reduce the number of planning permits required for future development of the land.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

- Planning Department Office, City of Greater Bendigo, 15 Hopetoun St, Bendigo

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **[due date]**.

A submission must be sent to: City of Greater Bendigo Planning Department, PO Box 733, Bendigo VIC 3550 or via email to psamendments@bendigo.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[directions hearing date]**
- panel hearing: **[panel hearing date]**

Eumana Heritage Place Statement of Significance

Heritage Place: Eumana, 2 Osborne Street, Flora Hill	PS ref no: HO916
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Proposed Heritage Curtilage (10m buffer)

What is significant?

The residence known as Eumana, as constructed to the design of William Beebe for J. H. Curnow in 1904 to the extent of the whole building along with an area of land defined by a curtilage drawn 10M from the external walls of the house, and the two oak (*Quercus Robur*) trees located on the eastern and southern sides of the house. The significant curtilage is defined on the above plan of the site.

How is it significant?

Eumana is historically, architecturally, technically and socially significant to the City of Greater Bendigo.

Why is it significant?

Eumana is historically significant. Its construction in 1904 created something of a landmark in the southern outskirts of the city. Its use of the house as the Principal's residence for the Bendigo Teacher's College from 1954 and subsequently as accommodation for La Trobe University makes it of importance to the development of education facilities in Bendigo. (Criterion A)

Designed by the prominent local architect William Beebe, Eumana is architecturally significant, not only as the work of this prominent Bendigo architect, but it breaks from the more traditional forms of Federation architecture of the time and adopts what could be called a Federation Bungalow style. This architectural style became more common in the later Federation or Inter-War periods and as a consequence this must be seen as a unique and innovative design for its time. Whilst it possesses some details from the more common Federation styles, its expansive terra-cotta roof, broad verandahs and heavy balustrading along with unusual coloured glass designs are a forerunner for the later popular Californian Bungalow style. (Criterion E)

The introduction of a septic tank sewerage system for this house was an innovative technical achievement for Bendigo and is indicative of J H Curnow, the owner's, interest in sewerage disposal. He was to become a champion of the sewerage of Bendigo and for many years a member of the local sewerage authority. (Criterion F)

This house is significant for its association with its designer, William Beebe and its owner Cr J. H. Curnow. Beebe was a

leading architect in the city at the time and became well known for his innovative designs, of which this is one. His association with prominent families as clients (in particular, the Lansells) was carried through to his association with the Curnows in this commission. Beebe was not only an innovative architect, but a prominent member of the Bendigo community. He was a Bendigo City Councillor and sometime Mayor.

J. H Curnow, a local auctioneer and general agent was a councillor of the City of Bendigo for approximately 30 years, served as mayor on five occasions and was an active participant in many local organisations. He was also well known throughout Victoria and was known to represent Bendigo in many state-wide forums. It is probably no coincidence that Curnow and Beebe served on the Council together and were known to share political beliefs and interests. (Criterion H)

Primary source

Eumana, Retreat Road, Flora Hill – Heritage Assessment, November 2016. *Ray Tonkin*.

This document is an incorporated document in the Greater Bendigo Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

SCHEDULE 30 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO30**

2 OSBORNE STREET, FLORA HILL

This schedule applies to 2 Osborne Street, Flora Hill (Lot 1 PS712432). The land is bound by Osborne Street, Retreat Road, the Bendigo Athletics Track and Cook Street, Flora Hill.

1.0

Objectives

The development plan should demonstrate how the future use and development of the land responds to and achieves the following objectives:

- To provide for a range of dwelling types with a range of heights up to four storeys, a range of densities and a range of bedroom numbers.
- To provide an environmentally sustainable and efficient use of the site, retaining mature canopy vegetation where possible.
- To ensure site design, building frontages, design articulation and internal layout achieve a high-quality interface with and surveillance of the public realm, particularly adjoining the athletics track and the existing heritage building.
- To ensure good residential amenity with building massing, separation and orientation to optimise solar access to living rooms and open space areas of new buildings, and communal public spaces and pathways within the site.
- To prioritise pedestrian and cycle movements over vehicle movements within the site.

2.0

Requirement before a permit is granted

A permit may be granted before a development plan has been approved to use, subdivide, construct or carry out works on the land to the satisfaction of the responsible authority.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the preparation of a development plan and future use and development of the land in an integrated manner.

3.0

Conditions and requirements for permits

A permit must contain the following conditions and/or requirements:

- Before a sensitive use commences or before the construction or carrying out of buildings or works in association with a sensitive use commences:
 - a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
 - b) An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of that land are suitable for the sensitive use.
- A Kangaroo Management Plan must be provided, to the satisfaction of the responsible authority, before the commencement of works or development.
- A Construction Management Plan must be submitted and approved, to the satisfaction of the responsible authority, before the commencement of works or development.

4.0

Requirements for development plan

A development plan must be prepared for the whole of the site.

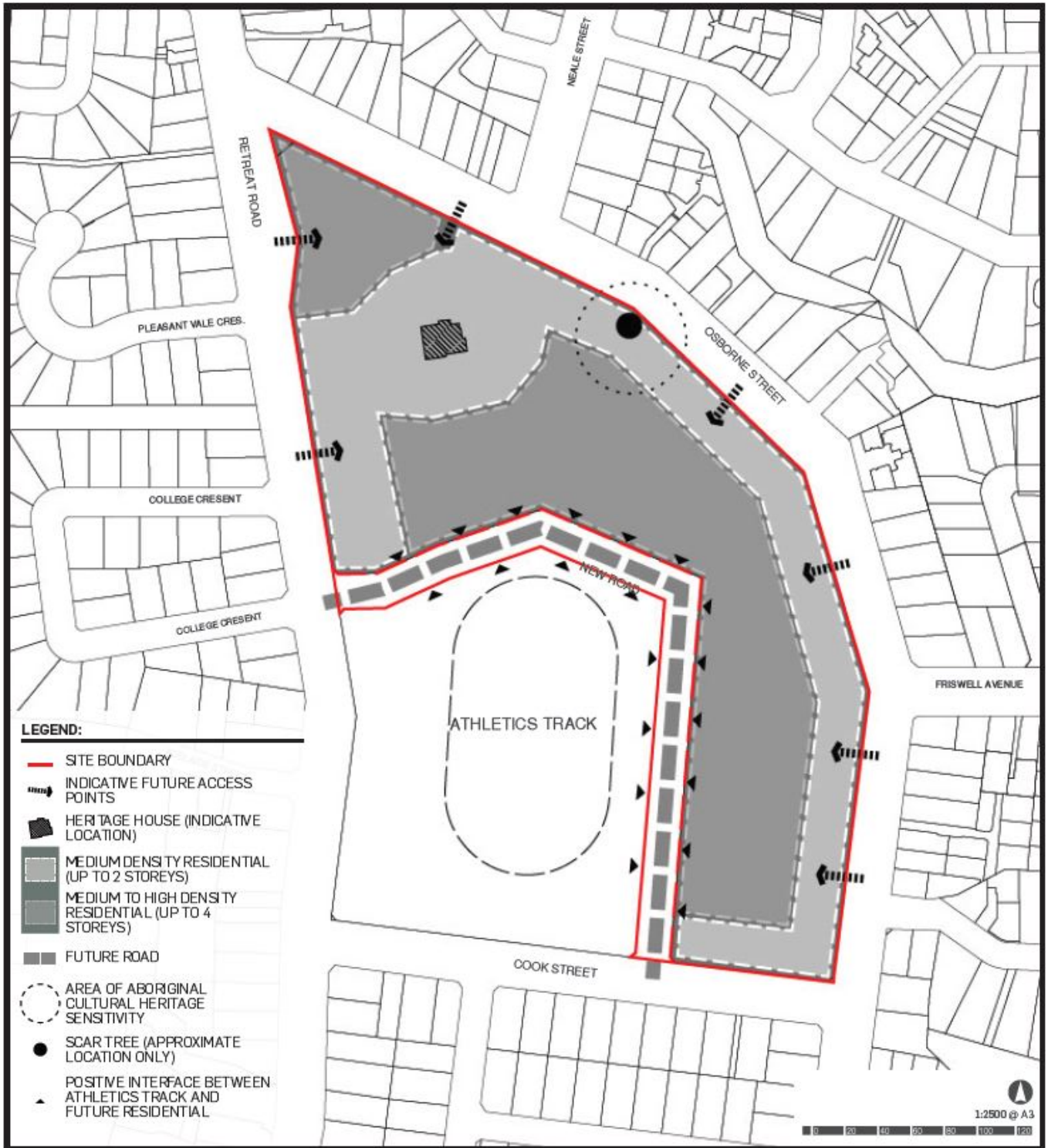
A development plan must include the following:

- An existing conditions plan showing key attributes of the land, its context, existing features to be retained, topography, adjoining roads, and details of surrounding land uses.
- Concept plans for the site generally in accordance with the Indicative Framework Plan (Figure 1) which show:
 - Proposed lot and road layout, public roads, vehicle access locations and pedestrian and bicycle paths.
 - Indicative height and scale of any proposed development, showing a gradation in height generally in accordance with the Indicative Framework Plan (Figure 1):
 - Lower scale (up to two storeys) interfacing the external site boundaries to Retreat Road, Osborne Street and Cook Street, and interfacing the heritage building.
 - Taller built form (up to four storeys) centrally within the site, at the north-west gateway, and interface to the athletics track.
 - How the setting and context of the heritage building will be protected.
 - A mix of dwelling sizes to provide for a diversity of housing.
 - The design and location of public open space to best meet the needs of residents within the new development and existing development.
 - The dwellings to be fronted towards public open space and the external boundaries of the site, and to provide active frontages with garages behind the front facades.
 - Proposed earthworks and levels for future development.
 - Tree Protection Zones for trees identified of significance and worthy of retention by an arborist.
- A proposed movement network which must:
 - Allow for the safe and efficient operation of emergency vehicles.
 - Provide attractive, convenient, safe and legible pedestrian and bicycle networks within the site, which connect to the external walking, cycling and public transport network.
 - Provide footpaths on both sides of a street.
- A traffic management report prepared by a suitably qualified person(s), which identifies as relevant:
 - Road, pedestrian, cyclist and vehicle access locations.
 - The expected traffic volumes associated with the proposed development including trip generations.
 - The impact of estimated traffic volumes on the surrounding road network.
 - Location and linkages to public transport.
 - Traffic management measures, where required.
- An Arboricultural Assessment which assess all trees on the site and identifies which trees are of significance and worthy of retention, based on their health, structure and amenity value.
- A Landscape Concept Plan which shows the landscape concept for the site and includes appropriate landscape theme(s) for nature strips and public open space areas, using predominantly native and indigenous plants and showing any existing vegetation to be retained and protected.
- A Flora and Fauna Assessment of the land by a suitably qualified person that identifies any areas of biodiversity conservation significance.

The development plan may be amended with the approval of the responsible authority.

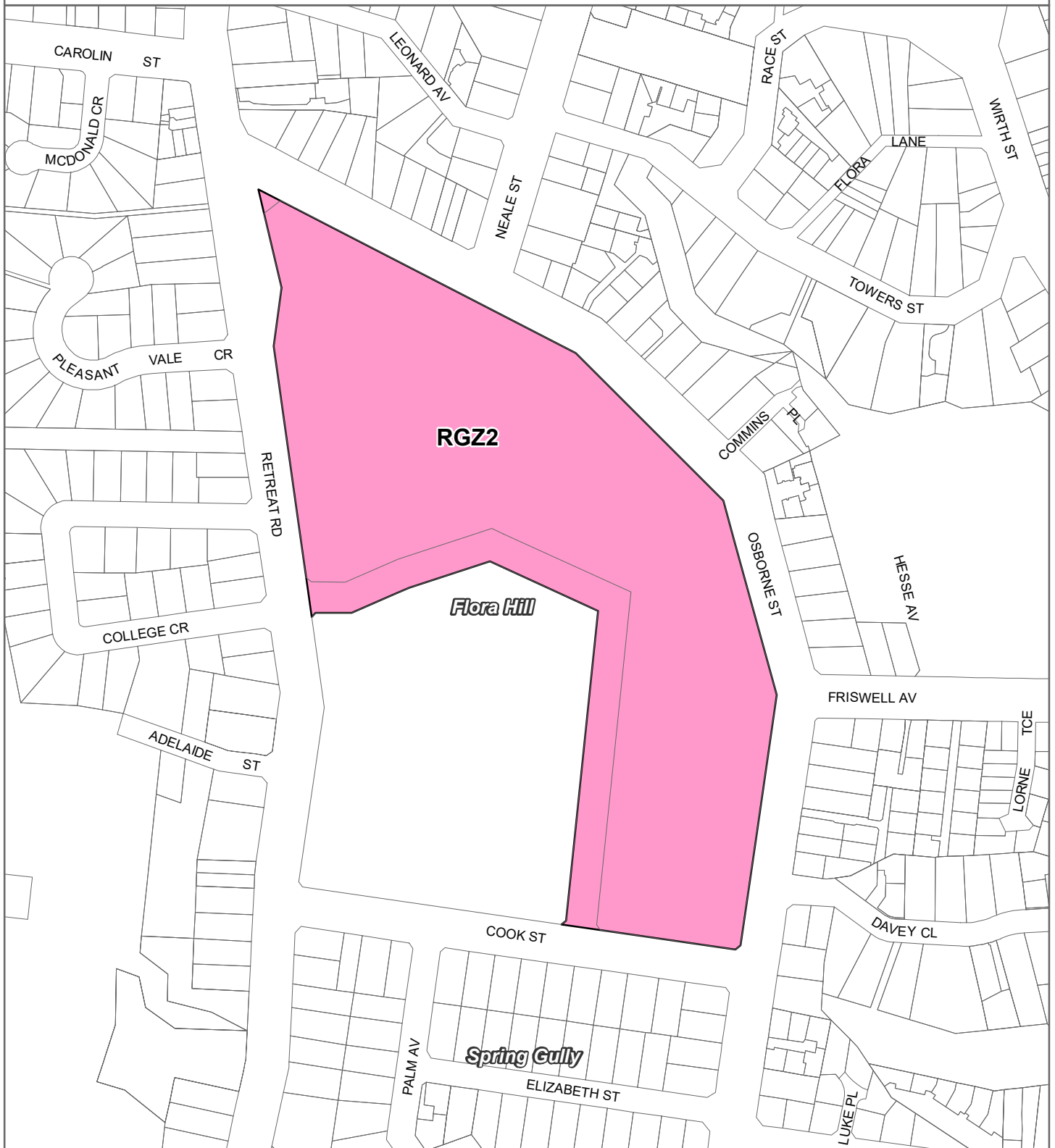
The responsible authority may waive the need to provide any of the information detailed above that is not relevant to a particular development plan or part of a development plan.

Figure 1 - Indicative Framework Plan



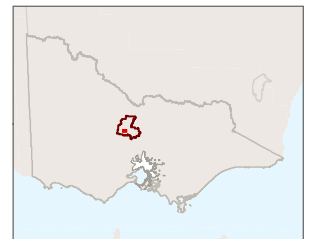
GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C255gben



LEGEND

- RGZ - Residential Growth Zone
- Local Government Area



Part of Planning Scheme Map 23

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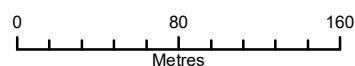
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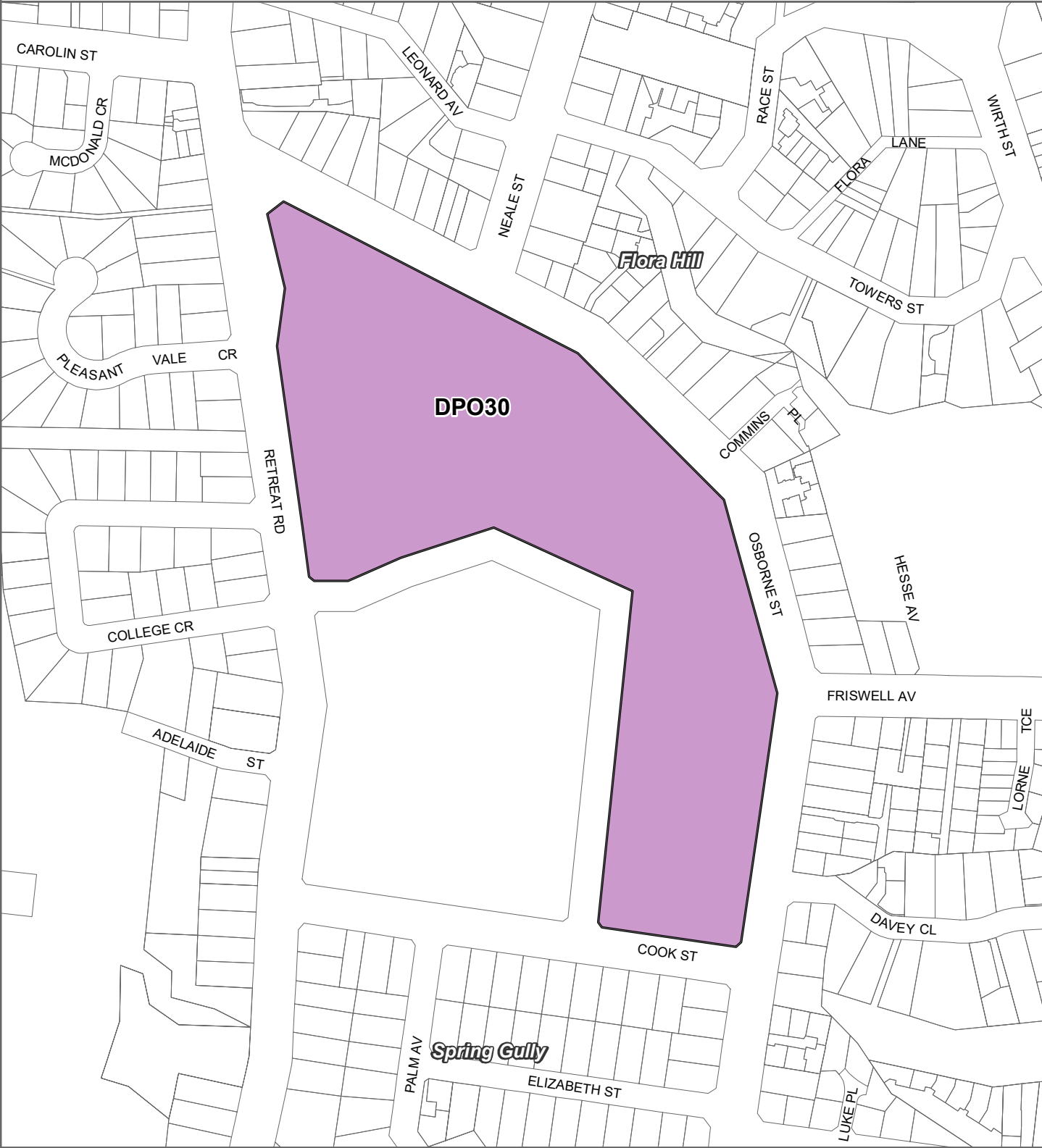
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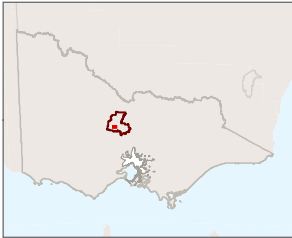
GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C255gben



LEGEND

-  DPO30 - Development Plan Overlay - Schedule 30
-  Local Government Area



Part of Planning Scheme Map 23DPO

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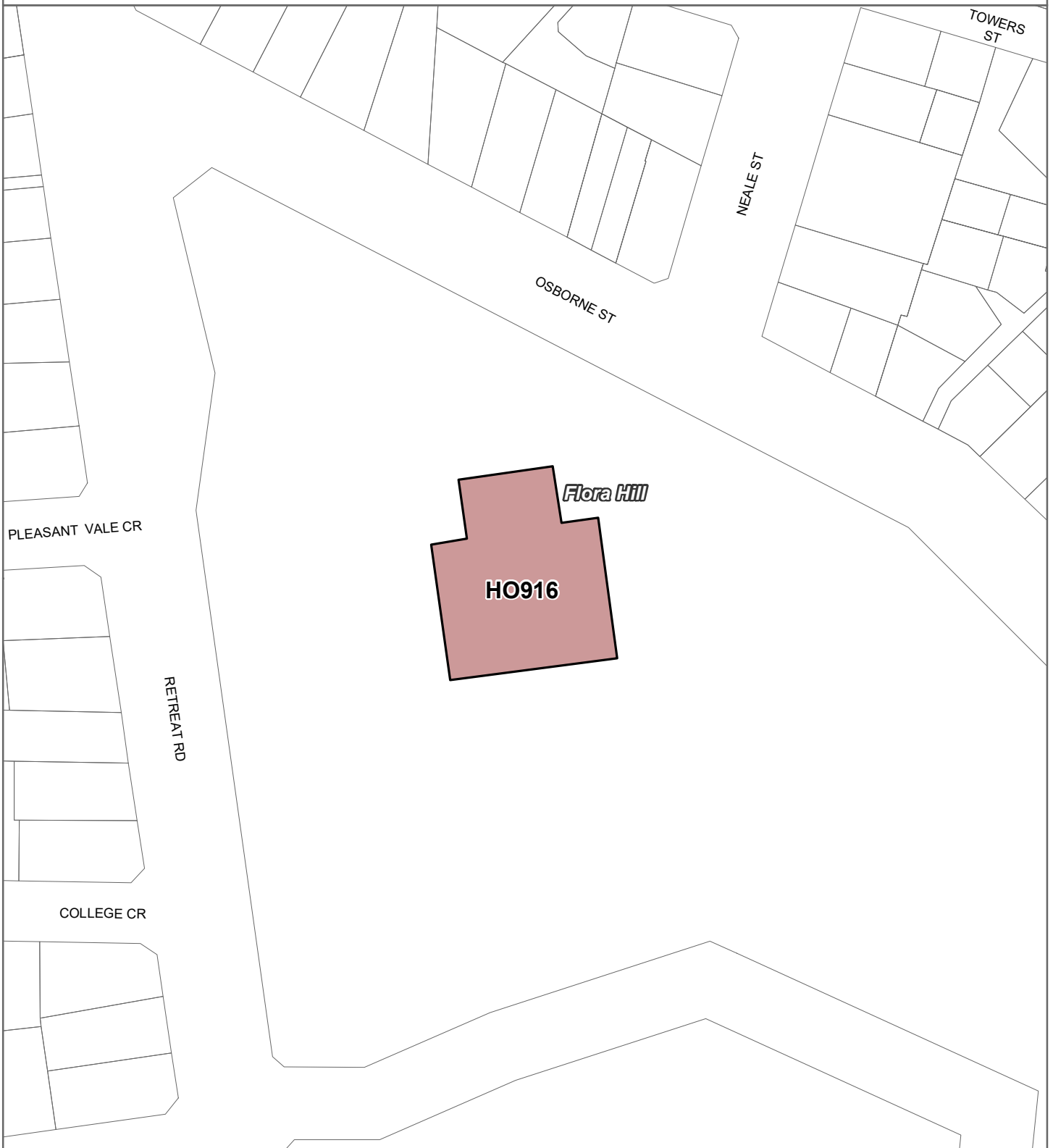
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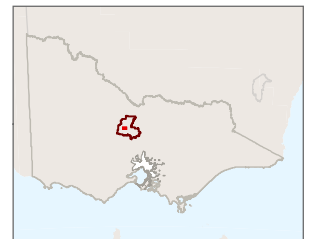
GREATER BENDIGO PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C255gben



LEGEND

- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Map 23HO

Disclaimer

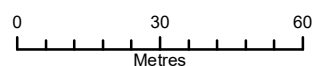
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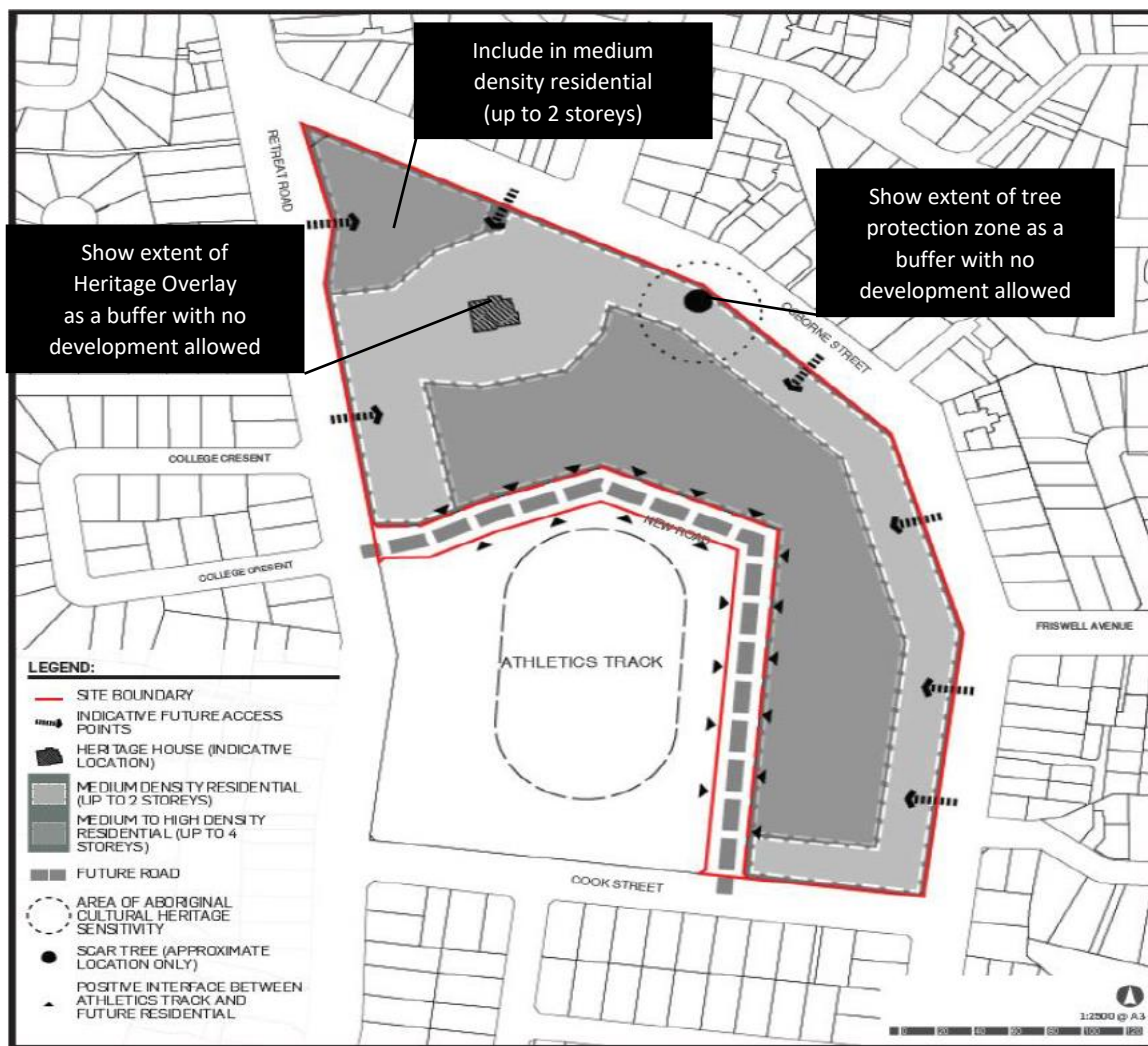
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Amendment Version: 1



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Recommended alterations to the Indicative Framework Plan proposed in the Development Plan Overlay Schedule.

GREATER BENDIGO PLANNING SCHEME

AMENDMENT C268

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

The land affected by the amendment is part of 5-7 Shakespeare Street, Spring Gully. The overall site area is 4527 square metres, and the portion of the land to be protected by heritage controls has an area of approx. 905 square metres. This part of the site contains the original Victorian-era dwelling, incorporated within an appropriate curtilage.

The site is zoned General Residential (GRZ) and it is covered by a Significant Landscape Overlay (SLO1) and a Bushfire Management Overlay (BMO1). The site's frontage is bounded by Shakespeare Street to the east and Kendall Street bounds the northern and western sections of the site. The southern boundary adjoins 4 parcels of land at 4 Kendall Street, 5 and 15 Noel Place and 9 Shakespeare Street, Spring Gully.

What the amendment does

The amendment replaces an interim Heritage Overlay on part 5-7 Shakespeare Street, Spring Gully, by applying new permanent heritage controls. The interim heritage control was sought via Amendment C267 in September 2020 (approval pending).

The building on the site has been identified as a 'Quartz Gold Boom Miners' House' and the permanent heritage controls for 5-7 Shakespeare Street, Spring Gully would introduce a new serial listing to the Schedule to the Heritage Overlay (Clause 43.01). The new serial listing would be called the 'Quartz Gold Boom Miners' Houses', which would be introduced under the application of Heritage Overlay number 998 (HO998).

Specifically, the amendment:

- Amends Planning Scheme Map No. 23HO to apply new Heritage Overlay 998 (HO998) to part of 5-7 Shakespeare Street, Spring Gully on a permanent basis.
- Amends the Schedule to Clause 43.01 Heritage Overlay to remove reference to the interim heritage control Heritage Overlay 936 (HO936) applying to 5-7 Shakespeare Street, Spring Gully, and insert the new serial listing HO998 and Statement of Significance for the 'Quartz Gold Boom Miners' Houses'
- Amends the Schedule to Clause 72.04 Incorporated Documents to insert a new Statement of Significance for 'Quartz Gold Boom Miners' Houses' serial listing – HO998.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to apply permanent heritage controls on part 5-7 Shakespeare Street, Spring Gully, to protect the original dwelling on the site, which has been identified as a Victorian Miners' House. A Stage 1 Heritage Study report by Amanda Jean and Charles Fahey called 'The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listings', 2020 identified the different types of 19th century miners housing, which were built on mining land in the City of Greater Bendigo. The report recommended that 19th century miners housing be included in 4 different serial listing Heritage Overlays that are categorised to reflect the style and age of the dwelling.

The 'Quartz Gold Boom Miners' Houses' is the relevant designated serial listing to apply to the site at 5-7 Shakespeare Street, Spring Gully. The proposed heritage controls will introduce this new serial listing into the Schedule to the Heritage Overlay through the application of Heritage Overlay 998 (HO998) to the site. Specifically, the HO998 would be applied to part of the site and would apply to the eastern section of the site. The heritage curtilage would extend from the sites front (eastern) boundary, to the side boundaries (northern and southern) and 6m beyond the rear (western) elevation of the dwelling.

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

Section 4 (1) of the *Planning and Environment Act 1987* sets out the objectives of planning in Victoria. The objectives that are directly related to this amendment are:

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of special cultural value; and

(g) to balance the present and future interests of all Victorians.

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

The amendment will not have any adverse effects on the environment.

The amendment will have positive social effects through enabling the protection of heritage places, which benefits the community by adding to the understanding of Greater Bendigo's rich cultural history, providing a link to the past and giving a sense of place.

The application of the Heritage Overlay may have an economic impact by constraining development of the site, however it should be noted that the Heritage Overlay would only be applied to the site in part to protect the Victorian-era dwelling, lessening these potential impacts.

Does the amendment address relevant bushfire risk?

While the site is located within Schedule 1 to the Bushfire Management Overlay (BMO1), the amendment would not result in increased development potential, nor change of use of land, which can both affect bushfire risk.

The amendment is therefore not considered to result in an increase to the risk of life, property, community infrastructure or the natural environment from bushfire.

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

The amendment is consistent with Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment is consistent with Ministerial Direction 11 – Strategic Assessment of Amendments.

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

The amendment supports and implements the following elements of the Planning Policy Framework (PPF).

Clause 15.01-5S Neighbourhood character has the objective “to recognise, support and protect neighbourhood character, cultural identity and sense of place.” Strategies identified to achieve this objective include:

- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
 - Heritage values and built form that reflect community identity.

Clause 15.03-1S Heritage conservation – has the objective “to ensure the conservation of places of heritage significance”. Strategies identified to achieve this objective include:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Clause 21.08 (Environment) establishes the heritage significance of Greater Bendigo through the Greater Bendigo Thematic Environmental History, 2013 and sets the framework for protecting heritage places.

The objectives of this clause which are relevant to heritage and as listed at Clause 21.08-4 (Heritage) are:

- To protect and enhance the municipality’s heritage for future generations,

The amendment is consistent with this clause because it proposes to protect this building of local heritage significance.

The amendment is also consistent with Clause 22.06 (Heritage Policy). The objectives of this clause are:

- To ensure that Greater Bendigo’s heritage assets are maintained and protected.
- To ensure that new land uses and developments are sympathetic with the appearance and character of heritage places.
- To encourage sympathetic reuse of heritage places so that such places are maintained and enhanced.

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

The Heritage Overlay is the appropriate tool to protect places with heritage significance.

The Schedule to Clause 72.04 Incorporated Documents is also the appropriate VPP to utilise to incorporate documents into the Planning Scheme.

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

The views of relevant agencies will be obtained during the notice process for permanent heritage protection.

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

The amendment does not impact on 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?**

This amendment will have minimal impact on council’s resource and administrative costs.

There is a small cost impost in relation to the payment of standard amendment request fees .

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>.

The amendment is available for public inspection, free of charge, during office hours at the following places:

N/A during this time due to Covid-19 restrictions.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. The date for submissions about the Amendment to be received is

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing:
- Panel hearing:

[Delete this section if not applicable]

ATTACHMENT X - Mapping reference table

Location	Land /Area Affected	Mapping Reference
[Insert Town, Precinct and etc]	[Insert land or area affected]	[Insert map reference]
Example Gumnut	Land bounded by Gumnut Road and Cupid Lane, Gumnut	Gumnut C001 001vpoMap37 Exhibition Gumnut C001 002vpoMap38 Exhibition

Statement of Significance: Quartz Gold Boom Miners' Houses

Heritage Place: 5-7 Shakespeare Street, Spring Gully	PS ref no: HO998
---	-------------------------

What is significant?

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. Wealth generated by 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 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 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 small 1870s and 1880s miners' houses 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.

Bendigo was an 'instant city'. The opening up of quartz reefs was labour intensive, labour was recruited in the space of a few years, miners moved into the city in family groups and working class families needed to be housed 'instantly'. The solution to this problem was timber-framed housing built on Crown land. The early use of timber distinguishes Bendigo from the inner working-class suburbs of Melbourne- Hotham (North Melbourne), West Melbourne or Carlton (in the City of Melbourne). This pattern of timber housing was adopted in Melbourne working class suburbs of the 1880s – most importantly Footscray and Brunswick.

How is it significant?

The collection of 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, representative significance as well as potential to yield further knowledge at a local level to the City of Bendigo. (Criteria A, C, D and E)

Why is it significant?

Criterion A: Importance to the course, or pattern, of Victoria's cultural history.

The 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 C: Potential to yield information that will contribute to an understanding of Victoria's cultural history.

The miners' houses associated with the quartz gold mining boom in Greater Bendigo area have potential to yield further information as their location indicates the distribution of gold reserves and the hundreds of mining tenements that were spread along the main lines of reef. The miners' houses 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.

The miners' houses associated with the quartz gold mining boom have aesthetic and representative significance for the early use of timber frame construction technology, which was new at the time. 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 skilled carpenters, with timber frames and rafter roof systems. 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.

Primary Source

Citation for 'Quartz Gold Boom Miners' Houses' from the report 'The Evolution of Housing on the Bendigo Goldfields: A Case for Serial Listings', by Amanda Jean and Charles Fahey for the City of Greater Bendigo.

THEORY OF CHANGE

Increasing physical activity and healthy eating to reduce overweight and obesity rates by 5% by 2025

What will GREATER deliver?

System engagement

Built capacity

Engaged community, stakeholder and partners

Stronger networks and relationships

Why will this lead to change?

System transition

Understanding and commitment

Advocacy

Collaboration and connection

What outcomes will this lead to?

System transformation

Reoriented resources, information and services

Policy change

Innovative action for health and wellbeing

IMPACT

↓overweight / obesity ↑fruit and vegetable consumption ↓daily sugar sweetened beverages ↑physical activity

TARGET:
To increase Healthy Eating and Active Living by 5% by 2025
 (from 2011 levels)



What is Healthy Greater Bendigo?

Healthy Greater Bendigo is a partnership of local organisations, groups and individuals that want our community to be healthy and well.

We work together to leverage the strong relationships in our community, and take a systems approach to preventing chronic disease by addressing the systems, structures and environments that impact the health behaviours and outcomes of our population.

Our goal is to make it easy and normal to eat well and move more.

Our guiding principles



Apply an equity lens



Build a cross-sector and community movement



Create a culture of action, reflection and adaptation



Cultivate leaders at every level



Focus on whole system transformation



Value all perspectives and contributions

The Healthy Greater Bendigo Approach

To achieve the long-term sustainable population health improvements we need to increase the:

BREADTH OF INVOLVEMENT

More people, organisations, sectors playing their part.

INTEGRATION OF OUR EFFORTS

Awareness and alignment of efforts, relationships and partnerships among leaders.

EFFECTIVENESS OF OUR EFFORTS

Sustainability, scale and systems impact of our efforts.

Why this approach?

- The critical levers for change sit outside the control of the health sector
- Healthy communities are everybody's business
- Our objectives can align with other groups' agendas and motivations
- A focus on these topics can help address a range of issues
- There's already so much happening – let's celebrate it!
- There's already so much knowledge – let's share it!
- There are already heaps of people involved – let's connect!
- Business as usual is not creating the change we need
- A systems approach, with changes to the structures and environments that make it easy and normal to eat well and move more can make long-term sustainable change at a scale

How do we achieve this?



CHAMPION THE MOVEMENT

Encourage more people, groups, organisations, sectors to make change within their sphere of influence.



DO IT TOGETHER

Share and celebrate our efforts and those of others', build relationships and alliances, advocate together, align and coordinate our efforts and partner where appropriate.



FOCUS ON THE SYSTEM

Learn about and reorient our efforts towards system prevention activities at scale, focusing on shifting the conditions that hold the problems in place.

How does the backbone team support this?

Highlight the roles others can play and bring new partners to the table.

Facilitate and support relationships, create opportunities to learn, share, advocate and work together.

Focus on and support increased capacity to impact the six conditions of systems change: policies, practices, resource flows, relationships and connections, power dynamics and mental models.

Why eat well and move more?



HEALTHY BODIES



HEALTHY MINDS



HEALTHY CLIMATE & ENVIRONMENT



HEALTHY LOCAL ECONOMY

BENEFITS OF HEALTHY EATING AND ACTIVE LIVING INCLUDE:

Living a longer life, with a better quality of life

Improved:

- Heart health
- Energy and strength

Reduced:

- Diabetes and cancers
- Overweight and obesity

Living a happier, more connected life

Improved:

- Mood and sleep
- Concentration

Reduced:

- Anxiety and depression
- Loneliness

Living a more sustainable life

Improved:

- Air, water and soil quality
- Food security

Reduced:

- Climate pollution
- Waste

Living in a thriving local community

Increased:

- Demand for fresh, local produce
- Workforce productivity

Reduced:

- Traffic congestion
- Health care costs

A HEALTHY GREATER BENDIGO...

CENTRAL VICTORIAN
GOLDFIELDS

WORLD HERITAGE BID

15-19 June 2020

EXPERT SUMMIT COMMUNIQUE

Bringing together national, international and local World Heritage experts to help shape the bid to add Australia's *Central Victorian Goldfields* to the World Heritage List.

*...the most extensive, coherent and
best-surviving landscape anywhere,
that illustrates the global gold rush
phenomenon of the second half of the
nineteenth century...*

Central Victorian Goldfields Proposed Draft Statement of
Outstanding Universal Value.
Barry Gamble:2020



Speakers

Keynote speakers

KRISTAL BUCKLEY AM - Lecturer Cultural Heritage, Deakin University, Australia.

BARRY GAMBLE - World Heritage Consultant, UK.

DR ANITA SMITH - World Heritage Expert, Department of Archaeology and History, La Trobe University, Australia.

Speakers and Panellists

DAVID BANNAR - Archaeologist, Australia.

DR STEVE BROWN - Archaeologist and heritage scholar/practitioner, Australia.

TREVOR BUDGE AM - Manager Regional Sustainable Development, City of Greater Bendigo, Australia.

ASSOCIATE PROFESSOR FRED CAHIR - Federation University Australia, Australia.

RODNEY CARTER - Council Chairperson (Victorian Aboriginal Heritage Council) & Group CEO, DDWCAC and DDWE Pty Ltd, Australia.

BONNIE CHEW - Victorian Aboriginal Heritage Council, Australia.

JOHN DYKE - Landscape and Heritage Advisor – Strategic Projects, City of Ballarat, Australia.

MICHAEL ELLIS - Chair, Australian Convict Sites Steering Committee and Head of Heritage, Sydney Living Museums, Australia.

SUSAN FAYAD - Coordinator Heritage and Cultural Landscapes, City of Ballarat, Australia

CHRIS JOHNSTON - Heritage Consultant, Australia (*Summit Chair*).

STEPHANIE JOHNSTON - Urban Planner and Heritage Consultant, Australia.

LISA KENDAL - Manager Strategic Planning, City of Ballarat, Australia.

PROFESSOR SUSAN LAWRENCE - Department of Archaeology and History, La Trobe University, Australia.

DR JANE LENNON AM - Landscape Heritage Expert, Australia.

STEPHEN OXLEY - First Assistant Secretary, Heritage, Reef and Marine Division, Department of the Environment, Australia.

PROFESSOR KEIR REEVES - History Professor, Federation University Australia.

DENIS ROSE - Gunditjmara Traditional Owner and Program Manager at Gunditj Mirring Traditional Owners Aboriginal Corporation, Australia.

HARRY WEBBER - Director Heritage Services - Aboriginal Victoria, Australia.



Acknowledgement of Country

We are proud to acknowledge the many Traditional Owners of Country which includes the Central Victorian Goldfields today; Barengi Gadjin (the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk peoples), Dja Dja Wurrung, Eastern Maar, Taungurung, Wadawurrung, Wurundjeri and Yorta Yorta peoples. We pay our respects to all Elders, past, present and emerging, as well as Elders from other communities who reside in our region today and those who participated in this summit. They hold the memories, traditions, culture and hope of Aboriginal and Torres Strait Islander people around Australia.

Preamble

From June 15-19, 2020, eighty delegates joined the summit hosts to kick-start a renewed bid to inscribe the Central Victorian Goldfields (CVG) on the World Heritage List. The summit was initiated and hosted by all the region's local governments who have committed resources to build the bid and strengthen the region. The summit was sponsored by the City of Ballarat, City of Greater Bendigo and Regional Development Australia Loddon Mallee.

The context for the summit was to initiate the specialist expert work required for World Heritage listing of the CVG. The objectives were to examine the evidence to date, consider how the bid measures up against global and national criteria, explore the challenges and opportunities for listing, and set the direction for the journey ahead. The summit was fully subscribed with representatives from Australian, State and Local government, Universities, Victorian Aboriginal Heritage Council, Australia ICOMOS, National Trust of Australia (Victoria), Regional Tourism Board, national and international experts and local representatives.

The welcome was provided by Mayor Cr Ben Taylor (City of Ballarat) and Mayor Cr Margaret O'Rourke (City of Greater Bendigo). The summit was held 'virtually' due to COVID-19 restrictions and consisted of: an online exhibition and media content created by local artists, activities and discussion forums, preliminary work on the bid, pre-recorded keynote interviews, live Q&As, panel sessions and a workshop. The summit content was hosted using Kajabi software at goldfieldsworldheritage.org.au and live sessions were hosted using online software, Zoom.

Discussion

DAY 1 - ADVANCES IN WORLD HERITAGE

Kicking off the Summit were pre-recorded interviews with two of the keynote speakers, Dr Anita Smith and Barry Gamble and a dynamic live session looking at *Concepts for progressing complex World Heritage bids* with Dr Anita Smith and Dr Steve Brown. The session reflected on the importance of the crafting of a cultural landscape serial listing – understanding cultural landscapes, shaping a clear and coherent narrative to express the values, recognising the benefits of the process itself, and appreciating that the first big step is to get onto the Tentative List, which requires Australian government support. Questions during the live session spanned many topics from National Heritage and World Heritage Listing to the length of the journey and the need to communicate effectively and bring all communities along.

DAY 2 - LISTING THE GOLDFIELDS

Day 2 at the Summit brought very clear guidance from keynote speaker Kristal Buckley AM, an expert on World Heritage processes from her international role as ICOMOS Vice-President and ICOMOS World Heritage Advisor. ICOMOS (International Council on Monuments and Sites) is one of the two Advisory bodies to the World Heritage Committee: they play a critical role of the assessment process. Kristal's advice for the bid is: clear and well-understood values; focus on the outstanding – don't add 'extra' places or values – it will weaken the case; don't brush anything under the carpet; build enduring commitment – World Heritage is forever. The next session asked why are the Central Victorian Goldfields of Outstanding Universal Value (OUV)? Barry Gamble revealed a draft proposed Statement of OUV, based on his recent work for the Bid Team. Experts – Prof. Susan Lawrence, Dr Jane Lennon and Assoc. Prof. Fred Cahir – reflected on the draft OUV Statement in a live panel with Barry Gamble. Discussion was thoughtful and vigorous; some narratives were expanded including: the potential to demonstrate Aboriginal people's agency on the goldfields – not just the story of dispossession; water; immigration, miner's rights and male suffrage; land settlement; pollution; and more. A comparative analysis is the next step and this needs to focus on the OUV we are seeking to demonstrate – so the comparisons in Australia and overseas will need to be targeted – and it is possible that this could expand or reduce the area under investigation in Victoria.

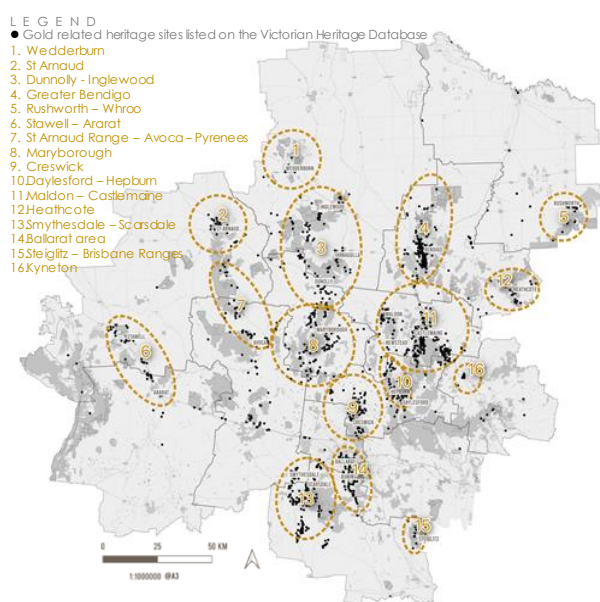


'The Story Through Time' is one of two mood clips created for the Summit by local artists, Wind & Sky Productions and music composer Geoffrey Williams.

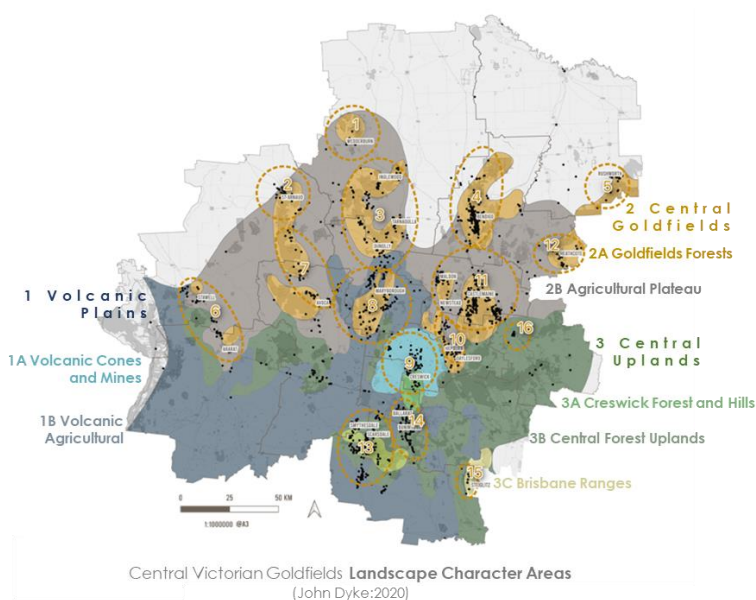
DAY 3 - FOCUSING THE GOLDFIELDS BID

Day 3 of the Summit explored how to define and locate the tangible attributes/sites on-the-ground that best reflect the specific Outstanding Universal Value of the Central Victorian Goldfields. During the live workshop, *Testing the method*, Barry Gamble suggested it's a straightforward but sophisticated process, and proposed a diligent and methodical approach. He sketched out some of the key elements, while John Dyke shared the idea of starting with key 'investigation areas' and showed them in relation to different landscape characteristics. Prior to the live session, mapping examples were shared, and comments invited with participants adding priority sites to the *Which goldfields? What sites?* interactive map.

In selecting places to form part of a serial nomination, it is inevitable that some favourite places won't make the grade. The good news is that the benefits from World Heritage listing won't stop at the boundaries. Visitors will engage with the whole Goldfields landscape.



Major concentrations of protected heritage sites in the Central Victorian Goldfields (John Dyke:2020)



Central Victorian Goldfields Landscape Character Areas (John Dyke:2020)

DAY 4 - THE JOURNEY TO INSCRIPTION

The journey to inscription was the focus of day 4, with Stephen Oxley explaining the key steps for tentative listing the CVG, and then inscription, describing the Australian government's role as standard-setter, gatekeeper and coach. Harry Webber reflected on successful Budj Bim Cultural Landscape nomination, pointing to the importance of two documents: a Master Plan that focused on social and economic outcomes, and a Comparative Analysis that demonstrated there was a place for Budj Bim on the World Heritage List. Together these documents built confidence and commitment for the Victorian government. Next, Denis Rose described the long journey of Australia's most recent World Heritage site that was led by the Traditional Owners from 2002 to inscription of Budj Bim in 2019. Getting a clear focus on the OUV was a key, as was bringing the community along on the journey. Stephanie Johnston, drawing on her experience with the Mt Lofty Ranges bid – now being connected to the Adelaide Parklands – also emphasised the importance of maintaining momentum, and managing community aspirations. Michael Ellis, drawing on the lessons learnt in the years following the inscription of Australia's World Heritage Convict Sites, advocated establishing clear management objectives early in the bid process to build robust conservation and planning controls for inclusion in the bid.

DAY 5 - MANAGING THE GOLDFIELDS: OPPORTUNITIES AND CHALLENGES

Day 5 explored management models that combine caring for significant places and values with building social and economic benefits across the region's many communities. Susan Fayad highlighted how the bid can help align both heritage values and social and economic goals and posed the question: what do we need to be aware of as we head towards a regional vision? In the live panel that followed, Trevor Budge discussed opportunities for regional development and highlighted the interrelated and nuanced tangible and intangible layers of the goldfields and how imposed boundaries can work to contradict this reality. Rodney Carter spoke about how the bid provides an opportunity to have the region's First Peoples 'put back into landscape in a respectful way', to tell who they really are and who we all want to be going forward – choosing how we tell this story, together. Lisa Kendal discussed her experiences at Planning Panels Victoria about the introduction of legislation to protect the Macedon Ranges in a more integrated way than the planning system allowed for. The language of the community was used to acknowledge that the shire's attributes mean different things to different people. David Bannear discussed 25 years of experience on-the-ground in the region and identified the biggest challenge being parochialism and a need for more regional champions. Discussion at the live session reiterated the importance of the local government partnership now and into the future as champion for the region and a key strength of the bid.

Conclusions

SUMMIT CLOSE & REFLECTIONS

The Summit Close was delivered by Bonnie Chew and Kristal Buckley AM. Bonnie discussed the significance of the region's local governments coming together across Traditional Country and highlighted critical resources to assist the Bid Team. Recognising the positivity surrounding the bid during the summit, Kristal stressed the need to sustain this during the substantial work that lies ahead. She highlighted how changes in heritage and World Heritage make this a better time to progress this bid and how we are now well equipped to make the most of complex landscapes: we shouldn't wish this complexity away - complex 'means it's real, it's worth it, it's exciting, it's inclusive'. She reiterated that the journey needs to be 'no regrets', and while there needs to be local stewardship of the story, the place itself should be our guide on the best way to care for it. Mayors Cr Ben Taylor and Cr Margaret O'Rourke acknowledged all involved in delivering the summit, next steps were outlined by Susan Fayad and final reflections came from Dr Anita Smith and the session participants.

KEY INSIGHTS FROM THE SUMMIT DELEGATES

Strengths

- Partnerships, collaboration, consultation with diverse stakeholders and local government support
- Bid Team is reaching out, best practice process
- Great momentum
- Goldfields has intact, diverse and distributed heritage
- Serial cultural landscape and holistic approach
- Detailed information available for the whole area
- Early indications that the CVG is of Outstanding Universal Value (OUV).

Weaknesses

- There is an inability to list serial properties on the National Heritage List (NHL)
- Bid Team is doing a commendable job but needs more financial and human resources
- Needs strong support, including funding, from Victorian government
- The longer it takes to list, the greater the difficulty maintaining broad local government support
- Not a lot of detailed, analytical studies on some specific places and themes
- Robust comparative analysis needed sooner rather than later to gain both the Victorian and Australian governments' full support
- Need better projections of economic benefits to gain and maintain community and business support
- No ongoing management budget yet for post listing
- Current heritage practice in Victoria is not landscape-based but the proposed bid is.

Opportunities

- Being able to make the most of the journey to inscription, regardless of whether World Heritage listing is successful or not
- Given complexity and site location of CVG and barriers for serial listing through EPBC Act, NHL qualification may not be the best path: the Bid Team should move straight to developing clear OUV and full articulation of sites for tentative listing
- The listing can and should be win-win: the natural environment, Aboriginal cultural heritage and the continuing story of miner's rights are all significant.
- Incorporating Traditional Owners into the Victorian Goldfields narrative using self-determination
- Increased clarity of layered values will lead to better management
- Recognition of the lasting impact, not just the romanticised event, back into local, regional and national stories
- Building on existing management frameworks
- Region is large enough to accommodate several diverse uses
- Comparative analysis will highlight spectacular difference of Victoria's goldfields to others globally.

Threats

- Losing momentum – it will take time to get it right
- Serial listing and the EPBC Act (NHL), although this shouldn't be seen as a barrier
- Both large-scale mining (driven by increase in gold price) and potential land remediation needs to be well managed
- Private property concerns (although unlikely)

Next steps

The summit has shaped the Bid Team's focus going forward as follows:

- Continuing to expand engagement with diverse stakeholders and national/international experts
- Securing funding and governance/management arrangements now and for the future
- Undertaking robust comparative analysis and strengthening OUV criterion proposed
- Strengthening relationships with Victorian and Australian governments
- Supporting Traditional Owners to integrate their story into the goldfields' narrative using a self-determination approach
- Building evidence regarding socio-economic benefits and road map to get there for the region
- Increasing the capacity of the Bid Team.



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Our sponsors

The Central Victorian Goldfields 2020 Expert Virtual Summit was proudly sponsored by the CITY OF BALLARAT and the CITY OF GREATER BENDIGO, on behalf of all local government partners.

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