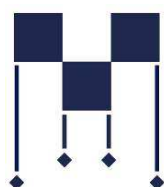




City of Greater Bendigo

Heritage Gap Analysis

Prepared for City of Greater Bendigo



LANDMARK HERITAGE PTY LTD | FINAL REPORT 28 MAY 2019

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Version 4 – 28 May 2019

Cover image: Elmore Catholic Presbytery

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Executive summary

Purpose

Landmark Heritage Pty Ltd, in association with David Helms Heritage Planning, has prepared this Heritage Gap Analysis for the City of Greater Bendigo (the "Gap Analysis"). The aim of the Gap Analysis is to inform the development of a strategy providing clear direction to Council on the best approach to manage and prioritise the work required to complete the suite of post-contact heritage studies for the City. It has the following specific objectives:

- ▶ Ensure the valuable heritage of Bendigo is protected for future generations to enjoy.
- ▶ Ensure there is a balanced approach to heritage management and growth.
- ▶ Complete documentation of critical gap areas in Greater Bendigo's built heritage coverage to assist future planning and development in an efficient and timely manner.
- ▶ Ensure the heritage studies will be useful statutory planning tools.

Findings and recommendations

The Gap Analysis has identified a range of geographical and typological gaps in current heritage protection, as well as the need for review of some existing heritage study documentation. The gaps have been considered in relation to existing threats and competing planning objectives and prioritised amongst themselves. In addition, advice on the most efficient and effective approaches to future heritage work has been provided, including the harnessing of existing skills and knowledge amongst Council staff. This has informed the creation of a prioritised work plan to guide the City of Greater Bendigo over the next four or more years.

The proposed work plan, roughly in order of priority, is as follows:

On-going:

- ▶ Continue to correct errors in HO mapping and citations from existing heritage studies on an as-needs basis when they are identified (statutory planners, Heritage Advisor).

Part A – High priority tasks

- ▶ Engage a consultant to prepare an on-going consultation strategy.
- ▶ Council to carry out the following tasks. Alternatively, the first three dot points under Task 7 and Task 9, below, could be incorporated into the heritage review of Golden Square.
 1. Enter into Hermes citations and data from new heritage studies and reviews as they are completed. (Note that this is a task that can also be included as part of the consultant's brief, but it would be less expensive to turn this task over to Council's administrative staff.)
 2. Add the geographic extent of the *Miners Cottages Stage 1 Gap Study* 2017 to Council's GIS system.
 3. Add the location of VHI-only sites to Council's GIS system.
 4. Prepare the single, consolidated list of identified places of potential heritage significance, which includes undertaking a preliminary survey of Comet Hill. This unsurveyed area can be described as a square bounded by Havilah Road, Moran Street, Fenton Street and Holmes Road. In addition the irregular area to the east,

south of California Gully Creek, between Homes Road, Prouses Road/Holdsworth Road/Jacob Street, and Crane Street.

5. Update the Hermes database to ensure all places and precincts currently included in the HO have a complete record, and have at least one image.
 6. Carry out the recommendations of the *Greening Greater Bendigo* action plan in regard to trees with heritage value, to ensure they have been identified and are appropriately protected in the planning scheme and/or by a local law.
 7. Prepare a new standard brief or briefs for future heritage studies and reviews, which incorporates the information set out in 'Develop a standard approach for heritage studies', including:
 - A standard approach to grading including benchmarks for (minimum) intactness and integrity of Contributory places.
 - Standard locality histories that can be used in all relevant studies.
 - Standard contextual/thematic histories, and comparative analyses for place types (e.g. Victorian houses) that can be used in all relevant studies.
 - A comprehensive list of historical sources that Council can provide to heritage consultants undertaking heritage studies and reviews including potential digitisation.
 8. Carry out preliminary work to support the heritage review of Golden Square including photographing all the places and precincts of potential significance on the consolidated list, review the completeness of the documentation of existing HO places and precincts to identify specific issues, and create a table that can form the basis of a brief for an external consultant.
- ▶ Engage consultant to undertake heritage review of Golden Square. This review could comprise a pilot study to prepare and refine a standard approach for all future studies.
 - ▶ Review and update citations for existing HO places and precincts in central Bendigo. This should follow on from and use the approach adopted (with any refinements) for the Golden Square heritage review.
 - ▶ Engage a consultant to complete the *Miners Cottages Stage 1 Gap Study* 2017 by shortlisting the places and assessment of places in the west and south suburbs identified in Stage 1.
 - ▶ Engage a consultant to undertake the following heritage reviews (all to be combined Stage 1/Stage 2 studies with outcomes to include citations for places and precincts recommended for inclusion in the HO). Again, the approach should follow the Golden Square model with any refinements:
 - Huntly township (plus land on either side of Midland Highway between Howard Street and Leans Road/Pitt Street intersection).
 - City of Bendigo and Eaglehawk area.
 - *Heathcote-Strathfieldsaye Heritage Stage 1 Study* urban area.

The above tasks could be undertaken separately, but concurrently, and by one or by different consultants (the latter may be less of an issue once the standard brief is used). Depending on the timing of the Huntly Structure Plan, the Huntly structure could be

prepared in advance of the other studies, or at the same time (or even as part of a combined study of all three areas).

- ▶ (Note: all post-war individual places and precincts identified during the above Stage 1 studies to be further considered and assessed as part of a later City-wide post-war heritage study.)

Part B – Medium priority and longer-term tasks

- ▶ Prior to the commencement of preparation of a structure plan for Goornong, a Stage 1 study to identify all places of potential heritage significance, building on the list in Appendix B of this report. Output: a shortlist of places to be assessed.
- ▶ Stage 2 of the Goornong heritage study. Full assessment of the shortlisted places.
- ▶ Completion of the Significant Tree Register and implementation of statutory protection.
- ▶ Stage 1 study of post-war places and precincts, including field survey for areas not covered by the high-priority Stage 1 studies. Scope outside of area studies undertaken from 2019 onward to be determined once community consultation is completed. Output: a shortlist of places and precincts to be assessed.
- ▶ Stage 2 study of post-war places and precincts. Full assessment of the shortlisted places and precincts.
- ▶ Review of the former *Shire of Huntly Heritage Study Stage 1* in regard to Elmore and rural areas. Output: a shortlist of places and precincts to be assessed.
- ▶ Stage 2 of the heritage study for Elmore and rural areas of the former Shire of Huntly. Full assessment of the shortlisted places and precincts.
- ▶ Review the *Shire of Marong Heritage Study* in regard to rural areas. Output: a shortlist of places to be assessed.
- ▶ Stage 2 of the Shire of Marong heritage review. Full assessment of the shortlisted places. (Note: The Elmore & Shire of Huntly rural areas and the Marong rural areas studies could be combined into a single study.)
- ▶ Review of archaeological places and David Bannear's *North Central Goldfields Project* 1993-99.
- ▶ Stage 1 study of contact and post-contact Aboriginal heritage places. To be commenced with consultation with the Traditional Owners (possibly as part of the broad-based community consultation). Output: a shortlist of places to be assessed or reviewed to take into account Aboriginal associations.
- ▶ Stage 2 study of contact and post-contact Aboriginal heritage places.
- ▶ Identification of place-types on public land with gaps associated with gold mining and forest and environment-based activities. This may be followed by place assessment or completion of VHI site cards.

1 Introduction

1.1 Purpose

Landmark Heritage Pty Ltd, in association with David Helms Heritage Planning, has prepared this Heritage Gap Analysis for the City of Greater Bendigo (the "Gap Analysis"). The aim of the Gap Analysis is to inform the development of a strategy providing clear direction to Council on the best approach to manage and prioritise the work required to complete the suite of post-contact heritage studies for the City. It has the following specific objectives:

- ▶ Ensure the valuable heritage of Bendigo is protected for future generations to enjoy.
- ▶ Ensure there is a balanced approach to heritage management and growth.
- ▶ Complete documentation of critical gap areas in Greater Bendigo's built heritage coverage to assist future planning and development in an efficient and timely manner.
- ▶ Ensure the heritage studies will be useful statutory planning tools.

The need for the Gap Analysis is due to an inconsistent approach to heritage studies, which has led to a loss of heritage assets and inefficiencies in planning for and managing growth. Consequently, the Council has recognised the importance of completing the outstanding heritage studies and has supported a program to complete them all over the next four years.

Because of the short timeframe to complete the program, the Gap Analysis is intended to not only confirm what gaps there are, but will also most importantly recommend the most efficient and timely way of completing these studies.

A more detailed background to the project, and key issues identified in the project brief are set out below.

The Gap Analysis has been carried out in two stages. A Stage 1 report provided a 'snapshot' of the findings of preliminary analysis in relation to:

- ▶ Geographic gaps in the Heritage Overlay (HO); and
- ▶ A review of existing heritage studies.

The Stage 1 findings have been incorporated into this final report, which provides the overall findings and recommendations of the Gaps Analysis, including:

- ▶ Recommendations to improve the consistency and quality of heritage studies, including managing heritage studies, approaches to community consultation, and best practice approaches to identification, assessment and management of heritage places to ensure efficiency and save time and money associated with preparation of studies.
- ▶ Prioritisation of the outstanding heritage studies and reviews for the entire municipality, looking at both geographical and typological scopes. This is based on current development pressures, the likelihood of high numbers of locally significant places and precincts remaining unprotected, and how long ago (or if ever) the last heritage study was carried out.
- ▶ A recommended 'work program', in priority order, for completing outstanding assessments of heritage places. This includes clearly identifying tasks that can and should be undertaken by Council, and those to be contracted out.

1.2 Project background

According to the project brief:

The past approach to heritage assessment has been piecemeal, led by development pressure in particular areas and funding availability. In addition, the age of some of the studies and lack of funding at the time they were done now means that they do not meet current legislative requirements and practices.

For example, a lack of detailed citations means that statutory planning efficiencies, such as VicSmart, cannot be fully implemented.

The City of Greater Bendigo was formed in 1994 by the amalgamation of the former City of Bendigo, the Borough of Eaglehawk, the Shire of Strathfieldsaye, the Shire of Huntly, the Shire of Marong, and part of the Shire of Mclvor. The first heritage study to be carried out in this area was the 1977 *Bendigo Urban Area Conservation Study* (Lawrie Wilson & Assoc.), followed by the 1992 *View Street Rosalind Park Study* 1992 (Ratio Consultants), both of whose recommendations were reviewed and implemented as part of the 1993 *Eaglehawk and Bendigo Heritage Study* (Graeme Butler & Assoc.). The *Former Shire of Marong Heritage Study* (Andrew Ward) was completed in 1994, and the recommendations of these studies have been implemented progressively into the Greater Bendigo Planning Scheme since 1996. It was not until the early twenty-first century that assessments were completed for any of the outlying former municipal areas (Strathfieldsaye, Mclvor). There are currently over 6000 properties protected by the HO across the entire City of Greater Bendigo in over 40 precincts, one serial listing (miner's cottages), and approximately 570 individual places.

The principal studies and amendments are:

- ▶ *Eaglehawk and Bendigo Heritage Study* 1993 (implemented by Amendment L19);
- ▶ *Ironbark Heritage Study* 2010 (C129);
- ▶ *Former Shires of Mclvor and Strathfieldsaye Heritage Study* 2010 (C139);
- ▶ *Former Shire of Marong Heritage Studies* in 1994 and 1999, and reviewed by the *Heritage Policy Citations Review* 2011 (C162);
- ▶ *Greater Bendigo Thematic Environmental History* 2013 (C201);
- ▶ *White Hills and East Bendigo Heritage Study Stage 1*, 2013 (C201);
- ▶ *White Hills and East Bendigo Heritage Study Stage 2*, 2016 (C223).
- ▶ Numerous individual citations and amendments.

The *Greater Bendigo Thematic Environmental History* 2013 (the TEH) identified 'an uneven representation and substantial gaps in the HO coverage by the Greater Bendigo Planning Scheme' and recommended that the following studies should be completed in order to comprehensively represent the rich heritage of the municipality:

- ▶ Bendigo City Centre - an area that has been studied in the *Eaglehawk and Bendigo Heritage Study* 1993 but which was not fully implemented. A heritage study was undertaken of this area in 2017 (*City Centre Heritage Study*), but is still in draft form and undergoing peer review.
- ▶ Bendigo south-eastern suburbs heritage study – the suburbs of Flora Hill, Golden Square and Spring Gully that were not covered by the *Former Shires of Mclvor & Strathfieldsaye Heritage Study* 2010;

- ▶ Revision of *Eaglehawk and Bendigo Heritage Study* 1993 – a study that covers much of urban Bendigo and requires review to update it to current standards/format and to take into account changed views of heritage significance (e.g. very few miner's cottages or industrial sites were identified);
- ▶ Former Shire of Huntly – a shire amalgamated into the City of Greater Bendigo that was thought to have never been studied;
- ▶ Revisions and Corrections – a small amount of places from previous heritage studies require inclusion, remapping, or further work;
- ▶ Review of periods and typologies – to include early building forms and 20th century heritage places.
- ▶ Greater Bendigo's natural heritage, including places on public land, sites recommended for further investigation (Overview Report 2013) and the historically significant trees.
- ▶ Greater Bendigo's indigenous contact and post-contact heritage.

Other studies that have not yet been implemented include:

- ▶ *Marong Heritage Citations* 2018, prepared by Minerva Heritage. Approximately 15 extra sites assessed and recommended for heritage protection.
- ▶ *Miner's Cottages Stage 1 Gap Study* 2017, prepared by Minerva Heritage. A survey of miner's cottages outside of the HO on the western and south-western site of the central city. Approximately 300 places were identified of many typologies, not only miner's cottages.
- ▶ *North Central Goldfields* Project 1993-94, 4 volumes, and *Study of Historic Forest Activity Sites in the Box-Ironbark and Midland Areas of Victoria* 1997, both prepared by David Bannear. These two studies look respectively at archaeological sites related to mining and sites on public land.
- ▶ *City of Greater Bendigo Archaeological Mapping* Project 2007, prepared by DIG International Pty Ltd. Mapping of significant historical archaeological sites and areas of archaeological potential in the Bendigo CBD, central White Hills, and central Eaglehawk. These were mainly mining sites as well as Chinese historical sites.

1.3 Key issues

Key issues identified by the brief include:

- ▶ Lack of heritage studies in some geographic areas.
- ▶ Poor and confusing precinct descriptions and lack of contributory/non-contributory identification in the older studies, particularly in the older *Eaglehawk and Bendigo Heritage Study* 1993.
- ▶ Lack of statements of significance in the older studies.
- ▶ Lack of representation of some typologies due to changing attitudes to what is significant and previous lack of funding, e.g. miner's cottages, industrial sites, late twentieth-century buildings.
- ▶ Heritage areas in Bendigo are not typically of one homogenous period. They are usually a mix of periods and styles, which is different to Melbourne. Options to consider for protection are mixed age precincts, small precincts, serial listings or individual places (which require a higher threshold).

- ▶ Determining thresholds for protection across the City and within different suburbs/towns.
- ▶ Some areas, for example Golden Square, are undergoing detailed precinct structure planning in the short term. Should the focus be on reviewing the heritage information in these areas first?
- ▶ A different approach to study methodology is required. The *White Hills and East Bendigo Heritage Study* (parts 1 and 2) took three different consultant companies and six years to complete, and the Planning Panel for the Amendment to implement the study still identified gaps.
- ▶ (Changing) community attitudes and values around heritage.
- ▶ The historic importance of post-war architecture in the City.

1.4 Approach and methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Places of Cultural Significance*, 2013 (the *Burra Charter*) and its guidelines. All terminology is consistent with the *Burra Charter*.

The approach to the identification of gaps and the creation of a prioritised work plan included:

- ▶ Discussions with key strategic and statutory planning staff at the inception meeting on 17 December 2018, and subsequent meetings on 1 February 2019.
- ▶ Site inspections of Huntly, Goornong and Elmore, as well as parts of Bendigo (mainly within East Bendigo) excluded from previous assessments, and some areas currently included in Neighbourhood Character Overlay (NCO) areas that could form potential heritage precincts.
- ▶ Consultation with heritage-related community groups (listed below) via email and telephone, as well as phone discussion with consultants Minerva Heritage to understand the scope of their recent heritage studies for Greater Bendigo, and Dr Robyn Ballinger who has worked as a historian on a number of Greater Bendigo heritage studies and the TEH.
- ▶ Literature review of previous heritage studies and other key strategic studies provided by the client (see below). A key strategy consulted in this review is the *Greater Bendigo Residential Strategy 2014* (GBRS), which provides an excellent overview of the growth pressures in Greater Bendigo and where new residential development will be directed in the future.

Written sources of information

- ▶ *Eaglehawk and Bendigo Heritage Study*, Graeme Butler & Assoc., 1993;
- ▶ *Heathcote-Strathfieldsaye Heritage Study*, Stage 1, Earthtech, 2002;
- ▶ *Former Shire of Marong Heritage Studies*, Andrew Ward & Assoc., 1994 and 1999; and reviewed by the *Heritage Policy Citations Review*, Lovell Chen, 2011;
- ▶ *Former Shires of Mclvor and Strathfieldsaye Heritage Study*, Stage 2, Context Pty Ltd, 2010;
- ▶ *Ironbark Heritage Study*, Mandy Jean, 2010;
- ▶ *Greater Bendigo Thematic Environmental History, Overview Report and Aboriginal History*, Lovell Chen, 2013;

- ▶ *White Hills and East Bendigo Heritage Study Stage 1*, Lovell Chen, 2013;
- ▶ *North Bendigo Heritage Review*, Coleman Architects Pty Ltd, 2014;
- ▶ *White Hills and East Bendigo Heritage Study Stage 2*, Context Pty Ltd, 2016;
- ▶ *City Centre Heritage Study*, Context Pty Ltd, draft 2017 (project methodology and scope only);
- ▶ *Miner's Cottages Gap Study Stage 1*, Minerva Heritage, 2017 (spreadsheets and phone discussion re: brief and scope);
- ▶ *Marong Heritage Citations*, Minerva Heritage, 2018 (citations and phone discussion with Minerva Heritage re: brief);
- ▶ *Residential Character Study*, Planisphere, 2003;
- ▶ *Huntly Township Plan*, Parsons Brinckerhoff Australia Pty Ltd, 2009;
- ▶ *Greater Bendigo Residential Strategy*, City of Greater Bendigo, 2014;
- ▶ *City of Greater Bendigo Archaeological Mapping Project*, DIG International Pty Ltd, 2007;
- ▶ *City of Greater Bendigo Cultural Heritage Study*, City of Greater Bendigo, 2010.

Council staff (CoGB) and community members/groups consulted:

- ▶ Emma Bryant, Amendments and Heritage Coordinator, CoGB
- ▶ Trudy Rickard, Heritage Buildings/Assets Adviser, CoGB
- ▶ Dr Dannielle Orr, Heritage Planner, CoGB
- ▶ Wonona Fuzzard, Public Spaces and Place Making Coordinator, CoGB
- ▶ Kylie Howe, Heritage Advisor, CoGB
- ▶ Chris Duckett, Statutory Planning Coordinator, CoGB
- ▶ Peter O'Brien, Statutory Planning Coordinator, CoGB
- ▶ Kahlia Reid, Senior Strategic Planner, CoGB
- ▶ Tania McLeod, Urban Forester, CoGB
- ▶ Dr Gary Hill, Minerva Heritage
- ▶ Bev Hanson, Eaglehawk Heritage Society
- ▶ Anne Peters, Huntly and Districts Historical Society
- ▶ Peter Cox, National Trust Bendigo & Region Branch

1.5 Constraints and exclusions

This Gap Analysis focuses on the post-contact built heritage of the City of Greater Bendigo.

While fieldwork was carried out over two half days, this was purely for indicative purposes and has not identified all places of potential heritage significance in the localities visited.

No new work was carried out in relation to Aboriginal heritage or post-contact archaeological heritage, though the recommendations of the key studies into these topics have been included in this report.

2 Geographic gaps review

2.1 Introduction

As a first step in determining the gaps in heritage assessment and protection in the City of Greater Bendigo, geographical coverage was investigated. This was both looking at which areas had been surveyed, and where places and precincts had been assessed and added to the HO, but also perceptions held by community groups and Council staff about where outstanding work remains despite previous heritage studies.

This analysis had begun in 2013 with Lovell Chen's *Thematic Environmental History Overview Report* (the "Overview Report 2013"), which provided an overview of geographical (and other) gaps in the Greater Bendigo HO. The gaps identified in the Overview Report 2013 have guided subsequent heritage studies commissioned by the City.

This Gaps Analysis draws upon Lovell Chen's work and has scrutinised and updated it considering the heritage studies and planning scheme amendments carried out since that time, as well as taking a finer-grained look at the geographical areas that are under-examined.

Potential heritage places identified by this Gaps Analysis are among those listed in Appendix B.

2.2 Thematic Environmental History

Lovell Chen Architects & Heritage Consultants were commissioned by the City of Bendigo to prepare the TEH, which documents the post-contact history of the municipality. It examines and analyses the land use and settlement patterns within an overarching thematic framework provided by *Victoria's Framework of Historical Themes* (Heritage Council of Victoria, 2010).

Preparation of the TEH drew on extensive desktop research, as well as community consultation and some fieldwork. One of the tasks was the identification of places of potential heritage significance. As discussed in the Overview Report (2013:5):

Potential places were identified through the research for the TEH; through community consultation, workshops and Project Reference Group input; and through accessing the Victorian Heritage Database, Heritage Victoria's HERMES Database and the National Trust of Australia (Victoria) register of heritage places. Some fieldwork was also undertaken, to assist with mapping places of potential heritage significance ...

The places identified were recorded in a table and shown on maps (Appendix B in the Overview Report 2013). As noted by Lovell Chen, the list of places 'is not intended to be comprehensive. Rather, the object is to provide examples of places that represent themes' (Overview Report, 2013:5).

As part of the current Gaps Analysis, the list of places of potential significance from the TEH was compared against the current (January 2019) HO schedule. This revealed that of the 84 total places identified, only five of them have been added to the HO since 2013:

- ▶ White Hills Uniting Church & Hall (HO910)
- ▶ Bendigo Racecourse (HO889)
- ▶ Bendigo East State School No. 3893 (HO891)
- ▶ Fleece Inn Hotel (HO914).

- ▶ House and stables, 72 Queen Street & 52 Edward Street (HO859).

At least four places on the list have since been demolished: Epsom Primary School, the former abattoir in Lansell Street, the house at 32 Myers Street, and the warehouse buildings at 60 Mundy Street.

Of the remaining places, the *City Centre Heritage Study* (2017, draft) is assessing the following, all in central Bendigo:

- ▶ 8, 10, 19 & 21 Hopetoun Street;
- ▶ 65-73 (Douglas Chambers), 72, 79-81, 82 & 86 Mitchell Street;
- ▶ 52-56 Queen Street;
- ▶ 154-160, 259, 314 & 322-326 Lyttleton Terrace and Greater Bendigo Council Offices, 189-229 Lyttleton Terrace;
- ▶ 56 & 58 Mundy Street; and
- ▶ 36 & 45 Myers Street.

In total, 23 places from the Overview Report 2013 are currently under Stage 2 assessment.

Outstanding geographic gaps

In total, there are about 55 places of potential heritage significance identified by the Overview Report 2013 that have not yet undergone full (Stage 2) assessment (see Appendix B). They are mostly located in the former Shire of Huntly (primarily Huntly, Goornong and Elmore), as well as 11 in Golden Square (including two potential precincts), and one in the urban area of the former Shire of Strathfieldsaye (McIvor Hotel in Kennington).

2.3 Non-statutory registers

Register for the National Estate

The Register for the National Estate (RNE) was originally established under the *Australian Heritage Commission Act 1975* (repealed). Under that Act, the former Australian Heritage Commission entered more than 13,000 places in the register, including many places of local or state significance. The RNE provided a basic level of statutory protection, limited to actions by the Commonwealth. The RNE was closed in 2007 and is no longer a statutory list. It now serves as an archive of information about places of known or potential heritage significance.

In all, there are 124 places in Greater Bendigo, across 21 localities, recorded in the RNE. They include both places of heritage significance and those of solely natural values. Those considered of (potential) post-contact heritage significance were checked against the current Greater Bendigo HO and the Victorian Heritage Inventory (VHI) in the case of mining and archaeological sites.

Heritage consultants typically check the RNE as part of the desktop identification of places of potential heritage significance at the start of a heritage study. This has clearly been done for the RNE places in Greater Bendigo, as all of them have some form of statutory heritage protection. The only exception is the Braeside Stone Enclosure, 32 Gibbards Lane, Redesdale. It was an indicative place in the RNE (meaning that it had not yet been assessed), and was assessed as part of the 'Former Shires of McIvor and Strathfieldsaye' (Context, 2009) study and recommended for the HO. This recommendation was not implemented.

National Trust Register

Lovell Chen note that they also checked the National Trust of Australia (Victoria) Register when identifying places of potential heritage significance (Overview Report 2013:5).

The National Trust has kept files on and classified individual places in the now City of Greater Bendigo since the early 1960s. They are mainly nineteenth-century buildings (houses, public and commercial buildings, mining sites) and trees, and the large majority are located in the Bendigo urban area, as well as a sizable number in Heathcote.

As part of this Gaps Analysis, a similar exercise was carried out, identifying extant places in the Trust Register that are not in the HO or VHI. They include:

- ▶ Two places included in the Overview Report 2013 list (Burnewang Park, Hunter; and a rail bridge in Huntly).
- ▶ Several places not included in the Overview Report 2013 list including buildings in White Hills (investigated as part of the *White Hills and East Bendigo Heritage Study Stage 2*), Leichardt (former Marong), and Goornong (former Huntly); an archaeological place in Eppalock (former Strath-McIvor); and trees of heritage significance in Mandurang and Ravenswood.
- ▶ Three features associated with heritage places within the HO, but not protected by it. These are two pipe organs in churches without internal controls, and a tree in a precinct without tree controls.
- ▶ Finally, what may be a mapping error: A row of nineteenth-century cast-iron hitching posts on Carpenter Street, Quarry Hill, stand outside the VHR extent of the Bendigo Cemetery.

All of these places are listed at the end of this report in the table in Appendix B.

Outstanding geographic gaps

All places from the RNE have been assessed in full.

The gaps indicated by the National Trust Register are few, but they point to the need for further work in ensuring the Register of Significant Trees is complete (and has statutory weight), heritage studies in the former Shire of Huntly and the rural areas of the former Shire of Marong, and correction of mapping of the Bendigo Cemetery (potentially by Heritage Victoria).

2.4 Neighbourhood character areas

There are two planning tools currently used by the City of Greater Bendigo to manage neighbourhood character: the Neighbourhood Character Overlay (NCO, Clause 43.05), and the Residential Character Local Policy (Clauses 22.11-22.26). Both tools implement the *Residential Character Study* by Plansphere and John Curtis Pty Ltd variously dated 2001 and 2003 (Landmark Heritage was provided with the 17 Feb. 2003 version “adopted by Council”, while the 2001 version is cited as a reference document for Clauses 22.11 to 22.26).

This study delineated and described the character of numerous neighbourhood character precincts in Bendigo and surrounding urban localities. The study recommended that these character precincts all be included in the NCO to provide demolition and building controls, but this was only done in part, with most included only within areas covered by the local policies.

The NCO has only been applied in the urban area (Bendigo, White Hills, East Bendigo, Golden Square, Eaglehawk), while the Residential Character Local Policies apply to the urban localities as well as outlying townships including Heathcote, Huntly and Strathfieldsaye.

Neighbourhood Character Overlays

The *Residential Character Study* (2003: 24) discusses the distinction between “character” and “heritage”. While all areas will have some form of neighbourhood character and a shared history, not all places will have heritage significance. Heritage significance is determined by the application of recognised criteria that assess whether the place or area has historic, aesthetic, scientific, technical, social or natural values. A key difference is that cultural heritage significance is embodied in the fabric (e.g. buildings) of the place and this fabric must be retained in order to conserve heritage significance. This is why heritage controls will usually discourage demolition of buildings while neighbourhood character controls usually allow buildings to be demolished provided that replacement buildings are consistent with the valued characteristics.

Having said this, a number of consultants and Council staff have noted that some NCOs in Bendigo have a very similar housing stock to nearby HO precincts, and consider them “potential” heritage precincts. For example, the Overview Report 2013 noted (page 7):

A comprehensive review of Neighbourhood Character Overlay (NCO) areas in the municipality was beyond the scope of this report. However, a number of NCO1 and NCO2 areas in the CBD fringe and White Hills were visited. Based on this limited inspection, some properties/areas subject to NCO controls appear to be of potential heritage significance, and could be considered for assessment. These include NCO1 and NCO2 areas to the south-east of the CBD (generally to the east and west of Sternberg Street); and NCO1 areas to the west and south of Lake Weeroona.

The Overview Report 2013 also identifies specific areas currently included in the NCO1 in the list of places of potential heritage significance. These include part of Old High Street and part of Adam Street, Golden Square. Also, the Panel appointed to consider submissions to Amendment C223 identified the section of Bridge Street north of Nolan Street (currently included in NCO1) as a potential precinct/precinct extension. Again, this confirms the presence of historic building stock of potential heritage significance in much of the NCO areas.

In addition, Council officers regularly include NCO areas in the list of places/areas to be considered in suburb-based heritage studies. Partly as a result of this, there are now some areas covered both by the NCO and the HO, such as the White Hills and Hamlet Precinct (HO897). Statutory planners comment that this situation can give rise to conflicting objectives and policies, and is undesirable¹.

There are two types of NCOs, which correspond with two general periods of the City’s heritage:

- ▶ NCO1 Bendigo Early Settlement Residential Character – These areas have an existing character ‘based on the frequency of pre-World War I and Inter-war era buildings.

¹ It is understood that Council intend to amend the planning scheme to remove NCO controls where there is overlap with an HO.

Collectively the buildings are considered to contribute to the broader heritage and understanding of the historical development of Bendigo and surrounding areas.'

One of the objectives of NCO1 is to 'encourage the retention of existing pre-World War I and inter-war dwellings', much like the HO. Large to very small NCO1 areas are scattered around the entire urban area, many of them adjoining existing HO precincts.

- ▶ NCO2 Bendigo Post War Residential Character – These areas have an existing character based on 'the continued presence of intact post-war era dwellings set within gardens'. And the retention of these dwellings is encouraged.

There are only three NCO2 areas: in Golden Square, Strathdale/Kennington, and White Hills.

It is of note that both NCO1 and NCO2 require a permit to demolish or remove a building.

As part of the preparation of this Gaps Analysis, the consultants also visited a sample of the NCO areas on 17 December 2018 and 1 February 2019. Two areas in Kennington were considered to be good candidates for potential HO precincts, as they contain largely intact streetscapes of late Victorian/Federation and interwar houses, many graded 'C' or 'D' by the 1993 *Eaglehawk and Bendigo Heritage Study*. They are:

- ▶ The small NCO1 area comprising Patrick Street, Hodgkinson Street and those sections of Michael, Neale and Sternberg streets north of Hodgkinson Street in Kennington containing several intact late Victorian/Federation and interwar houses (e.g., 28 & 34 Hodgkinson St, 2 Patrick St, 20, 24, 25 & 27 Michael St, 11-15 Neale St). Also of note is the exceptional Victorian bi-chrome brick house at 19 Neale Street, which is of probable individual significance. Oddly, the fine Federation house at 21 Neale Street is just outside the NCO, but should be included in any heritage assessment of this area.
- ▶ The large NCO1 area covering almost the whole of Sternberg Street, as well as the parallel section of Neale Street south of Skene Street and Royal Avenue, Kennington containing a high percentage of potentially Contributory buildings including many graded 'C' by the 1993 *Eaglehawk and Bendigo Heritage Study* (for example 56, 58, 63, 75, 88, 94 & 98 Neale St, and 21, 40, 43, 46, 51, 61, 79, 83, 86 & 97 Sternberg St) and includes some exceptional houses such as the already individually listed 'Allawah' at 71 Neale Street (HO527) and the ornate Victorian villa with Moorish arches on the chimneys at 88 Neale Street (not in HO).

In addition, the large NCO1 area around Queen and King streets, to the west of Myrtle Street, Bendigo, contains streetscapes predominantly of Victorian houses, plus some Federation and interwar, which appear to be worthy of assessment as a potential precinct or extension to HO6 King Street Precinct.

In other cases, a small NCO1 area abuts a large existing HO precinct and has a very similar building stock and could form an extension to the HO precinct. An example of this is the NCO1 area along the west side of Havelin Street West which is surrounded on two sides by the comparable HO30 Quarry Hills Precinct, while the section of Old High Street identified by the Overview Report 2013 could form an extension to the adjoining HO11 Rowan Street Precinct.

This broad range of evidence – ranging from the NCO descriptions themselves to recent assessments of NCO areas as having local heritage significance, and the spot site visits of the current consultants – confirms that all NCO areas should be assessed for their heritage values where this has not already been done. In some cases an NCO area may form a new HO precinct, an extension to an existing precinct, or a small number of specific sites in the NCO may warrant individual inclusion in the HO.

Residential Character Precincts Local Policy

The areas included within the Residential Character Local Policies are far more extensive than either the HO or the NCO in the urban area. This planning tool is not considered very effective by statutory planners as the Character Precincts do not trigger a requirement for a planning permit on their own, but are only applied in the event of a medium-density development. The planning scheme clauses for this tool are also considered to provide insufficient guidance. For these reasons, Council advises the continued use of this tool is under review and it may be phased out in the near future.

As noted, there is much overlap between the Character Precincts and the NCO (and HO) in the urban centre. In all cases, the NCO is applied to *parts* of Character Areas, suggesting that the NCO has been applied more rigorously to the most cohesive residential areas beyond the HO. This indicates that the NCO areas may be stronger candidates for the HO in many cases.

The Character Precincts (beyond NCO boundaries) should not, however, be entirely ignored as their descriptions indicate potential heritage significance for many of them.

The following Character Precincts that do not overlap entirely with the HO or NCO have “Key Existing Characteristics” that indicate they have a similar character to those currently in the HO (i.e., Victorian to interwar development):

- ▶ *Central Bendigo CB2* – Architectural style is predominantly Victorian and Interwar with small amount of 1950’s infill. (Note: Nearly all of CB2 is covered by the HO and NCO).
- ▶ *Eaglehawk EG3* – Architectural styles are generally Victorian, Edwardian with some infill development, predominantly from the 1950’s onwards.
- ▶ *Flora Hill FH1* – Architectural era is predominantly Interwar with Victorian, 1950’s and new infill also present. (Note: This description is virtually the same as Character Precinct FH2, which is wholly covered by the HO and NCO).
- ▶ *North Bendigo NB7* – Architectural era is predominantly Victorian and interwar with some 1950’s onward infill.
- ▶ *Strathdale/Kennington SK5* – Architectural era is predominantly Interwar to 1950’s.

There are many more Character Precincts whose “Key Existing Characteristics” indicate a consistent early post-war (usually 1950s to 1970s) residential character: East Bendigo EB4, Eaglehawk EG7, Flora Hill FH3 and FH4, Golden Square GS 3, GS7 and GS8, Kangaroo Flat KF2, KF3, KF4 and KF5, Ironbark/Long Gully LG2 and LG4, North Bendigo NB1, NB5 and NB6, Spring Gully SG1, Strathdale/Kennington SK2, SK3, SK4, West Bendigo WB2, and White Hills WH3. There are additional areas among the Character Precincts that were developed in the 1960s onward. Further mention of this post-war residential development will be made in regard to typological gaps in section 3.4.

Outstanding geographic gaps

The existing NCO is considered a strong indicator of areas of potential heritage value, either as a stand-alone precinct or an extension to an existing HO Precinct.

NCO1 areas are similar to existing HO precincts in the City of Greater Bendigo as they are characterised by pre-WWII buildings. While several have already been assessed for their heritage values, there remain others ranged around the urban area in central Bendigo, Golden Square, Long Gully, Eaglehawk, Flora Hill, and Kennington. In addition, Character Precincts with a similar housing stock, which extend beyond the NCO1 areas are located in Central Bendigo, North Bendigo, Eaglehawk, Flora Hills and Kennington.

NCO2 areas indicate the presence of consistent areas of post-war housing, and are found in Golden Square, Strathdale/Kennington, and White Hills. There are many other areas covered solely by a Character Precinct that comprise areas of early post-war development in West Bendigo, Eaglehawk, Golden Square, Ironbark/Long Gully, North Bendigo, White Hills, East Bendigo, Kangaroo Flat, Strathdale/Kennington, Flora Hill, and Spring Gully.

2.5 Previous heritage study areas

As seen in the list of sources in section 1.4, many heritage studies have been carried out in the geographic area that is now the City of Greater Bendigo. Some of them have confined their scope to one of the pre-amalgamation municipal areas, while others have been devoted to only one or two suburbs, such as the *White Hills and East Bendigo Heritage Study*. To-date, only two studies have focused on specific building typologies; the *Ironbark Heritage Study* which focussed on the assessment of miner's cottages, and the *Miners Cottages Stage 1 Gap Study* 2017 by Minerva Heritage that identified places of potential significance on the west and south sides of the urban area with a focus on miner's cottages and mud-brick houses. While the seminal studies of central Bendigo were carried out in the 1970s and 1990s, and the first Shire of Marong studies date to the 1990s, the remaining studies were all carried out in the twenty-first century.

These studies were generally divided into two stages, with Stage 1 comprising place identification (and sometimes a thematic history), while Stage 2 involved the detailed assessment of a shortlist of places and statutory recommendations. Thus, if a given geographic area has only undergone a Stage 1 "identification" survey, there is still a geographic gap until the Stage 2 assessments and recommendations have been completed (and those recommendations implemented in the planning scheme). Many Stage 2 studies provide a list of recommended further work (place identification and/or assessment). And, of course, with changing understanding of what constitutes heritage worthy of protection, even the most extensive Stage 1 and 2 heritage study cannot be certain of including all places that may be important to the community in the near or medium-term future.

That said, this section summarises the coverage and completion of heritage studies for the former municipal areas and suburbs of Greater Bendigo. There are further details about the scope and gaps of each study in Appendix A Table 2.

Eaglehawk and Bendigo

The documentation shortcomings of the *Eaglehawk and Bendigo Heritage Study 1993* (EBHS) are addressed in section 3.3. As noted in Table 2 in Appendix A, there is a spreadsheet entitled 'Bendigo & Eaglehawk Sites, geo order - not in HO', which contains a list of places that were identified but not assessed at the time of the 1993 study. However, this list requires a review as many are known to have been assessed by subsequent studies and are now included in the HO. The majority of the places on this list are D and E-graded buildings (i.e., many of which would only be contributory to a precinct), but there are also many 'A', 'B' and 'C' grade places, which are of potential individual significance. There are also notable numbers of landscapes, mining sites, and trees (over 250 in all) reportedly not assessed yet.

Since 1993, the geographical area of the former City of Bendigo (but not the former Borough of Eaglehawk) has undergone several partial area reviews. These were the 2010 *Ironbark Heritage Study* (which focussed on an area rich in miner's cottages), the *White Hills and East Bendigo Heritage Study* (2014 & 2016) that extended beyond the former Bendigo boundaries into the former Shire of Strathfieldsaye, and the *City Centre Heritage Study* (2017, draft) which looked at a very compact study area in the central part of Bendigo. These three studies

encompass Stages 1 and 2. They do identify several pieces of further work for the future, as noted in Table 2 in Appendix A.

A further Stage 1 study of the Bendigo-Eaglehawk area is the *Miners Cottages Stage 1 Gap Study* carried out by Minerva Heritage in 2017. The area covered, which did not include any places or areas already included in the HO, corresponds very closely to the suburbs that had not been reviewed since 1993. In particular, all of the former Borough of Eaglehawk was covered, and in the former City of Bendigo, mainly Specimen Hill and Quarry Hill. While the brief was to focus on miner's cottages and mud-brick houses, the survey picked up a wide range of buildings, most of them Victorian, but some dating to the Edwardian and interwar eras.

There were only two small gaps between the 2017 *Miners Cottages* study area and those for the Ironbark and White Hills studies, located in Comet Hill and to the north of Holdsworth Road. However, as noted in section 2.7, preliminary analysis suggests that the area north of Holdsworth Road has low potential for places of heritage significance. There is also a small part of Flora Hill within the former City of Bendigo boundaries that was not surveyed, nor was the NCO1 area just to the south-west of Myrtle Street.

Minerva Heritage advise that this survey can be considered "very comprehensive" for nineteenth-century buildings (particularly miner's cottages, Victorian double-fronted houses, and mud-brick houses), but "less so" for other types of heritage, with later buildings (Edwardian, interwar) only recorded intermittently where they "jumped out" at the consultants. As this was a Stage 1 study, shortlisting of the places identified and their assessment remains to be done.

Marong

The *Former Shire of Marong Heritage Study* (1993 and 1999) was not implemented until the *Heritage Policy Citations Review* of 2011. These places are now in the HO. There are outstanding recommendations from the 2011 study to assess another five places, as well as look at specific place types: vernacular construction (log and mud-brick houses), eucalyptus distilleries, and mines.

Two 'gaps' studies have since been carried out. The *Miners Cottages Stage 1 Gap Study* 2017 was carried out partially in response to the recommendation of the 2011 study, as one of the main goals was the identification of miner's cottages. This wide-ranging survey focused on the edges of the urban area and just outside it. As such, it took in the parts of the former Marong Shire just to the west and south-west of the former City of Bendigo, particularly Marong, Golden Square, and Kangaroo Flat. There is some overlap between the places identified and the list of potential heritage places in the Appendix B of the Overview Report 2013, particularly in Golden Square.

The second gaps study was carried out as part of the Marong Structure Plan. The Marong township area was surveyed by Council planners and the shortlisted places assessed by Minerva Heritage in the *Marong Heritage Citations* 2018. The Stage 2 citations and recommendations have been completed though not yet implemented.

Apart from any overlap between the 2017 *Miners Cottages* study and the *Marong Heritage Citations* 2018, the places identified in the 2017 study have not yet been shortlisted, though a limited number of them have already been assessed.

Strathfieldsaye and Mclvor

As noted in Table 2 in Appendix A, this entire area was covered in the *Heathcote-Strathfieldsaye Heritage Study Stage 1* 2002, when a large number of potential heritage places were identified.

The *Former Shires of Mclvor and Strathfieldsaye Heritage Study Stage 2* 2010, was a comprehensive shortlisting and assessment of the places identified in 2002; however, the western edge of the study area was excised from the study extent. This is the eastern edge of the Bendigo urban area, including the suburbs of East Bendigo, Kennington, Flora Hill, Golden Gully and Spring Gully. The places identified within this area were not assessed by the Stage 2 study. A small number were already in the HO at the time or were added soon after (e.g. Golden Gully Hotel, 89 Woodward Road, HO429; Bendigo Cemetery, 70 Carpenter Street, Quarry Hill, HO29; and several places in Kangaroo Flat).

Since then, the *White Hills and East Bendigo Heritage Study* (2014 & 2016) has assessed some of the places in East Bendigo and Kennington identified by the 2002 Stage 1 Study in the area north of Mclvor Highway. This study has been implemented and has resulted in the following six places being added to the HO:

- ▶ Bendigo Racecourse, identified as Place no. 323 in the 2002 Stage 1 Study (HO889)
- ▶ East Bendigo Freezing Works (Part of Mayfair industrial complex), Piper Street (Place no. 94) (HO890)
- ▶ East Bendigo State School (Place no.92) (HO891)
- ▶ House, 16 Crook Street, Kennington (Place no.246) (HO892)
- ▶ Girrawheen, 125-133 Mclvor Road, East Bendigo (Place no.93) (HO905)
- ▶ House and stables, 14 Heinz Street, White Hills (HO908)

The 2002 Study also identified some places within the LaTrobe University Campus. It is understood that these buildings will be assessed as part of a forthcoming rezoning Amendment.

The *Miners Cottages Stage 1 Gap Study* 2017 took in part of Kangaroo Flat and most of Spring Gully. As noted above, this focussed on identification of nineteenth-century places, but also identified some dating to the Edwardian and interwar eras.

The remaining places identified in the 2002 Stage 1 Study have not yet been shortlisted or assessed. As noted below in Section 2.7 the limited fieldwork carried out for this Gaps Analysis has identified additional places within this area. Clearly there is a need for a combined Stage 1 and 2 heritage study to identify and assess the remaining unprotected heritage places in the urban edge area of the former Strathfieldsaye Shire.

Appendix B lists the places identified by the *Heathcote-Strathfieldsaye Heritage Study Stage 1* 2002 and not yet included in the HO.

Huntly

The Huntly Historical Society carried out a limited 'Stage 1' study of the former shire area in 1994. Datasheets were prepared for each potential heritage place identified, which usually included an address (though not always accurate), at least one photograph and brief historical notes. However, no Stage 2 study has followed to shortlist and fully assess the places identified. Nonetheless, it appears that some of the places were assessed by other studies as some are already in the HO. Some of the places were also identified by the Overview Report 2013 and other studies such as the Huntly Township Plan.

The Huntly Historical Society has kindly provided copies of the datasheets for approximately 30-40 places. Of these:

- ▶ Seven places are already included in the HO (including two on the VHR):
 - Ascot Park House, 58-70 Taylor Street, Ascot (HO51)
 - Elmore Railway Station, Elmore (HO418)
 - Turf Tavern Hotel (former), 29 Golf Course Road, Epsom (HO419)
 - John Goyne House (former), 131 Goynes Road, Epsom (HO906)
 - 'Rosemundy', 15 Rosemundy Road, Epsom (HO421)
 - Adelaide Vale Homestead and outbuildings, 1060 Axedale Road, Fosterville (HO424, VHR H0304).
 - 'Campaspe Park', 300 Ellis Road, Goornong (HO459, VHR H1923).
- ▶ At least four places have been demolished including the Peitch family homestead at Bagshot, and three places in Epsom including the original Primary School, 'Pottery Flat', a house formerly on the Midland Highway, and the Belmont Stud Farm stables (the homestead on the site has also been extensively altered to the extent that any potential heritage value has been lost).
- ▶ At least one place (Burnewang Homestead) is not within Greater Bendigo (included within HO239 in Campaspe Shire).

The remaining approximately 24 places are included in the list of potential heritage places in Appendix B.

As the identification of places was carried out at least 15 to 20 years ago, the Stage 1 list of places requires a review before embarking on Stage 2. This review would determine which places have been demolished or extensively altered in the ensuing years, note if important place-types have been overlooked, and identify places to fill such gaps, if required. The table in Appendix B provides a preliminary review of some places based on available information and viewing of places using aerial imagery and Google streetview.

The study area for the *White Hills and East Bendigo Heritage Study* (2014 & 2016) extended slightly into the former Shire of Huntly, taking in parts of the suburbs of Ascot and Epsom. As a result, at least one place identified by the Huntly Heritage Study, the John Goyne House, was assessed and added to the HO, as listed above.

Outstanding geographic gaps

To summarise the above, the following geographical areas require Stage 1 and/or Stage 2 studies:

- ▶ *Bendigo*: Stage 1 survey of Comet Hill (gap between the *Miners Cottages Stage 1 Gap Study 2017* area and the study areas for the earlier Ironbark and White Hills studies).
- ▶ *Bendigo*: Stage 2 shortlisting and assessment of places (particularly miner's cottages, mud-brick houses and other Victorian houses) from the 2017 study.
- ▶ *Marong*: Stage 2 shortlisting and assessment of places (particularly miner's cottages, mud-brick houses and other Victorian houses) from the 2017 study.
- ▶ *Marong*: Review of rural areas to identify gaps not picked up by the 1990s study.

- ▶ *Strathfieldsaye*: Stage 1 survey/review of 2002 Stage 1 study list for the eastern part of urban Bendigo formerly within Strathfieldsaye Shire, as well as the Flora Hill places identified by the 2017 study. LaTrobe University places in Flora Hill should be assessed as part of the proposed rezoning amendment.
- ▶ *Strathfieldsaye*: Stage 2 shortlisting and assessment of identified places and precincts in the eastern part of the former shire.
- ▶ *Huntly*: Stage 1 survey/review of the 1994 Huntly Heritage Study list and other places identified by the Overview Report 2013 and this Gaps Analysis.
- ▶ *Huntly*: Stage 2 shortlisting and assessment of identified places and precincts.

2.6 Community perceptions of geographic gaps

As part of this Gaps Analysis, all known heritage-related community groups were contacted and asked about what gaps in heritage protection and threats to heritage they perceived. The groups contacted were: Eaglehawk Heritage Society, Huntly and Districts Historical Society, National Trust Bendigo Branch, Bendigo Historical Society, and Heathcote-Mclvor Historical Society. All but the final two groups responded, though in most cases these were quick responses from one person, and should not replace more in-depth consultation when future heritage studies or reviews are carried out in their geographic areas of interest. While some of the feedback does not directly relate to gaps in the HO, it has been included here to inform Council.

A representative of the Eaglehawk Heritage Society perceives a geographical gap in the HO around Church Street, south of the railway line, and notes that it contains a pocket of early homes. Notably, this pocket corresponds with one of the NCO1 areas (see section 2.4 Neighbourhood character areas for further discussion of the NCO).

The Eaglehawk Heritage Society member was also concerned with the subdivision of larger house blocks and their development with new units behind or beside the original dwelling. This type of development was felt to chip away at the historical character of Eaglehawk, particularly when visible new units are not in keeping with historical house designs.

Council's Heritage Advisor also highlights that while the *Miners Cottages Stage 1 Gap Study* (2017) covered all of Bendigo, due to its limited typological brief, there may still be places and precincts of potential heritage significance not identified in this survey.

A representative of the Huntly & Districts Historical Society notes that the geographical area of the former Shire of Huntly has been overlooked in most heritage studies since amalgamation in 1994 forming the present City of Greater Bendigo. There is concern that places of potential heritage significance identified in the Overview Report 2013 have not yet been assessed. Victoria Hotel, of c1860 and the oldest known building in Huntly, is considered a particular priority for assessment². Two places were also nominated for the list of potential heritage places that were not already listed in the Overview Report 2013 (the former Huntly Post Office and Trotters Barn; see Appendix B for details).

Finally, it was discovered that the Huntly & Districts Historical Society hold a paper copy of a Stage 1 heritage study prepared in 1994, as discussed in section 2.3. Council was not aware of this study, which together with the places identified in the Overview Report 2013 and by this

² Council advises that a citation has been prepared for the Hotel, but it has not yet prepared an amendment to introduce a HO to this place.

Gaps Analysis, now provide a substantial headstart in heritage identification for the former Huntly Shire (see table in Appendix B).

A representative of the National Trust of Australia (Victoria) Bendigo Branch provided general comment on heritage gaps and priority work, as well as a copy of the Bendigo Branch's 2018 submission to the Review of the Greater Bendigo Planning Scheme which addressed issues pertinent to this Gap Analysis. The Bendigo Branch noted the geographic gaps in the HO, either because a given area was never studied or recommendations of a pertinent study were never implemented. The need to review the EBHS was also emphasised, largely in relation to sites of heritage significance that were not picked up by it. The need for a Significant Tree Register was emphasised as a statutory requirement. The Bendigo Branch also emphasised the importance of securely earmarking the necessary funds for new heritage studies and reviews, so that they are not lost if the projects are not completed in the expected financial year. Finally, they note their eagerness to comment on Council's Heritage Strategy when community input is invited.

Note that these groups, and other interested members of the community, were also given the opportunity to nominate places of potential heritage significance during the public workshops which informed the preparation of the TEH. Council advertised and promoted the workshops to community groups, historical societies, local historians, government agencies and representatives from the key ethnic communities in the municipality. Workshops were held in 2011 in Bendigo, Marong, Eaglehawk, Strathfieldsaye, Heathcote, Elmore and Huntly (Overview Report, 2013:4). These places are not specifically identified as community nominations in the Overview Report 2013 list, but have been included where they were considered worthy of further investigation following a site visit.

In addition, Council staff members have also raised instances where gaps are thought to exist in areas, despite being the subject of recent heritage studies. Most of these are discussed in relation to the windscreen survey carried out as part of this Gap Analysis, in section 2.7, below. An additional area identified but not specifically visited by this Gaps Analysis is the land on either side of the Midland Highway between Howard Street, Epsom, and Leans Road/Pitt Street, Huntly, which is undergoing development pressure and contains some houses of potential heritage significance (for example Edwardian timber farmhouses at 447 Midland Highway).

Outstanding geographic gaps

Community input has reinforced the identification of the gaps indicated by the analysis of the NCO (section 2.4) and previous heritage studies (section 2.5). These are:

- ▶ NCO1 area around Church Street, Eaglehawk;
- ▶ Post-Victorian places/precincts in Eaglehawk;
- ▶ The former Shire of Huntly;
- ▶ Review of the EBHS;
- ▶ Completion of the Register of Significant Trees.

All individual potential heritage places put forward by the community groups have been recorded in Appendix B.

2.7 Windscreen survey

As noted in section 1.4, the consultants spent two half days in the field, viewing areas and suburbs raised as potential gaps in the project brief and in initial conversations with Council officers. This windscreen survey focussed on the largest known geographic gap – the former Shire of Huntly – hence the greatest detail is provided about the three main localities in that area.

All new places of potential heritage significance identified during the windscreen survey have been recorded in Appendix B.

Shire of Huntly

Huntly

In February 2019 there were only two Huntly places in the HO: the former Court House at 621 Midland Highway (HO477) and the former Council Chambers directly opposite at no.620-26 (HO475). They are also in the Victorian Heritage Register.

A quick survey of the north and south sides of the Midland Highway reveal scattered development within old grid street pattern. Most buildings are of relatively recent vintage (post World War II, mostly 1960s/70s onwards) on large allotments. There is evidence of new subdivisions and housing.

Within Huntly are at least eight late Victorian or Federation houses of typical double-fronted symmetrical design with an M-hip roof. Seven are of timber and one is brick. They could form a serial listing. Other potential heritage places include the 1860s Victoria/Huntly Hotel³, c.1910s/20s hall and a c.1950s church. Also visible in aerials is a feature marked as the "Huntly Goornong Channel". This is U-shaped and located on the west side of the Midland Highway, it crosses Sawmill Road and then continues winding its way northward. Likely related to the agricultural irrigation of the area, the date and potential significance of this feature is not known (it is not mentioned in the TEH).

In addition, the Huntly & Districts Historical Society has identified the 1860 former Post Office, the *Huntly Township Plan* (2009, see section 3.2) identified the Huntly Cemetery and St Thomas' Chapel, and the Overview Report 2013 notes a railway bridge and Tricky's Diesel.

Goornong

This township is laid out on a traditional grid pattern to the south side of the Midland Highway and railway with limited development to the north of the railway. Housing is somewhat scattered, but there are pockets of closer development.

Compared to Huntly, there is a higher number of pre-World War II houses, and less recent development. Unlike Huntly, there is no evidence of large-scale new subdivisions, indicating low development pressure at present.

There are no existing HO places in Goornong. The 'Goornong Historic Police Buildings' complex in Grant Street, however, is recognised as a place of heritage significance thanks to interpretive signage.

There are several similar late Victorian/Federation double-fronted houses that could form a serial listing, while others are more unique and should be assessed individually. There are also several interwar houses of potential individual significance. Of note is what appears to be an early (c.1870s) house with a high-hipped roof at 1 Wheelwright Road. High-hipped

³ As noted elsewhere, the hotel has recently been assessed and recommended for the HO.

roofs are also seen at a couple of other houses on the Midland Highway. There is also an early and intact timber cottage at 64 Midland Highway. There is also one intact interwar house.

Other potential heritage places in the town include the original general store (and another, less intact shop building), post office, garage, grain silos, church, Soldiers' Memorial Hall, and School, some of which were picked up in the Overview Report 2013 list of potential heritage places.

Elmore

This is a small township, laid out in a traditional grid, mostly to the east of the railway line between the Midland Highway and the Campaspe River. Substantial civic, commercial, community and residential buildings from the late nineteenth and early to mid-twentieth centuries demonstrate the prosperity and importance of the town as a district centre over a long period.

There are three existing HO places: the water tower and residence (HO416), 47 Cardwell Street; the Athenaeum and Memorial Hall (HO417), 62 Michie Street; and the railway station (HO418). They are all included on the VHR.

Notable buildings within the town include several churches including Our Lady of the Sacred Heart Catholic Church complex, which is spread over two sites in Jeffrey Street (one containing the church and presbytery and the other the convent and school), a Masonic Hall, the primary school, several early commercial buildings including fine interwar banks and several fine houses.

There are at least two potential heritage precincts, one comprising the mostly commercial buildings along Cardwell Street and the other the commercial centre along Railway Place/Northern Highway (note that the Overview Report 2013 proposes this as a single T-shaped precinct). Further analysis is required of the houses to determine if any form precincts or serial listings. There are potential residential precincts or serial listings in Hervey, Jeffrey and Michie streets.

Urban areas of Bendigo

Bendigo & White Hills, Napier Street

Council officers identified houses in Napier Street that were potentially significant and outside the HO. During the windscreen survey several fine examples of late Victorian, Federation and Edwardian houses were observed, but all of the most notable examples have already been included in the new White Hills and Hamlet Precinct (HO897), which includes the section of Napier Street from Cambridge Crescent north to Napoleon Crescent in White Hills.

North of Napoleon Crescent, the housing in Napier Street is typically much later in date and much of the street is characterised by late twentieth century commercial development such as car dealerships and the like. One Victorian house at 571 Napier Street is within an individual HO.

To the south of Cambridge Crescent there are some Victorian and Federation houses outside HO897 precinct in Napier Street (e.g., nos. 406, 413, 415, 448, 453 & 455), however, none present as strong candidates for a site-specific HO. The scattered arrangement of these houses does not suggest a precinct. A serial listing might be considered if there was a strong rationale.

Moving further south and crossing into Bendigo proper, remnant and individual early houses (and other buildings such as hotels and shops) in Napier Street are mostly picked up by two small precincts: HO896 (near Gleeson Street), and HO894 (Buller Street).

South of Nolan Street, both sides of Napier Street are included within the heritage precincts that apply to most of central Bendigo.

East Bendigo

Several streets in those parts of East Bendigo and Kennington that Council identified as having been excluded from the *Strathfieldsaye Heritage Study Stage 2* 2010 were surveyed. These included:

- ▶ Casey Street and immediately surrounding streets – Council officers identified 13 Phillips Street as a house potentially designed by Vahland for a family member. This has been added to the list of potential heritage places (Appendix B).
- ▶ Several of the streets within the section of Kennington west of Murphy Street and bounded by the Mclvor Highway to the north and St Aidan's Road to the south. Within this area no precincts were identified, but several potential individual places (all houses) were, including a very fine interwar house set within a mature garden on a large block at 20 Steane Street. See Appendix B for the list of identified places.

North Bendigo

Council officers also noted that potential heritage places had not yet been picked up or assessed in this area and it might require a street-by-street survey. It was not visited as part of this Gap Analysis. However, most of North Bendigo was assessed by the *White Hills & East Bendigo Heritage Study* in 2014, and the Panels appointed for the amendments that implemented that study and the subsequent study in 2016 identified only one small additional area (see Table 2 in Appendix A).

The area not included in the 2014 Study appears to be limited to a small area between Holdsworth Road and the California Gully and Jackass Flat bushland reserves. A preliminary review of aerial and Google streetview imagery found this area contains unremarkable post-war housing that is unlikely to be of individual significance or form precincts.

Summary of geographic gaps

The brief windscreen survey carried out as part of this Gap Analysis indicates the following:

- ▶ Huntly township contains a number of potential individual heritage places and a serial listing of Victorian houses.
- ▶ Goornong township contains a number of potential individual heritage places and a serial listing of Victorian/Federation houses.
- ▶ Elmore township contains a large number of potential individual heritage places, two commercial streets that could form one or two precincts, and another three groups of early houses that could form small precincts or serial listings.
- ▶ Napier Street, White Hills contains a small number of typical Victorian houses not in the HO. They might be considered for a serial listing.
- ▶ The limited survey of the sections of East Bendigo and Kennington excluded from the *Shires of Mclvor and Strathfieldsaye Heritage Study Stage 2* identified several potential heritage places. This confirms that a more comprehensive survey of this area, as part of a combined Stage 1 and Stage 2 study, is warranted.

- ▶ The part of North Bendigo north of Holdsworth Road not assessed in previous studies appears to have low potential for additional heritage places.

2.8 Summary of findings

The findings indicate the following geographic gaps (ordered roughly from largest to smallest known gap):

- ▶ *Former Shire of Huntly* – There is very limited HO coverage of this area, almost all corresponding with places on the VHR. The local historical society prepared a limited Stage 1 study, but no Stage 2 study of this area has ever been carried out, apart from the inclusion of parts of Ascot and Epsom in the *White Hills and East Bendigo Heritage Study*. The Huntly Heritage Study 1994, the Overview Report 2013 list of potential heritage places and windscreen survey carried out during this Gap Analysis has identified potential individual heritage places in the townships of Huntly, Goornong and Elmore, as well as several rural places. Elmore contains several potential precincts and/or serial listings, while Goornong may contain a serial listing.
- ▶ *Former Shires of Strathfieldsaye and Mclvor* - There is limited HO coverage of the sections of East Bendigo and Kennington excluded from the *Shires of Mclvor and Strathfieldsaye Heritage Study Stage 2* (2010). Places of potential heritage significance identified by this Gaps Analysis and listed in Appendix B provide a starting point. There are also NCO1 areas of pre-WWII housing stock in Flora Hill and Kennington, which correspond with larger Character Precincts, and may form HO precincts. There are also areas of early post-WWII residential development indicated by NCO2 and corresponding Character Precincts in East Bendigo, Strathdale/Kennington, Flora Hill, and Spring Gully, which may also form HO precincts. All of this indicates that the previous Stage 1 study should be reviewed to ensure completeness before embarking on Stage 2 assessments.
- ▶ *Former Shire of Marong* – The places identified in the *Miners Cottages Stage 1 Gap Study* (2017) should be shortlisted and assessed in a Stage 2 study. The presence of additional places not picked up by the 2017 survey in Appendix B Table 3 indicate that there remain potential heritage places in the rural areas of Marong, and the need for a review of the Stage 1 work carried out in the 1990s. In addition, the early post-war Residential Character Precincts in Kangaroo Flat should be investigated for their heritage value.
- ▶ *Former City of Bendigo and Borough of Eaglehawk* – Nearly all of this area (outside of the current extent of the HO) has been surveyed within the last 10 years, apart from a small area in Comet Hill. Other places and precincts that should be assessed further include:
 - Pre-WWII housing in NCO1 areas in central Bendigo, Golden Square, Long Gully, and Eaglehawk, and the associated larger Residential Character Precincts, as potential HO precincts or precinct extensions.
 - Cohesive areas of early post-war development (NCO2) in Golden Square and White Hills, as well as associated Residential Character Precincts in West Bendigo, Eaglehawk, Ironbark/Long Gully, and North Bendigo.
 - Potential heritage places identified on the west side of this area in the *Miners Cottages Stage 1 Gap Study* (2017).
 - Places identified in the EBHS that were graded C or above, and places identified for further investigation by the *White Hills and East Bendigo Heritage Study Stage 2*, 2016. As appreciation of particular types and eras of heritage has changed since 1993, D-graded (and possibly E-graded) places should also be considered, especially

those that are not Victorian houses or commercial buildings (which have already been covered well).

3 Heritage study review

3.1 Introduction

As noted in the introduction to this Gaps Analysis, several heritage studies have been prepared for the City of Greater Bendigo since the early 1990s. These have been prepared by different authors, and in accordance with the heritage policies and guidelines that existed at the time. Consequently, the standard and amount of information contained in heritage place citations varies. Also, while most studies have been implemented via planning scheme amendments, many identified further work or gaps that required future assessment and, often, these additional tasks have not been carried out. A key document in this regard is the Overview Report 2013 that, among other things, identified a series of typological gaps in the HO.

The purpose of this section is to:

- ▶ Identify any issues with the existing documentation of heritage places and precincts.
- ▶ Identify the further work recommended by past studies that remains outstanding.
- ▶ Review the typological gaps identified in the Overview Report 2013 and identify where gaps still remain.

3.2 Review of heritage study documentation

Do the place and precinct citations contain adequate information?

With the exception of the EBHS, the heritage studies have either been prepared or reviewed within the last 10 years (i.e., generally 2010 or later) and consequently the standard of information is appropriate with clear three-part statements of significance, and levels of significance clearly defined for all places within precinct areas.

Accordingly, these post-2010 citations do not require a major review. However, a small number may still contain errors and the current process is for the planners and Heritage Advisor to identify these incidentally (e.g., in relation to a planning permit application), and correct them at that time. This is an on-going task, which must be recognised and incorporated into the future work program.

In relation to individual place citations, the EBHS prepared these for all buildings graded 'A' or 'B', along with many (but not all) 'C' grade buildings. Priorities were given to places outside of a proposed 'Urban Conservation Area' (equivalent of today's HO precinct) that had no statutory protection, and had not been evaluated or publicised in 'any generally available published document'.

Information in the citations is provided under the headings of History, Description, External Integrity, Context, Landscape, and Significance. However, a preliminary review of selected citations reveals that many contain only one or two of these categories, often just a history or description, and many do not have a statement of significance. Where a significance statement is provided, it is often very brief, usually only one or two sentences.

For example, 'Illira' at 57 Forest Street, Bendigo is very fine and highly intact example of an Italianate house, which is complemented by an original front fence. It is included within an individual HO123 and also forms part of the Bendigo Civic and Residential Precinct. The brief history notes that it was built in 1886 for Robert J. Moorhead, while the short description

mentions only the house but not the impressive front fence. The statement of significance is as follows:

Fine example of 3-bay townhouse composition and has an unusually wide frontage. It is designed in traditional style between conservative and boom classicism. Distinctive cast iron verandah has coupled columns and brackets which join to form graceful arches. Frieze panel is unusually deep. The pressed tin ceilings with their original gas fittings are a distinctive feature of interior. The home is an essential element of the Forest Streetscape for this important historic city.

The house is currently (April 2019) for sale and the real estate advertisement identifies the architects as the prominent Melbourne firm of Smith & Johnson. A search of on-line newspapers found an article in the 16 March 1886 edition of the Bendigo Advertiser, which confirms this. The article describes 'Illira' as 'one of the handsomest and convenient houses in the city' and provides a detailed description of both the interior and exterior of the house, and names the contractor (C. Milward of Bendigo) and carpenter (Mr. J.K. McLean).

'Illira' is an example of a place where a review and update of the citation is required. The most efficient method of doing this would be to review the individual citations based on architectural style and/or thematic type. For example Victorian houses, Federation/Edwardian houses, Banks, Hotels, etc. Each review would be undertaken separately (but could be undertaken concurrently, depending on resources). The tasks would include:

- ▶ Preparation of a comparative analysis for the group that identifies the defining characteristics of the style or type, and exemplars of the style or type, as well as a background/overview of how the style or type developed specifically in Greater Bendigo. This comparative analysis could also be used in the assessment of new places of potential heritage significance.
- ▶ Preparation of a new statement of significance for each place. This would include a summary description, updated as required, and a summary history (with further research undertaken only where necessary).

The preparation of a new statement of significance alone, rather than a complete new citation, would satisfy the requirements of Amendment VC148, which requires a separate statement of significance for each individual HO place to be an incorporated document.

Please see below for a detailed assessment of the EBHS precinct citations.

Review of EBHS precincts

There are 46 HO precincts within Greater Bendigo⁴, and one serial listing of Miner's Cottages.

Of the precincts formed of residential, commercial and/or industrial places within Bendigo (as opposed to parks, gardens and cemeteries or railway infrastructure – see footnote), 23 are based upon precincts identified in EBHS, as shown in Table 1 in Appendix A.

⁴ This includes several 'precincts' that are actually single places including Lake Weerona (HO7), Rosalind Park (HO10), Big Hill Railway (HO15), Canterbury Gardens (HO17), Eaglehawk Cemetery (HO20), Bendigo Cemetery (HO29), White Hills Cemetery (HO32), and White Hills Botanic Gardens (HO33).

As shown in Table 1 in Appendix A, the EBHS identified 10 'precincts', many of which contain several sub-precincts. The information contained within the citations for each precinct or sub-precinct is similar, but not always consistent. Generally speaking:

- ▶ Where there is a single precinct only (e.g. Precinct 1.00 Harvey Town) the citation usually contains a history, description, 'significance statement' and list of Contributory streets.
- ▶ The list of the Contributory streets includes the street names and the 'dominant period and wall material' of the buildings within it (although this is not always provided – see for example Precinct 3.00). However, there is no list, schedule or map in the citation that specifically identifies the places that are Contributory to the precinct. For this information, reference must be made to the Site Schedule in Volume 5 of the 1993 Study, which contains what is presumed to be a complete list of all graded places within precincts, as then identified.
- ▶ For larger precincts that contain sub-precincts, the same information is usually provided for each sub-precinct, while a 'general' history and description is also provided for the whole precinct, as well as a list of 'Key sites' (presumably sites equivalent to local significance). However, this is not always consistent – some sub-precincts (for example, Precinct 3.03) lack histories or, in some cases, the histories and descriptions are combined. Some precincts have extra information – for example, Precinct 2.00 Specimen Hill Mining & Residential has a specific section in relation to mining and a 'Mining' significance statement, as well as an overall significance statement.

Consequently, the translation of the EBHS precincts into the present HO schedule means that many precincts have more than one statement of significance (as well as multiple descriptions, histories, etc.).

The statements of significance are brief and Council planning staff have advised that this, combined with the lack of lists or maps showing Contributory places, has led to the significance of places within precincts being contested due to the lack of supporting information. In the worst cases, this has led to applications for complete demolition of places that are probably Contributory to the precinct and results in the need for individual research to be carried out for such places in order to substantiate Council's position that the building should be retained.

Perhaps the worst example is the following statement of significance for the HO23 Wallace Avenue Precinct (Flora Hill):

The precinct is representative only of the period ... and has no known significance other than it is a well-preserved domain of the 1920s-30s.

This statement also serves to illustrate how interwar housing was not highly valued then.

Also, it is evident that the boundaries of several of the HO precincts are not consistent with the original EBHS precinct boundaries, and another issue is the EBHS precincts are based on 'letter' gradings (A, B, C, etc.) rather than the now standard Significant, Contributory and Non-contributory.

A thorough review of all precincts is required. The purpose would be to:

- ▶ Ensure the citation and statement of significance adequately describes the significance of the precinct;
- ▶ Provide appropriate strategic justification for any changes to the precinct boundaries (noting this could include either extensions OR contractions of the precinct); and

- ▶ Support the conservation and management of the precinct in the future.

The key tasks would include:

- ▶ Prepare a new citation and statement of significance for the precincts;
- ▶ Review and make recommendations in relation to the precincts boundaries;
- ▶ Review and convert/update the heritage grading (Significant, Contributory, Non-contributory) of places within the precinct;
- ▶ Review and update the citations for individually significant places within the precinct; and
- ▶ Identify and assess new places of potential individual significance. Where appropriate, these could be identified specifically within the precinct citation rather than creating a new and separate citation.

Is future work identified in heritage studies and has it been implemented?

Table 2 in Appendix A identifies where heritage studies have identified places of potential significance that required further assessment.

The most substantial of these is the list of approximately 1600+ places from the EBHS. This list is titled 'Not in HO' and is also known within Council as the 'Geo-site list'. This comprised mostly the places graded 'C', 'D' or 'E' that were not assessed at the time. However, a preliminary review has found that many of these places have been assessed in the subsequent heritage studies carried out for the City of Greater Bendigo.

While mostly buildings, the 'Not in HO' list also contains landscapes (99), mining sites (95), and trees (most of them 'A' graded, about 80).

Apart from this 'Not in HO' list, the subsequent heritage studies (and heritage amendment Planning Panels) have only identified small numbers of additional places or precincts of potential significance.

However, it is difficult to know how many places or precincts identified as being of potential significance, but not yet assessed, still remain due to the lack of a single comprehensive list. For example, the recent *Miners Cottages Stage 1 Gap Study* prepared a new list of potential heritage places. However, it does not appear that this has been cross-checked against the 1993 'Not in HO' list.

A thorough review of the 1993 'Not in HO' list is required. This should:

- ▶ Remove all places subsequently assessed and added to the HO.
- ▶ Note the places that have been subsequently demolished (or so altered as to remove any potential heritage value).
- ▶ Cross-check against the recent *Miners Cottages Stage 1 Gap Study* and the Overview Report 2013 list (and remove duplicates, as required).
- ▶ Add any other places or precincts of potential significance.

The objective should be a single consolidated list of identified places of potential significance. This could be in the form of an Excel spreadsheet. This task should be undertaken in-house, as a priority.

The use of a single database such as Hermes would assist in better understanding the actual numbers of heritage places still requiring assessment (see below).

Hermes database

Planning Practice Note 1 'Applying the Heritage Overlay' (PPN1) requires all heritage citations to be securely stored within the Hermes database. A preliminary review of the Greater Bendigo heritage place and precinct records contained in Hermes indicates:

- ▶ Most, but not all, of individually significant places (that is, places with an individual citation and sometimes an individual HO) and precincts of local significance have a Hermes record, but these do not always contain all of the information from the citation⁵. It is understood that a Council staff member (Dr Dannielle Orr) is working toward updating all the records so they contain the correction information, as well as noting instances where no place citation exists for a place in the HO.
- ▶ Records have been entered for most of the 'C' grade places on the 1993 'Not in HO' list.
- ▶ Records have been created for other places and in some cases, multiple records have been created for the same property. In part this is due to a bulk upload of records from pre-2010 studies by Heritage Victoria in 2008, as well as by consultants in successive stages of heritage studies. For example, three records have been created for 'Kalimna', a house at 54 Lucan Street, Bendigo North, which the *White Hills & East Bendigo Heritage Study* (Stages 1 & 2) identifies as being of potential significance but was not assessed by either study.

The Hermes database is an important resource and is of particular use in undertaking comparative analyses to establish thresholds and determine whether a newly identified place is of local significance. Accordingly, it is essential that it contains accurate and consistent information for all HO places. At a minimum, Hermes records should contain the following:

- ▶ For places of individual significance and precincts included in the HO: All information contained in the citation (History, Description, Statement of significance, and, where provided, comparative analysis, assessment against criteria, and management recommendations), as well as heritage recommendations and listings, name of heritage study, architectural style and architect/designer and builder (this information is vital for undertaking comparative analysis), and date of construction. For consistency, the heritage status should be 'Included in Heritage Overlay' for places that have an individual HO, and 'Included in HO area individ sig' for places of individual significance that are located within HO precinct areas and have the same HO number as the precinct. Where part of a precinct, the record should be linked to the precinct record.
- ▶ Places of potential significance should have architectural style and architect/designer and builder recorded (this information is vital for undertaking comparative analysis), and date of construction if known. At least one image and notes about history and description of the place may be included in the statement of significance field as a temporary measure prior to full assessment (as this ensures the information can be easily seen in one place when the record is opened).

⁵ While a thorough check of all HO places has not been made, it appears that several HO places from recent studies do not have a Hermes record – examples include the house and stables at 72 Queen Street and 52 Edward Street, Bendigo (HO859) and the Washingtonia Palms on the Midland Highway, Epsom (HO857).

3.3 Archaeological places in the HO and VHI

Council staff have raised the issue of archaeological sites, many of them containing the remnants of gold mining, and how they are documented and managed in statutory planning processes.

To give a sense of the quantum of protected archaeological sites in the City, numbers of mining sites were checked due to their prevalence in the urban area. There are already 160 places associated with mining in the Greater Bendigo HO, 39 of those also in the Victorian Heritage Register (VHR). In addition, there are 299 Victorian Heritage Inventory (VHI) mining sites, which are not in the HO (or VHR). There are a further 81 VHI sites not related to mining (not on the HO or VHR). The locations of the VHI-only sites are not included in Council's GIS system, as the responsible authority is Heritage Victoria.

Mining sites that are on the HO (and not the VHR) have been assessed and implemented as part of heritage studies, such as the EBHS and the 1999 *Marong Heritage Study*, and have a similar amount of documentation to buildings assessed in those studies. It should be noted that, under the *Planning and Environment Act 1987*, the HO can only protect standing ruins (substantial above-ground remains), while those that are primarily below ground should be in the VHI or VHR.

A large proportion of mining sites that are solely on the VHI were documented by the *North Central Goldfields Project 1993-99* (D Bannear). This four-volume report, and the associated site register sheets, are not considered to be user-friendly for non-archaeologists (e.g. Heritage Advisor, statutory planners). In particular, the mapping of these places is of its time and considered poor by current standards, making them difficult to locate, and there is not enough guidance about the reasons for a site's heritage significance and which elements are important to preserve or document. In addition, this study was carried out over 20 years ago, so its level of comprehensiveness is not known.

A study to identify and map sites of archaeological potential in the former City of Bendigo urban areas (central Bendigo, Eaglehawk, and White Hills), the *City of Greater Bendigo Archaeological Mapping Project*, was carried out by DIG International Pty Ltd in 2007. Colour-coded indication of archaeologically sensitive sites on cadastral plans were produced. The project's recommendations were, among others, that the sensitivity mapping be added to Council's GIS system, and that statutory planners require an archaeological assessment prior to development of any sensitive sites. As the maps have not been added to the GIS system, Council's statutory planners cannot easily utilise this information.

In this case, there is no clear indication that there is a gap in identification of archaeological places and their protection in the HO or VHI. Instead it is more a gap in documentation that can be easily accessed, understood and utilised by planners and the Heritage Advisor, and in clear policy and procedures when dealing with development proposals for such sites.

In either case, a review of archaeological sites in the municipality is warranted, including the *North Central Goldfields Project* reports. As a first step, comprehensiveness of the previous studies and the extent of protection by statutory means can be reviewed to see whether more identification and/or assessment and implementation is required. The next step would be a review of current documentation for HO places and its revision and GIS mapping to ensure that there is sufficient guidance on the location and management of heritage values. The use of the correct statutory tool (HO or VHI) should also be checked for each site. This should be followed by the formulation of a Council policy for archaeological sites, prepared in consultation with Heritage Victoria. For example, in which cases is it important to retain the site untouched, and when is excavation/ investigation and redevelopment acceptable? And in the latter cases, what sort of record should be created and where should it be lodged?

As the majority of mining/archaeological sites are on the VHI, Heritage Victoria is responsible for the quality and currency of their documentation. When consulting with Heritage Victoria in regard to the City's policies, the City's needs to avoid the degradation of archaeological sites (e.g. by ensuring minimum standards of mapping and description) should be conveyed clearly to Heritage Victoria.

3.4 Review of typological gaps

The Overview Report 2013 involved extensive analysis of how well the historic themes important to Greater Bendigo were represented in the HO at that time. As an outcome, the report identifies five major typological gaps: twentieth-century development, industrial heritage places, Aboriginal heritage places, places on public land, and "others" (pastoral and agricultural sites, early coach routes, Crown selection and closer settlement properties, immigrant-related places, and vernacular buildings such as log and mud-brick).

Places representing these typological gaps and not yet included in the HO are listed in Appendix B.

Twentieth-century development

This gap is considered to encompass the 1920s onward, with particular gaps in post-war heritage in the HO.

In some cases, specific gaps identified in the Overview Report 2013 have since been fully or partially assessed in a heritage study. These include:

- ▶ Interwar commercial buildings in central Bendigo, and the Council Offices in Lyttleton Street, which are both investigated in the draft *City Centre Heritage Study*.
- ▶ Interwar houses in Golden Square have been picked up to some extent by the *Miners Cottages Stage 1 Gap Study* 2017, which includes a number of 1920s houses. The completeness of this survey is not known, however, as the focus was on nineteenth-century dwellings. It needs to be cross-checked against the Overview Report 2013 list (see Appendix B), as there may still be individual interwar houses and precincts yet to be identified in Golden Square. (Note that some precincts may correspond with NCO1 areas. See section 2.4 for more information.)

The Overview Report 2013 also identifies several twentieth-century houses in the Bendigo CBD (see Appendix B).

The majority of un-investigated gaps are post-war places; that is, from 1946 onwards.

The Overview Report 2013 notes the suburbs of Kangaroo Flat, Big Hill, Mandurang and Spring Gully as locations of post-war housing. It is likely that these areas overlap with the NCO2 areas in Golden Square, Strathdale/ Kennington, and White Hills, and the post-war Character Precincts in West Bendigo, Eaglehawk, Golden Square, Ironbark/Long Gully, North Bendigo, White Hills, East Bendigo, Kangaroo Flat, Strathdale/Kennington, Flora Hill, and Spring Gully (see section 2.4). The south-eastern suburbs are considered unique in the City of Greater Bendigo because they were subdivided and developed in a very consistent manner in the post-war period.

Council officers also note that there are some architect-designed post-war houses scattered around the urban area and its periphery. Dr Robyn Ballinger notes that there are a number of impressive post-war residences constructed for wealthy Bendigo families, such as cordial factory owners the Kohn's residence in Golden Square. Some of them have been investigated

as part of the *White Hills and East Bendigo Heritage Study* and have been included in the HO (for example, 31 Bayne Street. HO879).

Industrial heritage places

The Overview Report 2013 identified the suburb of East Bendigo as having a concentration of industrial places of potential heritage significance. These were investigated as part of the subsequent *White Hills and East Bendigo Heritage Study*.

The Overview Report 2013 also notes that there are such places 'located elsewhere in the municipality' (p. 7). In Appendix A of that report, most of the places exemplifying 'Theme 5. Building Greater Bendigo's industries and workforce' are already in the HO or recently assessed (in the *White Hills and East Bendigo Heritage Study*, the *Heritage Policy Citations Review*, and the draft *City Centre Heritage Study*). Those that have not, comprise two breweries in Bendigo, and HV McKay's property in Drummartin.

Dr Robyn Ballinger believes that most manufacturing heritage places in and on the periphery of the Bendigo urban area have been picked up already. Outstanding gaps are related to farming heritage, particularly small-scale engineering works that may survive in the northern part of the municipality.

Aboriginal heritage places

A stand-alone 'Aboriginal History' was prepared as part of the TEH. In addition, gaps were indicated in the Overview Report 2013. It notes that pre-contact sites are well represented, mainly in the Victorian Aboriginal Heritage Register.

Contact and post-contact places associated with Aboriginal heritage are less well represented in heritage registers or the HO. The 'Overview Report' notes (page 8):

Many are likely to be associated with early pastoral runs where some Aboriginal people worked and lived after the incursion of white settlers. ... In addition, places that reflect intangible cultural heritage values, such as massacre sites, are also located in the municipality.

The further investigation of the history, location and significance of these contact and post-contact Aboriginal places is recommended as a priority.

As the last *Cultural Heritage Study*, prepared by the City of Greater Bendigo, was carried out in 2010, prior to these recommendations, the identification and assessment of contact and post-contact places of Aboriginal heritage significance remains a gap.

During recent consultation for the Marong Structure Plan, the Dja Dja Wurrung Clans Aboriginal Corporation and Aboriginal Victoria expressed the preference to protect all places of Aboriginal cultural heritage significance under the *Aboriginal Heritage Act* 2006, and not the planning scheme. As Aboriginal Victoria has very limited funding, it may still be appropriate for the City to commission a review to identify additional contact and post-contact places, particularly places that may warrant inclusion in the HO for other reasons as well, so that their Aboriginal values can inform their management.

Places on public land

There are two broad groups of places on public land identified as gaps in the Overview Report 2013.

The first is sites associated with gold mining that are of local significance (and thus excluded from the VHR).

The second is a much broader group of places associated with forest and environment-based activities. This include market gardens; water supply infrastructure; early tracks and routes; temporary (short-lived) settlements; sites associated with forest industries and activities including early timber getting, firewood mills, sawmills, tramways for transporting timbers, and sleeper cutting sites and camps; eucalyptus distilleries and infrastructure; sites associated with bee keeping, charcoal burning and wattle bark harvesting; sites associated with early forest management and conservation activities; and sites associated with extractive industries.

Since then, two eucalyptus distilleries have been added to the HO (HO696, HO850), but little else appears to have been done in the identification and assessment of other places on public land.

Many of the examples cited in the TEH and the Overview Report 2013 are drawn from the *Study of Historic Forest Activity Sites in the Box-Ironbark and Midland Areas of Victoria 1997* (David Bannear), so this report may provide a useful "Stage 1" study that can be reviewed and a shortlist of places for full assessment developed.

"Other" gaps

The Overview Report 2013 has grouped the final gaps into two. The first list of under-represented place-types are located mainly in rural areas of the municipality. These are: pastoral sites; agricultural and horticultural places; early coach routes and roads such as stock routes; properties associated with Crown land selection and closer settlement. A number of such places are identified in Appendix A of that report, many of them in the former Marong and Huntly shire areas. The remaining two types could also be in the urban area: manufacturing and immigrant group-related places.

It does not appear that this gap has diminished since 2013.

The second group of places are buildings of vernacular construction, particularly log and mud-brick construction. Such places would also be located outside of the historic urban areas (though many suburbs were once rural and may contain these building types).

The *Heritage Policy Citations Review* (2011) assessed two vernacular timber houses and three mud-brick buildings, which were recommended for the HO. Several others were identified in the rural areas of the former Huntly and Marong municipalities, and have not yet been assessed (See Appendix B for a list of some mud-brick buildings identified by the Huntly Heritage Study 1994).

To this group, Council officers add the modest miner's cottages. They were often not identified or fully assessed in early heritage studies, and are spread out and can be difficult to identify without extensive knowledge of the location of historic gold mining leads.

The *Ironbark Heritage Study 2010* focussed on identifying and assessing miner's cottages in a single suburb. The *Miners Cottages Stage 1 Gap Study 2017* had as a major focus the identification of both miner's cottages and mud-brick houses on the west and south sides of the urban area. This survey has not yet moved to a Stage 2 study, so the assessment of these miner's cottages and mud-brick houses is still outstanding.

Once they are assessed, the newly identified miner's cottages can be added to the existing serial listing (HO999). The completeness of this serial listing, and thus its strategic justification, would be strengthened if the first step of this work was a review of the historical locations of these cottages along mining leads to determine if there are any more likely

locations that have not been surveyed in either of the two studies. Any additionally identified miner's cottages can be added to the assessment.

Mud-brick houses should also be approached in a similar fashion: Are there any areas, beyond the scope of the *Miners Cottages Stage 1 Gap Study 2017*, that are likely to contain such houses? Or are there historical records, such as maps, that can be used to identify as many surviving examples as possible? Again, this will add credence to a potential serial listing.

Significant trees

One typological gap that was not covered in the Overview Report 2013 but which has appeared during this Gap Analysis from community consultation and the review of previous heritage studies and non-statutory registers is that of trees with heritage significance.

The "Not in HO" list remaining from the EBHS includes a large number of trees of potential individual significance ('A' grade). These have been integrated into a non-statutory Register of Significant Trees (the Register), which includes over 280 specimens and avenues located both in the HO and outside of it. Each tree has a data sheet that indicates its species, dimensions, age and condition, if it has historic value, and management recommendations. The information recorded in these sheets is very similar to those used by other municipal councils, such as the City of Melbourne Exceptional Tree Register and the City of Moonee Valley Significant Tree Register. Trees on Bendigo's Register are assessed against eight criteria, while Melbourne uses 13 criteria and Moonee Valley 12 criteria all of which are based on those from the National Trust's Register of Significant Trees.

The CoBG undertook a desktop review of the Register, with desktop data correction and mapping, but no field survey was undertaken as part of this review. In addition, no community consultation has been undertaken as yet, either to identify more trees of heritage significance or to gauge the importance the community places on specific trees or trees in general in the City.

As the Register is largely drawn from the EBHS, there are very few trees outside of the Bendigo and Eaglehawk area listed on it. As there are still a number of trees included in the National Trust Register that are both unprotected and not included in Council's Register of Significant Trees, it is likely that there are still more trees of individual significance or that contribute to existing HO precincts that warrant identification and protection.

A principal threat to non-indigenous trees (i.e., those with potential heritage value) is considered to be VicRoads projects along arterial roads in the city centre and road widening elsewhere. Another is infill development on private land, which is proceeding at a rapid rate in the City. As existing single-dwelling blocks are subdivided for medium-density housing, mature trees in former garden areas are lost. Greenfields development in city fringe areas, e.g. Huntly, Epsom and Marong, are impacting native vegetation, but not those of (post-contact) heritage value.

An action plan titled 'Greening Greater Bendigo' is under preparation, building on the development of the Significant Tree Register. It is looking at ways to protect and enhance existing tree cover, both of heritage and natural/amenity value. It will investigate potential protection mechanisms for trees of various types and settings, such as a local law or planning scheme overlays. The action plan is only, however, in draft form and there is no funding allocation to carry out its recommendations as yet.

3.5 Summary of findings

The findings of the review of heritage study documentation are:

- ▶ The only citations requiring major review are those from the EBHS. The citations in all of the other studies prepared since then are appropriate and do not require a major review; however, Council should review and update errors as they are identified. This is discrete, but ongoing task that should be undertaken in-house, perhaps as part of the updates to the Hermes database.
- ▶ The inadequate information in the EBHS citations is making heritage places vulnerable to demolition or inappropriate development. A key issue for both precincts and individual places is the lack of a clear statement of significance, and (for precincts) the clear identification of Significant, Contributory and Non-contributory places within them. Because of this, priority should be given to updating the citations from the EBHS that apply to the heritage places and precincts within the central Bendigo area, as described above.
- ▶ It is difficult to know how many places or precincts identified as being of potential significance, but not yet assessed, still remain due to the lack of a single comprehensive list. For example, the list of 1800+ places 'Not in the HO' identified by the EBHS Study now includes many places that have been added the HO by later studies. It is also unclear how many of these places are on the recently compiled list of places prepared as part of the *Miners Cottages Stage 1 Gap Study 2017*. Preparation of a single consolidated list of potential heritage places should be undertaken as a priority. This should incorporate the places listed in Appendix B.
- ▶ The Hermes database should, at a minimum, contain the citations for all the individually significant places and precincts listed in the HO. This is not the case at present, and it appears that some places have multiple records for reasons that are unclear. The updating of the Hermes database to ensure all places and precincts currently included in the HO have a complete record (with the information as noted above) should be completed as a priority. The second priority should be ensuring all places or precincts identified as being of potential significance have a basic record.
- ▶ There is a lack of clear documentation providing the precise location, reasons for significance, and management policies for the many archaeological sites in the HO and VHI. David Bannear's *North Central Goldfields Project 1993-99* is cited as a key source of information on these places, but also very difficult for lay-people to use. As it is more than 20 years old, this report should be reviewed to ensure its currency and comprehensiveness, and documentation for places protected in the HO and VHI updated and expanded to provide an understanding of each site's significance and how it should be managed. The location of sites solely in the VHI (i.e. not in the HO as well) should also be made easily accessible, for example, by adding them to Council's GIS system.
- ▶ The following typological gaps remain in the HO:
 - Twentieth-century development: interwar dwellings in the Bendigo CBD and surrounding areas including Golden Square, possibly as parts of precincts; post-war residential precincts in the south and south-eastern suburbs; architect-designed post-war houses.
 - Contact and post-contact places associated with Aboriginal heritage.
 - Places on public land associated with gold mining and forest and environment-based activities.
 - Place types: pastoral sites; agricultural and horticultural places; early coach routes and roads such as stock routes; properties associated with Crown land selection

and closer settlement; manufacturing; and immigrant groups. With the exception of manufacturing and possibly immigrant groups, associated places are likely to mainly be in rural areas.

- Miner's cottages and mud-brick houses: Stage 2 assessment of places in the west and south suburbs identified in the *Miners Cottages Stage 1 Gap Study* (2017) is outstanding, as are place in rural areas of Huntly and Marong. The identification of miner's cottages may not be complete.
- Significant trees: HO places and precincts that contain trees of heritage significance from the Register of Significant Trees should be checked to see if Tree Controls have been turned on in the HO Schedule. Consideration to be made for the most appropriate tool to protect trees not associated with an HO precinct or heritage building, such as the ESO or possibly a local law (discussed further in section 5.2). There is also a need for the future identification of trees of heritage value, particularly outside of the EBHS study area.

4. Strategic planning and development context

4.1 Introduction

This section examines how the assessment of heritage must consider other strategic planning policies and controls, specifically those that aim to encourage development. It summarises the strategic planning context set out in the Greater Bendigo Municipal Strategic Statement (MSS), discusses the concept of 'net community benefit', analyses the findings and forecasts in relation to future growth set out in the *Greater Bendigo Residential Strategy*, and examines the role of heritage assessment in the structure plans now being developed (or proposed) by Council for several areas within the municipality.

4.2 Strategic context

Clause 21.02-2 Environment in the Greater Bendigo Planning Scheme discusses the importance of heritage places to the city:

The heritage places of Greater Bendigo can be considered as some of the region's most valuable assets which set the city apart. The municipality has one of the highest numbers of State significant buildings, with some assets of potential international significance. These assets reflect the major role that Bendigo played in one of the biggest gold rushes and migrations in the world. Heritage places in Greater Bendigo encompass buildings, structures, gardens and vegetation, landscapes and other items associated with the history and settlement of the area.

Greater Bendigo's significant historical development has left a superb array of heritage buildings and places for today's residents. The management of this resource is vital to ensure its retention for future generations.

Key 'cultural heritage challenges' in relation to future land use and development identified include new residential development pressure, differing community attitudes (with some seeing heritage as an asset, while other view it as a hindrance), threats from inappropriate development of heritage places, as well as many heritage places remaining unassessed and therefore unprotected.

In terms of the development pressures being faced, a key principle set out in the MSS is that of a 'compact Bendigo'. This will be achieved by managing the city's outward growth to avoid sprawl by directing development into planned growth areas within the urban growth boundary and supporting limited development in small towns in accordance with the *Greater Bendigo Residential Strategy* (see section 4.4).

4.3 Heritage and net community benefit

Until 2013 there was a clear two-stage process in relation to the identification, protection and management of heritage places:

- ▶ The objective identification of heritage significance (the current stage); and
- ▶ Ongoing management of the place having regard to such matters such as the economics of building retention and repair, reasonable current day use requirements and other matters such as consideration of permits for development.

Various Planning Panels in Victoria have consistently held that whenever there may have been competing objectives relating to heritage and other matters the time to resolve them

was not when the HO was applied, but when a decision must be made under the HO or some other planning scheme provision. The panels agreed the only issue of relevance in deciding whether to apply the HO is whether the place has heritage significance. This approach is in keeping with the principles of *The Burra Charter* (rev. 2013).

However, in October 2013, Section 12(2) of the *Planning & Environment Act 1984* was amended so that when preparing a planning scheme or amendment a planning authority (amongst other things) 'must take into account its social effects and economic effects', whereas previously it had said 'may take in account ...'.

The consequence of this change for heritage amendments has been discussed at some length in several panel reports including Amendments C198 and C207 to the Melbourne Planning Scheme, which have established some guiding principles, including:

- ▶ That social or economic effects refer to community-wide impacts and not personal or internal project related issues (Amendment C198 Panel Report, p.34);
- ▶ That economic and social effects can also be positive, however, in many instances the positive effects, particularly the social effects are qualitative and not capable of quantification (Amendment C207 Panel Report, p.24);
- ▶ It is not sufficient to demonstrate that there has been a loss of expectations, or anticipated inconveniences. And, it is not sufficient to anticipate rejection of a future permit application (Amendment C198 Panel Report, p.34); and
- ▶ In considering economic impacts it would be highly desirable to do this when 'action is real and current, not conjectural' (Amendment C198 Panel Report, p.34).

The Amendment C207 Panel (p.24) concluded that 'Given the qualitative nature of many of the considerations, especially those which support heritage listing, it will always be a matter of judgment as to how the relevant factors are to be weighed' and referred to the revised *Strategic Assessment Guidelines*, which advise:

The normal way of assessing social and economic effects is to consider whether or not the amendment results in a net community benefit.

The 'net community benefit' test specifically to the application of the HO to places within potential development areas, such as activity centres, where other sections of the planning scheme or Council policies encourage intensification of development, was also discussed by the Panel appointed to consider submissions to Amendment C42 to the Maroondah Planning Scheme. The Panel made the following observations (p.60):

The Panel believes that the purpose of the HO is to identify places of heritage significance and ensure that the values associated with the place are taken account in decision-making.

Where other strategic objectives or planning provisions apply to the same site or the general area, it is likely that any proposals for development of the property will require a permit under more than one planning scheme provision. In that case, the decision guidelines of the relevant zones or overlays will also apply. The responsible authority will need to weigh up the net community benefit of conserving the place, versus that which would be achieved by allowing its development.

Furthermore, while concerns about provision for new housing may be raised by declaration of extensive heritage precincts, such as exist in some inner Melbourne municipalities, the HO places proposed in Amendment C42 are made up of either small precincts or individual places. Even if they were all retained, this would be unlikely to impact significantly on the development potential in Maroondah as a whole.

4.4 Greater Bendigo Residential Strategy

The *Greater Bendigo Residential Strategy* (GBRS) notes that in recent times the City has sustained one of the highest population growth rates in the state and estimates that between 2016 and 2036 an average of 900 new dwellings per annum are required to meet forecasted demand. However, residential development in Greater Bendigo is constrained by forested areas on public and private land and the Bendigo Creek Floodplain, as well as land despoiled by mining activities. Bendigo is often referred to as the 'City in a Forest'.

To manage growth, the City has defined an Urban Growth Boundary (UGB) and the focus for new residential growth will be inside the existing defined UGB, as well as in townships such as Marong, Elmore, Axedale and Heathcote.

In recent years, about 40% of housing development has been met by infill development in existing older areas within the UGB, while about 15% has been provided in the surrounding townships.

In relation to heritage, the GBRS (Vol. 2, pp. 20-21) makes the following specific comments:

When planning for growth heritage presents a number of challenges, however the City of Greater Bendigo has a statutory obligation to conserve and enhance its heritage.

Planning policy supports and promotes higher density housing in and around activity centres such as the CBD. As the historical centre of Bendigo, it is these areas that are often the richest in terms of heritage buildings and planning controls.

There is a perception in parts of the community that heritage areas are "out of bounds" for new medium density development. This is not the case and this perception needs to change. The critical issue is getting the design of the new buildings right. A set of design guidelines for heritage areas is currently in development and will include design advice for new buildings and the reuse of buildings in heritage areas.

Reportedly, the current design guidelines do not adequately address medium density development in their present form.

4.5 Township and structure planning

The identification and assessment of heritage places can play an important role in the structure planning process as heritage places can represent both an 'opportunity' (for example, in establishing and reinforcing the identity of an area and contributing to the 'sense of place') and a 'constraint' (by placing some potential limits upon future development). In order for a structure plan to be successful it is therefore important that a complete understanding of the heritage of the area is known at an early stage in the process to ensure this is properly taken in account when planning for and managing future growth.

For example, in the preparation of the Marong Town Centre Structure Plan community feedback indicated support for protection of heritage places and it was subsequently discovered that, despite the completion of a Stage 2 for the area (which was updated in 2011), several heritage places remained unassessed and unprotected. This led to the need for Council to commission in 2018 the assessment of 13 additional heritage places of which nine were recommended for the HO. This will be implemented as part of the Structure Plan amendment.

The preparation of structure plans is one strategy being used by Council to implement the 'compact Bendigo' strategy described above. Council has recently commenced preparation of the Golden Square Structure Plan and plans to prepare structure plans for the townships

of Huntly and Goornong following the completion of Golden Square (estimated to be in 2020).

Golden Square

'Imagine Golden Square' is the name given to the structure plan being developed by Council in conjunction with the Victorian Planning Authority. The plan seeks to explore opportunities to generate residential, commercial and industrial growth in Golden Square, while also ensuring that valued heritage and character is not eroded by new development.

The EBHS included Golden Square and identified two heritage precincts and several individual places, which are now included in the HO. However, it is evident that many potential heritage places and precincts remain unassessed. These include:

- ▶ Places listed in the EBHS 'Not in HO'/'Geo-site list'.
- ▶ Places and precincts identified in the Overview Report 2013.
- ▶ Places identified in the *Miners Cottages Stage 1 Gap Study* 2017.
- ▶ NCO1 areas. As noted elsewhere in this report, NCO1 places have high potential to form new heritage precincts or extensions to precincts.

Some of these places are listed in Appendix B and it is noted that there may be some overlap between places on the various lists. Assessment of these places, and any others identified, should be undertaken as a priority as an early part of the structure planning process.

Council has prepared a discussion paper, which suggests a Stage 1 street-by-street survey of approximately 4,000 buildings in Golden Square is required to enable identification of potential heritage places. The suggestion is the initial survey be done 'in house' (or with the assistance of LaTrobe University students) and then 'further refined' by an external heritage consultant. A deadline of May 2019 for this initial analysis is identified to inform the first draft of the plan, with the final draft to be completed by December 2019.

It is not known how far (or even if) the initial survey has progressed and, even if it has, the deadlines are extremely tight. A better approach in relation to heritage would be a more targeted 'desk-top' exercise that focuses on the potential heritage places and precincts, as identified above, as well as undertakes a preliminary review of the improvements required for the citations for existing HO places and precincts.

Huntly

The proposed structure plan for Huntly follows on from the *Huntly Township Plan* (2009), which, amongst other things, identifies 'Notable Historic features in Huntly' (p. 5). These are all public-use places (chapel, cemetery, hotel, courthouse, etc.). The existence of Victorian houses (timber with iron roofs) – mixed in among post-war housing – around the Midland Highway is noted.

Several issues papers informed the 2009 Plan including a Cultural Heritage Assessment prepared by Terra Culture Pty Ltd. While it focussed on Aboriginal heritage, and post-contact archaeological (mining) heritage, the report did conclude that (p. 21):

There are likely to be additional historical places [not in the HO], associated with the gold mining, rural and early settlement of the area.

Despite this, the *Huntly Township Plan* did not include any objectives or future actions related to post-contact heritage, though recommendations were made in relation to Aboriginal heritage. In regard to the HO, "no changes or additions" were recommended (p. 33).

The *Huntly Township Plan* notes that the current low density residential development combined with limited public transport is not in keeping with sustainable development goals, and it states that future development must contain a range of lot sizes including increased density. The vision for the township includes the retention of its “bushland character” and “environmental assets”, but retention of historic built form is not part of the vision (unless it encompassed in the concept of the “village setting of Huntly”).

Population forecasts foresee a tripling of dwelling numbers between 2006 and 2030 (and a doubling from 2016 to 2030). Most of these new dwellings would be constructed in greenfields areas, but the *Huntly Township Plan* also encourages that ‘infill opportunities are realised to the west of Midland Highway’ in the established area (p. 16). Some areas may be changed in zoning from low density residential to high. In the commercial area, there is encouragement to ‘consolidate the building edge along Midland Highway’ (p. 15).

The *Huntly Township Plan* identified a “Huntly Residential Character Precinct” located along the southeast side of the Midland Highway. This area is described as ‘predominately ranch style (1970s-1990s) in a bushland setting’ (p. 17). No comparable area is delineated for the early parts of the township.

The development pressure upon Huntly is evident in the new housing estates seen during the field survey carried out for this Gaps Analysis. As noted in section 2.7, there are only two places in Huntly currently included in the HO, and at least one potential heritage place previously identified has been demolished (former Belmont Park Stud Farm stables).

The preliminary investigation carried out for this Gaps Analysis has identified a total of 18 potential heritage places (see Appendix B), which should be given priority for assessment prior to, or as an early part of, the preparation of the Huntly Structure Plan.

Goornong

As noted in section 2.7, there is no evidence of large-scale new subdivisions in Goornong, indicating low development pressure at present. Currently, no places in Goornong are included within the HO, and the preliminary investigation carried out for this Gaps Analysis has identified a total of 20 potential heritage places (see Appendix B), which should be given priority for assessment prior to, or as an early part of, the preparation of the Goornong Structure Plan.

4.6 Summary of findings

The importance of heritage places to Greater Bendigo is clearly identified and conservation of heritage is strongly encouraged. Nonetheless, the potential impact of heritage controls upon the achievement of increased housing densities and future growth activities within the UGB must be considered when deciding whether or not to apply the HO, particularly to a large area. If a HO is to be applied, the conservation of heritage places should demonstrate a ‘net community benefit’. However, if the HO is applied to a single place or a small precinct the impact upon future development potential may not be as significant.

In addition, continued and growing demand for infill development within the UGB is going to place pressure on established heritage places and precincts already within the HO. It is important that the heritage citations clearly set out what, how and why places and precincts are significant in order to ensure that an appropriate balance can be struck between new development and conserving heritage significance into the future. As noted in the previous chapter, updating the citations from the EBHS that apply to the heritage places and precincts within the central Bendigo area is a priority task.

The second priority is undertaking heritage reviews of Golden Square, Huntly and Goornong in order to inform the structure plans that are either underway or planned in the near future. The purpose of these reviews would be to review and update existing heritage citations (Golden Square only), and identify and assess new places and precincts of local significance.

As noted above, it is suggested that the best approach for Golden Square given the limited timeframe is a targeted 'desk top' assessment of places already identified through previous studies as set out above, and review of documentation of existing HO places and precincts.

5. Approach to future heritage studies

5.1 Introduction

This section discusses an approach to future heritage studies to ensure that process is both efficient and economical, but is also robust and will ensure:

- ▶ The process leading to the identification of the place clearly justifies the significance of the place as a basis for its inclusion in the HO.
- ▶ The documentation includes a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria, and provides a sound basis for future management of the place.

Specifically this section discusses the approach to preparing and managing heritage studies, as well as approaches to community consultation.

5.2 Preparing and managing heritage studies

Since the 1990s heritage studies in Victoria have followed a two-stage process, usually in accordance with the 'Model' brief prepared by Heritage Victoria, or as adapted by the Council. Broadly speaking the two-stage process involves:

- ▶ A Stage 1 that includes preparation of a thematic environmental history (as a basis for the identification and comparative assessment of potential heritage places), and compilation of a list of places of potential heritage significance. Community consultation forms part of this process.
- ▶ A Stage 2 that undertakes detailed assessment of a shortlist of the places identified in Stage 1 to determine whether they meet the threshold of local (and perhaps State) significance and justify inclusion in the HO or VHR (or VHI). Stage 2 may also result in reviews and updates to the TEH, and will also make recommendations to protect and manage places. Further community consultation will usually be undertaken.

Usually, the two stages were undertaken separately, occasionally some years apart, and sometimes by different consultants. This two-stage process remains valid today and can also be used for smaller studies or for "Gaps" studies in areas that may have already had a two-stage study or studies in the past.

"Gaps" studies, however, depending on their scale, are usually undertaken as a single project with two stages: Stage 1 involve the identification of places and precincts of potential significance only, with Stage 2 involving the assessment of places identified by Stage 1. Depending on the scope of the project, other tasks undertaken in Stage 2 could include updates to the TEH or local policies.

While the studies prepared for the City of Greater Bendigo since 2010 have followed the two stage process, there have still been issues, and the study brief cites the *White Hills and East Bendigo Heritage Study* that 'took three different consultant companies and six years to complete, and the Planning Panel for the Amendment to implement the study still identified gaps'. While in actuality the panel identified only one small gap, the involvement of three different consultancies in three separate studies inevitably led to tasks being duplicated and extra costs.

In terms of ensuring efficiencies, it is best for Stage 2 to follow on as quickly after Stage 1 as possible to avoid the need to review the findings of Stage 1 to ensure they are still valid. For

example, over time the condition of buildings may change or they may be altered. Also, it is preferred that the consultant engaged to do stage 1 also does stage 2, as they will inevitably gather information and knowledge from their investigations. While some of this could be passed on to a new consultant, they will also have to spend time “getting up to speed”.

The process can also be improved by Council undertaking some of the critical tasks themselves and ensuring that information about existing potential heritage places is readily available. See ‘Preparing for heritage studies’, below.

In terms of the assessment of places, the unit cost of assessing an individual place remains relatively high and has only increased in recent years as the ‘bar’ for the level of proof required to satisfy the threshold of local significance has seemingly increased. While there have been several suggestions as to ways this cost could be reduced – for example, the Advisory Committee appointed to Review Heritage provisions (2007) discussed the concept of ‘prima facie’ heritage places, which could include, for example, any place dating from the 1850s or earlier – only one has gained currency and is now formalised in PPN1. This is the concept of ‘group, thematic or serial listings’ and it is discussed further below.

Community consultation is discussed in section 5.3.

Preparing for heritage studies

A clear and concise brief is essential to ensuring the success of a good heritage study. As noted above, most heritage briefs are based upon the original ‘Model’ brief developed by Heritage Victoria and this brief still provides a good basis for undertaking a typical two-stage heritage study.

That said, the brief should be adapted to meet the specific requirements and tasks for the types of heritage studies that will be required in Greater Bendigo to ensure consistency and also potentially reduce costs. Two key issues that must be addressed first (ideally prior to any future assessments or reviewing proceeding) are:

- ▶ Adopt standard definitions of Significant, Contributory, and Non-contributory. As discussed below (see ‘Defining levels of significance within precincts’) these definitions should be concise and focus on significance and avoid discussion of matters that may affect a consideration of significance. On this basis, suggested definitions could be:
 - 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; and
 - Non-contributory: a place within a precinct that does not contribute to the significance of the precinct.
- ▶ Following on from the above, develop a methodology for converting the old ‘letter’ gradings used in the EBHS into Significant, Contributory and Non-contributory. For a similar exercise undertaken by Lovell Chen for the City of Melbourne (proposed to be implemented by Amendment C258) the approach was to assign all buildings graded A or B a Significant grading, and those graded D or E a Contributory grading, while Ungraded places became ‘Non-contributory’ – this was done automatically without further review (except for those places known to have been demolished). Those graded C were reviewed to determine whether they would justify Significant or Contributory grading and, if the former, statements of significance were prepared. David Helms was asked to carry out a

peer review of this approach and although it was found to be generally sound, two key issues emerged: Some D grade places had potential to be Significant rather than Contributory, and some Ungraded places had potential to be Contributory within precinct or even Significant. Any proposed methodology therefore needs to address these issues, which are likely to increase the older the original study is (due to changing definition of heritage and evolution in the appreciation of different periods of architecture over time).

- ▶ Identifying the criteria to be used when determining whether or not a place is Contributory to a precinct, noting that these will not form part of the definition, as discussed below. Contributory places are generally those that are associated with the key period of development or historic themes, or demonstrate the style of building predominantly found in the precinct, and have good integrity. The issue is at what point does the degree of alterations reduce integrity to the extent that a building no longer contributes to the values of the precinct? Having a generally agreed list of changes that are/are not acceptable with photographs of yes/no examples would ensure better consistency – that is, ensuring that Contributory places in different precincts have the same or similar levels of integrity. This is something that could be developed in-house, based on a review of selected precincts, or it could be built into one of the first heritage studies as a specific task.
- ▶ Prepare standard locality histories (e.g. for each suburb), contextual/thematic histories, and comparative analyses for place types (e.g. Victorian houses) that can be used in all relevant studies. This avoids this task being repeated each time a new study is prepared. The existing heritage studies provide a wealth of information to prepare these and so they could be prepared in-house or commissioned directly from a historian or heritage consultant.
- ▶ Adopt an agreed methodology for undertaking 'Group, thematic and serial' listings (see below).

In order to encourage the best outcome, it is suggested that the methodologies and historical/typological/comparative reports discussed above are 'tested' for at least one precinct or group listing, and then refined by the consultant in conjunction with Council before applying it to others. Similarly, the methodology for reviewing potential individual places should be tested on a sample of places before applying it to all places.

Other tasks for Council to improve the consistency and efficiency of studies include:

- ▶ Ensure that the information for all existing heritage places and precincts is up to date and easily accessible, preferably within the Hermes database, as required by PPN¹, and that all have at least one current photo.
- ▶ Ensure that copies of all past heritage studies are readily available in electronic form, as they form a valuable resource.
- ▶ If places of potential significance have already been identified, ensure that all the readily available information about them is gathered and entered into the Hermes database with at least one photo if possible. Consider undertaking preliminary research for places in-house or engage an historian to undertake this research.
- ▶ Review all Council records and clearly identify what is available to the consultant. For example, the 1934 aerials found on Council's Exponaire mapping program could be a very useful resource to assist heritage consultants identify early rural buildings that have since been surrounded by suburban development. In addition, the Bendigo Regional Archives Centre of the Public Record Office are working towards digitising major sets of records

documenting the City's history. An up-to-date list of potentially pertinent digitised records could also be provided as part of project briefs.

- ▶ If a significant number of heritage studies are anticipated, consider whether it is worth investing money to make key research documents more readily available, e.g., by digitising rate books or newspapers, as this will reduce the time that a consultant will need to spend on research. A historian (either in-house or a consultant) can advise on which resources are the most crucial and currently most time consuming to use.

Group, thematic or serial listing

PPN1 advises that:

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.

Several recent Panel reports have also discussed the concept of 'group' or 'serial' listings, and a summary is provided in the 2015 Planning Panels Victoria 'Heritage Issues' report. The Campaspe Amendment C50 Panel (pp. 49-50) made the following comments:

If the buildings and other associated heritage items are reasonably proximate, then the delineation of a heritage precinct is perhaps the preferable approach. ...

If instead the significant buildings are very dispersed and well in a minority in the totality of buildings in the area in question, it may be better to give them a serial or group listing in order to avoid the inclusion in a precinct of an excessive number of intervening non-contributory properties. Too many non-contributory buildings can lead to a dilution of the sense of precinct and cause an unnecessary administrative requirement for permit processing.

Serial listing is especially appropriate if the places have a recognisably common building form such as the East Echuca miners' cottages. While the term 'group listing' is sometimes used in relation to this type of listing, the Panel suggests that it is better applied to small proximate collections of properties which do not necessarily have the same built form and are too few to create a sense of precinct, but which share a common history.

The view that places proposed for inclusion in a 'group' or 'serial' listing should have 'very well defined characteristics' that define them as a group is also shared by the Moreland C149 Amendment Panel (pp. 38-38), as follows:

Group or serial listing can be a useful educative or informative management tool revealing associations between places which are not proximate, and which have a common basis of heritage significance. In the Panel's view there is no reason to view inclusion in a serial listing as a 'third rate' option – a building included in such a grouping should be seen as contributing to the grouping in a similar way that a building in a precinct makes a contribution to it. However given the buildings in a serial listing are not proximate and do not create a recognisable place in the same way as occurs with a precinct, they must have very well defined characteristics to be able to be recognised as a group.

Having regard to this finding, the Moreland Amendment C149 Panel supported a group listing of interwar apartments, which they considered to have clearly defined characteristics and consistent styling, but did not support a listing of interwar factories as they were stylistically quite diverse despite all have strong historic associations with the important theme of manufacturing within Brunswick.

The advantage of a 'Group, thematic or serial' listing is that a single citation can be prepared for a number of places, rather than having to prepare multiple individual citations, in the same way that a precinct citation applies to many places (although each place can still have its own record within the Hermes database, which is linked to the 'Parent' or main record).

In Greater Bendigo this approach has been used successfully in the *Ironbark Heritage Study* (2010) in relation to miner's cottages (and this could be supplemented or extended by the houses identified in the *Miners Cottages Stage 1 Gap Study* 2017). Other types of places that could be suitable for a 'Group, thematic or serial' listing include:

- ▶ Grain silos, as they were built to a standard design and have a shared history (several examples have been identified in the former Huntly Shire);
- ▶ Community buildings in rural areas such as schools, churches and halls as they are often built to identical (schools) or similar (halls, churches) designs and have strong thematic associations and shared social values;
- ▶ Houses, provided they have 'well defined' characteristics. Simply being of the same design may not be enough. There should be some other defining characteristic – mention has been made of a 'Vahland' type or 'Bendigo' style. This would need to be clearly defined and substantiated with evidence and analysis. A successful example of this approach is found in the Ballarat HO: HO221 Late Victorian Timber Residence Series, Sebastopol, which was considered by the Amendment C200 Planning Panel.

Places that are *not* suitable for 'Group, thematic or serial listings' can include those that are from the same typological or thematic group, but are different in terms of design, scale, era or other reasons. One indicator of when a selection of places does not form a 'Group, thematic or serial listing' is when the statement of significance has to include too many qualifiers to justify inclusion of different types of places. For example 'the houses are representative examples of single-storey double-fronted Victorian era timber cottages, except for no.4 which is double storey and brick and no.11 which dates from the interwar period.' On the other hand, as in a precinct, some places within the listing may rise above the others and deserve specific mention as a particularly good example.

Defining levels of significance within precincts

There is no single, formally adopted set of definitions for 'Significant', 'Contributory' or 'Non-contributory', including within PPN1. Several other councils have created their own definitions. Many of these are similar to those in the *Heritage Overlay Guidelines* prepared by Heritage Victoria and the Heritage Council, which describes a place subject to an 'Individual HO' as:

*... a single place that has Cultural Heritage Significance **independent of its context**. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. (emphasis added)*

In the same guidelines, 'Contributory Elements' are described simply as 'those that contribute to the significance of the Heritage Place', and similarly 'Non-contributory Elements' as those 'elements that do not contribute to the significance of the Heritage Place'.

However, an issue with some definitions used by other councils is that they include information that moves beyond what is necessary to explain the definition of each term and into how the level of significance has been assessed and applied. For example, the recently

exhibited Amendment C258 to the Melbourne Planning Scheme proposes to introduce new definitions for Significant and Contributory places. The 'Contributory' definition is:

A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'Contributory' places are typically externally intact, but may have visible changes which do not detract from the contribution to the precinct. (emphasis added)

This issue was discussed by the Panel appointed to consider submissions to Amendments C117 & C118 to the Stonnington Planning Scheme (Stonnington being one other Council that still uses an alphabetical grading system, albeit a hybrid system – see below). Referring to previous panel recommendations for Stonnington Council to revise its grading system, the C117 & C118 Panel made the following comments (pp. 31-32):

Again, the Panel proposes that Policy should relate to a system of grading significance; guidelines should elaborate the way the policy is understood and applied. In this model the levels of grading would simply refer to one issue – significance (scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value) of a place. Other issues (which may indeed increase or decrease significance):

- *Reduction of integrity due to alterations or additions;*
- *Inclusion in a precinct;*
- *Proximity to significant buildings;*
- *Inclusion in a streetscape;*

These are matters, which may best be dealt with through guidelines.

*Confusion of significance **and those matters which may affect a consideration of significance** creates uncertainty for respondents and difficulties for Panels.* (emphasis added)

Stonnington has recently updated their local policy (Clause 22.04-2 – see extract in Appendix C) generally in accordance with the Panel recommendations to include new simple definitions of 'Significant', 'Contributory' and 'Ungraded' – this is a hybrid approach that still refers to the historic letter gradings.

Multi-era precincts

Many existing precincts in the HO in Greater Bendigo contain Contributory buildings from more than one era, generally ranging from Victorian to early interwar (the 1920s). Early precinct citations from the EBHS are generally brief, and often do not expressly acknowledge the contribution of later buildings (particularly interwar), though such buildings were given a grading (generally C-E) to implicitly indicate that they contribute to the precincts in some way.

The review and updating of the EBHS precinct citations should include consideration of this issue. The project brief could include the task of documenting (in the History and Description) all groups of contributory properties, as well as clearly articulating the manner in which they contribute (in the Statement of Significance).

With current, more rigorous scrutiny by planning panels, when carrying out precinct assessments there must be clearly articulated basis for the contributory value of each

building era and typology in the statement of significance. This approach was used in the *White Hills and East Bendigo Heritage Study 2016* for precincts such as HO893 Bridge Street North and HO897 White Hills Precinct, which both span from the Victorian to early post-war period. The planning panel report for the associated Amendment C223 contains some discussion of the appropriateness of such broad date ranges for contributory houses in the Bridge Street North Precinct. This approach was labelled non-standard and inappropriate by an objecting submitter's expert witness, but the panel still upheld the overall significance of the precinct (though did not make any conclusive pronouncements on the issue).

If future precincts are identified with a wide range of contributory building dates, more rigorous and weighty comparative analysis can be carried out against recent precinct citations and the revised EBHS citations. As comparative analysis is considered by PPN¹ to be such a crucial step in determining and demonstrating that a place/precinct is of local significance, this will aid in the implementation of such precinct recommendations, particularly if the amendment goes to a panel hearing.

Significant trees

There is a range of tools available to protect trees of heritage significance, with varying strength of protection and levels of documentation and implementation required.

The HO can protect individual trees or trees that form part of a place or precinct. The level of required documentation ranges from very high to very low. The highest requirement is for an individual tree to be protected by a site-specific HO, which would require a full heritage citation. Trees that form part of a place or precinct require far less documentation. Mention in the Description and Statement of Significance is desirable, but at minimum the location and species of the tree(s) should be listed in the Tree Controls column of the HO Schedule. Tree Controls can be introduced retrospectively to places already in the HO as part of a planning scheme amendment, and would be the preferred method of protecting trees of heritage value within existing and future HO places and precincts.

While requiring a planning scheme amendment and associated schedule, the Environmental Significance Overlay (ESO) and Vegetation Protection Overlay (VPO) require a lower level of documentation than the HO for site-specific protection of trees (i.e. trees not associated with a larger heritage place such as a park or residential property). The Statements of Tree Significance used to implement ESO and VPO controls have a similar level of documentation to the current Bendigo Register of Significant Trees Statements of Significance.

By definition, the VPO is to protect significant native and exotic vegetation in urban or rural areas. It is a permit trigger for the removal, destruction or lopping of scheduled trees. The City of Whitehorse use the VPO for their Significant Tree Register.

The ESO does not seem as logical a tool for protecting trees of heritage significance, as its stated goal is the protection of wider environmental values as well as vegetation. Despite this, it is becoming the preferred tool to implement municipal Significant Tree Registers (Casey, Moonee Valley, Melbourne). This is because permit triggers are both direct works to the tree (removal, destruction, lopping) but also buildings and works in the trees' Tree Protection Zone. This means that works that would undermine a tree's long-term survival can be controlled. Panels appear to support the use of the ESO for individual exotic trees (for example, Moonee Valley C179, 2018). Note that all three of these councils also use the HO to protect some trees, such as Avenues of Honour or those located on a property of heritage significance.

Some municipal councils primarily use local laws to protect significant trees (Frankston, Boroondara – which also has Tree Controls on a limited number of HO places). This tool is the easiest to implement, as the control generally applies automatically to all trees whose trunk measures above a set size. This means that there is no need to either identify significant trees or prepare datasheets/citations. Boroondara have a two-tier system, with a higher level of protection for “outstanding trees” specifically listed in the Significant Tree Register. The significant trees “must be retained” while those that only contribute to the tree canopy character “should be retained where practicable” (City of Boroondara Tree Protection Local Law 2016). This local law also requires a permit to carry out works within the tree protection zone of significant trees or the structural root zone of canopy trees. In some cases, local laws have been found to be less effective in protecting trees than planning controls. The City of Melbourne, for example, moved from a local law to the use of the ESO to protect trees in its Exceptional Tree Register in 2012 (C212). In Boroondara, there are sometimes conflicts in which a planning permit has been granted for an addition or medium-density development which will require the removal of a previously unidentified significant tree, but the permit cannot be acted upon as Local Laws will not consent to its removal.

The City of Maribyrnong and the Shire of Cardinia are currently preparing Significant Tree Registers. It is not known what planning tool(s) they will employ.

5.3 Community consultation

Effective community consultation is an essential aspect of preparing heritage studies. Heritage Victoria identifies the following reasons why consultation is important:

- ▶ To involve the community in the process to give them a sense of ownership, avoid misunderstandings, improve support and generate goodwill, and avoid the perception of a “top down approach” where the consultants are the sole “experts” on heritage.
- ▶ To pass on information about the study so that people have the ability to ask questions and potential issues can be canvassed and explained.
- ▶ To gather information that may otherwise not be known or available (e.g. photographs or other documentation, and local knowledge and stories).
- ▶ To help identify places, particularly those that are important to the community such as places of social value, which are very difficult to identify and assess without community input.

At a more strategic level, community consultation can be an effective means of broadly identifying what the community values in relation to heritage and in identifying priorities for future work. This is discussed further, below, in section about the ‘Heritage - Here and Now’ program at the City of Port Phillip.

Approaches used by the City of Greater Bendigo

The City of Greater Bendigo in the preparation of heritage studies has used a variety of consultation approaches. Most of the ‘Stage 1’ studies prepared since 2010 have included community workshops or some form of consultation to help identify and gather information about heritage places.

For example, for the 2010 *Ironbark Heritage Study* community members were invited to information sessions. They brought nominations and information about potential heritage places. This led to a sense of community “ownership” of the study, and a lower than usual number of objections to its implementation.

For the *White Hills & East Bendigo Study* two community information sessions were held at the beginning of the 2014 study prepared by Lovell Chen. The purpose was to identify places and gather information from the community. However, the subsequent 2015 study prepared by Context did not include further consultation. Consequently, the first community interaction with the 2015 study came when it was placed on exhibition for public comment during the planning scheme amendment process. The reason for this was, at the time, the Minister for Planning would not grant interim HO protection unless an amendment to introduce an HO was already on exhibition, and a number of buildings assessed in the 2014 study had been demolished. Council wished to avoid additional demolitions prior to the introduction of HO controls. As the current Minister of Planning has been granting interim HO requests, Council may be able to introduce more consultation in upcoming heritage studies. Overall, this highlights the need for a carefully considered consultation strategy as part of any heritage assessment process.

A more successful community engagement strategy was undertaken for the project to restore and reinstate the Vahland Fountain. Commencing in 2013 the project culminated in the unveiling of the reconstructed Vahland Fountain on 2 October 2016. A campaign, 'Celebrate Vahland' raised community awareness about Vahland and the project through events, apps, brochures and maps, media releases and a dedicated website. The funds needed to undertake the project were then raised through a number of scheduled events held from 2015 to 2016. The purpose of the project was 'to get the community on-board to learn about it, value the project and commit to funding it', but it also served a broader purpose to enable the community to better understand and celebrate the City's heritage and its future.

Although the Vahland project consultation was different in that it was undertaken in relation to a specific site, the broader outcome of improving understanding of what the community values and why in relation to heritage is something that could be explored further as a means of informing the consultation that will occur as part of future heritage studies as well as helping to set priorities for future work.

Council advises that the next opportunity for community-wide consultation in relation to heritage will be when the draft Heritage Strategy is released for public comment. We believe, however, that such consultation should be carried out at the beginning of the Heritage Strategy, not the end, and could follow the model recently used by the City of Port Phillip as part of its current heritage review program (see below).

This consultation should explore the concept of heritage and what it means to the Greater Bendigo community. It could identify the places that are valued, and whether there are types of places that the community perceives as vulnerable or under threat. It could also begin to tease out community attitudes in relation to places that are not always considered to be "typical" heritage such as post-war or industrial places, or places with social values.

This broader consultation would then inform more specific and targeted consultation that would occur as part of future heritage studies and assessments.

City of Port Phillip: Heritage - Here and Now

In 2018, following the demolition of two much-loved hotels within the municipality, the City of Port Phillip commenced a major heritage review program. The loss of the hotels demonstrated that some potential heritage places remain unprotected, and also highlighted that the social significance of places such as hotels may not have been considered by

previous studies, leaving those places vulnerable to demolition or inappropriate development.

As an important first step in the process, Council engaged Lovell Chen to develop and implement a community consultation strategy that will ensure the program aligns with current community values and expectations in relation to the protection and conservation of cultural heritage throughout Port Phillip. Specifically, the consultation aimed to identify:

- ▶ What does the concept of heritage mean to the community? Buildings, places, gardens, people, objects? Are the values tangible, intangible, or both? And, is this different from Council's current understanding of community heritage values?
- ▶ What types of heritage places, including places of potential social heritage significance, does the community value, and why?
- ▶ What types of heritage places are perceived by the community to be under threat, or under-represented in the HO? For example, hotels, post-war buildings, or places with social values.
- ▶ What is the level of community awareness of existing controls, policies and programs enacted by Council to identify, protect, celebrate and recognise heritage?
- ▶ What else can Council do to identify, protect, celebrate or recognise heritage?

The consultation was completed by mid-2018 and the full consultation report and recommendations can be viewed at the Council website⁶. The findings of the consultation were extremely helpful in understanding what the community values and also how it would like to be involved in the process of identifying and assessing heritage places.

In relation to the issue of consultation specifically, a consistent theme that emerged was the importance of finding new ways to engage with the community. The report (p.v) concludes:

In this regard, it was suggested that Council might explore models of engagement that go further than current consultation models. In this regard, harnessing the potential of technology has been suggested as a means of improving the effectiveness of engagement and aligning with the dynamic nature social value and community sentiment.

Engagement should also be on-going, not just at a time of crisis. Experience indicates that social value that exists independent of 'threat' is quite different to the emotionally-charged sentiment, and heightened sense of community, that is generated when a place valued by a community is proposed for change. ...

In an evolving environment where community groups want a voice and expect to be heard, there will be a requirement for capacity building and an openness to working collaboratively. (emphasis added)

While there is no guarantee that consultation with Bendigo communities will deliver similar findings, the concept of community engagement as being an on-going process, rather than something that happens sporadically when required for specific projects is, we believe, a good principle that should be explored further.

Given the scope of work to be undertaken over the next few years, as part of this community engagement Council may consider establishing a formal community reference group for heritage to provide input at key stages. Council's current Heritage Advisory Committee, or

⁶ <https://haveyoursay.portphillip.vic.gov.au/heritage-here-and-now>

sub-committees of it, may be able to play this role. The skills that would ideally be found in such a group are a good local knowledge of heritage places and historical resources for the area/typology under investigation; good local networks and understanding of their community's values and priorities; and an understanding of the available tools and limits of the planning scheme is also useful (but this can be conveyed to the group at the outset of their work).

5.4 Summary of findings

The summary of findings in relation to the approach to future heritage studies are:

- ▶ To improve the management of heritage studies, ensure greater consistency and reduce costs Council should undertake the tasks set out in section 5.2. Key tasks to be undertaken as a priority include:
 - Adopt standard definitions of Significant, Contributory, and Non-contributory.
 - Develop a methodology for converting the old 'letter' gradings used in the EBHS into the new Significant, Contributory and Non-contributory grades.
 - Develop a consistent approach for determining whether or not a place is Contributory to a precinct having regard to its integrity and intactness.
 - Prepare standard locality histories (e.g. for each suburb), contextual/thematic histories, and comparative analyses for place types (e.g. Victorian houses) that can be used in all relevant studies.
- ▶ Use the 'Group, thematic or serial' listing approach, where appropriate, as discussed above.
- ▶ Strengthen citation documentation and clarify the contribution to significance of all eras and types of buildings graded contributory to EBHS precincts.
- ▶ Review the Register of Significant Trees to ensure its accuracy and currency, and identify additional trees of heritage significance outside the EBHS study area. Trigger Tree Controls for those trees already located in HO places and precincts. Include most of the remaining trees in the ESO, or alternatively protect them with a local law. In some cases, such as Avenues of Honour, the HO may still be the most appropriate tool to allow the very high social significance of such places to be managed with strategies such as succession planning.
- ▶ Engage a consultant to prepare an on-going consultation strategy, which will carry through the heritage program. This should begin with broader consultation as part of the Heritage Strategy, and identify the specific consultation that may be required in future stages as specific projects are rolled out. As part of this, consider whether a formal community reference group for heritage may be helpful. This role may suit the existing Heritage Advisory Committee.

6. Prioritisation of future work

This section sets out the rationale for prioritising heritage studies, reviews, and associated tasks over near and medium-term. This is a high-level overview that does not look at the particular order in which this work should logically be carried out (e.g. Stage 1 study of an area/typology before Stage 2; tidying up of current documentation and grading definitions prior to full review of existing HO places and precincts). This more fine-grained approach to timing will be addressed in Chapter 7.

6.1 High-priority work

High-priority tasks and studies have been identified on the basis of one or more of the following criteria:

- ▶ Tasks that must be completed before other high-priority and medium-priority work can be carried out;
- ▶ Places that are experiencing development pressure now or are expected to in the near future;
- ▶ High number of potentially significant places and precincts requiring assessment;
- ▶ Successive stages of a recent project (e.g. Stage 1 heritage study) that should be carried out while the information is still current.

The following tasks, studies and reviews are considered high-priority based on the above criteria:

Consultation strategy

- ▶ Develop an on-going consultation strategy, which will carry through the heritage program. This should begin with broader consultation as part of the Heritage Strategy, and identify the specific consultation that may be required in future stages as specific projects are rolled out. As part of this, consider whether a formal community reference group for heritage may be helpful, possibly as part of the Heritage Advisory Committee's tasks. The consultation should take into account all studies and reviews foreseen as part of the work program to ensure its usefulness. This will be one of the best ways to identify places associated with migrant communities. In addition, it would be very valuable to understand the community's appreciation of places such as post-war places and streetscapes, as well as "typical" Victorian houses that could be protected by a serial listing.

The outcomes of this consultation will help to finalise work priorities.

Create a heritage database

- ▶ Prepare a consolidated list of potential heritage places to provide a clear understanding of how much work is outstanding. This list should include:
 - Places listed in the EBHS 'Not in HO/Geo-site' list, which are still extant and have not been included on the HO.
 - Places listed in Appendix B to this report (except where on the 1993 list)
 - Trees that are in the Significant Tree Register, except where already included on the above lists.
 - Places listed in the *Miners Cottages Stage 1 Gap Study* 2017, except where already included on the above lists.

- Any additional places identified in Comet Hill, which is a geographical gap between the *White Hills and East Bendigo* and *Miners Cottages Stage 1 Gap* studies.
- ▶ Consider creating a basic Hermes record for all places and precincts of potential heritage significance so they can be searched easily (see Hermes tasks below).
- ▶ Update the Hermes database to ensure all individually significant places and precincts currently included in the HO have a complete record. This should include:
 - Uploading a current photo of each individually significant place (in or out of a precinct) and one or more typical shots of each heritage precinct showing typical built form.
 - Adding the built-era (Victorian, Federation/Edwardian, Interwar, Postwar, Mid and Late Twentieth Century) in the 'Construction' tab of each record.
 - Updating Golden Square places as a priority.

This will assist heritage consultants carrying out future studies to find information and comparative examples more efficiently and assist in making the comparative analyses more robust. The existence of this information should be indicated in all study briefs.

Develop a standard approach to heritage studies

- ▶ Develop a standard approach to grading to apply to places and precincts assessed by previous studies and for future studies. This includes: standard definitions of Significant, Contributory, and Non-contributory; methodology to convert letter grades to the new grades; and a standard approach to determine benchmarks for (minimum) intactness and integrity of Contributory places.
- ▶ Prepare standard locality histories (e.g. for each suburb or town), contextual/thematic histories, and comparative analyses for place types (e.g. Victorian houses) that can be used in all relevant studies. Council may also wish to prepare a model citation format to be provided to consultants, setting out the key information to be included.
The existence of these shared resources will help ensure the consistency of future assessments, and reduce the time needed to prepare them for future heritage studies.
- ▶ Prepare a comprehensive list of historical sources that Council can provide to heritage consultants undertaking heritage studies and reviews. This could range from building permit records (extending as far back as possible) to the 1934 aerial photos held in Exponaire. Council staff who regularly research places in the HO will already be aware of many of these resources, and the bibliographies of previous heritage studies can also be checked to identify any more. Staff at Council's archives may also be an invaluable resource both to identify useful records and also to guide future research. The less hunting for documentation in preparing histories required, the tighter future heritage study budgets can be. Particularly useful digitised holdings at the Bendigo Regional Archives Centre of the Public Record Office could also be listed.

Heritage studies and reviews

- ▶ Undertake a heritage review of Golden Square to both review existing HO places and precincts and identify new places and precincts, prior to the preparation of a structure plan. Stage 1 should identify issues with existing HO places and precincts and identify a shortlist of potential places and precincts that require detailed assessment. Note that this entire area was surveyed as part of the *Miners Cottages Stage 1 Gap Study 2017*, though the focus was on nineteenth-century places. Stage 2 should update the existing HO place

and precinct citations, prepare the new citations for places and precincts of local significance and make the necessary statutory recommendations. This will ensure that heritage significance can be balanced with development objectives. Use this as a pilot study to test the 'standard approach' techniques described above.

- ▶ Undertake a heritage study of Huntly township (as well as the land adjoining the Midland Highway between Howard Street, Epsom, and Leans Road/Pitt Street, Huntly), comprising the identification and assessment of new places and precincts of local heritage significance starting with those included on the consolidated list (see Appendix B) as well as any others identified by research, consultation or field survey, prior to the preparation of a structure plan. Use the approach adopted for Golden Square. This will ensure that heritage significance, in an area that is under-represented in the HO, can be balanced with development objectives.
- ▶ Review and update citations for the HO places and precincts within the central Bendigo area, particularly those from the EBHS and any other pre-2010 citations, so that they clearly set out what, how and why they are significant. Begin with HO precincts and the Significant places within them, then review individual places in typological groups (e.g. Victorian houses, Victorian commercial buildings, etc.). The typological approach will make this task far more efficient. The review of precinct citations should include documentation of all eras and types of places graded contributory, including how they contribute to the significance of the precinct.
Overall, this will greatly assist the Heritage Advisor and statutory planners in decision-making and defending these decisions at VCAT, as well as providing a stronger basis for the protection of future "mixed" precincts.
- ▶ Review all outstanding potential heritage places and precincts in the former City of Bendigo and Borough of Eaglehawk including places on the 'consolidated list', and any places identified by surveying Comet Hill. Effort should be made to identify place-type gaps including interwar dwellings and places associated with manufacturing and immigrant groups. Identify and create a shortlist of typological or thematic groups (e.g. miner's cottages, mud-brick houses, other Victorian houses, interwar houses, public-use buildings, etc.) that should be given priority for detailed assessment. This urban area is the one most subject to ongoing development pressure.

This assessment will include the places identified in the *Miners Cottages Stage 1 Gap Study* 2017. As this is a recent Stage 1 survey, it is a priority to proceed to Stage 2 while Stage 1 is still current and does not require review.

The miner's cottages could be added to the existing serial listing (HO999). The completeness of this serial listing, and thus its strategic justification, would be strengthened if the first step of this work was a review of the historical location of these cottages along mining leads to determine if there are any more likely locations that have not been surveyed either in this study or the *Ironbark Heritage Study*. Any additionally identified miner's cottages can be added to the assessment.

Mud-brick houses should also be approached in a similar fashion: Are there any areas, beyond the scope of the *Miners Cottages Stage 1 Gap Study* 2017, that are likely to contain such houses? Or are there historical records, such as maps, that can be used to identify as many surviving examples as possible? Again, this will add credence to a potential serial listing.

- ▶ Review of *Heathcote-Strathfieldsaye Heritage Study Stage 1* 2002 as it pertains to the urban areas on the eastern edge of Bendigo, which were excluded from the 2010 Stage 2 study. This includes a review of places and precincts on the 'consolidated list' in addition

to any others identified by research, consultation, or field survey. Effort should be made to identify place-type gaps including interwar dwellings and places associated with manufacturing and immigrant groups. This urban edge is subjected to development pressures, which are likely to increase with urban/suburban densification. This task could be undertaken as part of, or concurrently with, the review of potential places/precincts within the former Bendigo/Eaglehawk area. Post-war places and precincts identified as part of this review can then be assessed together with post-war places from across the City as part of a separate Stage 2 study (discussed in section 6.2, below).

6.2 Medium-priority work

Medium-priority tasks and studies have been identified on the basis of one or more of the following criteria:

- ▶ Geographical areas and place-types that have poor coverage in the HO;
- ▶ Known places of relatively high potential heritage significance;
- ▶ Rural and small-town areas subject to a low level of development pressure.

The following tasks, studies and reviews are considered medium-priority based on the above criteria:

- ▶ Undertake a heritage study of Goornong township, comprising the identification and assessment of new places and precincts of local heritage significance, prior to the preparation of a structure plan.
This will ensure that heritage significance, in an area that is under-represented in the HO, can be balanced with development objectives.
- ▶ Complete the Significant Tree Register and identify the trees that require protection by statutory (e.g. via the HO or ESO) or other means (e.g., Local Laws). For example, current HO places and precincts that contain trees of heritage significance should be checked to see if Tree Controls have been turned on. For other trees with high heritage values that require management, such as Avenues of Honour, the HO may be most appropriate as well. For most trees not associated with an HO precinct or heritage building the most common approach is the application of the ESO, with a schedule of all assessed trees from the Significant Tree Register. While a local laws are often a weaker form of protection, they provide blanket protection to trees above a certain size, so could be enacted as an interim measure prior to completion of identification and assessment of significant trees across the City. Tree identification can be an integral part of upcoming area heritage studies, but there will still need to be gaps surveys for the remaining parts of the City.
- ▶ Further investigate the history, location and significance of Aboriginal contact and post-contact places. Many are likely to be associated with early pastoral runs which may already be in the HO but without regard to (and thus protection of) Aboriginal values. This is a big task that needs to start from consultation with Traditional Owners. This could be as a subsection of the larger community consultation.
- ▶ Stage 1 and Stage 2 study(ies) of post-war heritage including:
 - Post-war residential precincts in the south and south-eastern suburbs. This includes the early post-war residential Character Precincts in Kangaroo Flat, early post-war development in Golden Square and White Hills NCO2 areas, as well as associated Neighbourhood Character Precincts in West Bendigo, Eaglehawk, Ironbark/Long Gully, and North Bendigo; and areas of early post-WWII residential development

indicated by NCO2 and corresponding Character Precincts in East Bendigo, Strathdale/Kennington, Flora Hill, and Spring Gully. The identification of such precincts can be included as a Stage 1 task for all new heritage studies and reviews commissioned, particularly for the western part of the former Strathfieldsaye Shire, maximising time/budget efficiencies during fieldwork. The remaining areas can be surveyed as part of Stage 1 of the post-war heritage study.

- Individually significant, including architect-designed, post-war houses. The identification of such places can be included as a Stage 1 task for all new heritage studies and reviews commissioned, with a longlist compiled for their later Stage 2 assessment as a group. This will provide an additional level of rigour in the comparative analysis and final recommendations.

The priority of these studies may change depending on the outcome of the community consultation. Is there a good appreciation for either or both of them? Are there place-types or neighbourhoods that are particularly valued? Note that is almost always easier to get protection for striking individual buildings, particularly where designed by an architect, than for streetscapes of “typical” post-war houses. And the most underappreciated are the austere houses built just after World War II and Housing Commission dwellings. There have been a number of heritage studies that were abandoned by Melbourne-area councils due to strong and sustained community opposition to the heritage protection of such places. Community appreciation for such places may be higher in Bendigo, as suggested by the lack of objections to the inclusion of post-war Housing Commission houses as contributory elements in the HO842 Carlisle United/Garden Gully Precinct assessed by the *Ironbark Heritage Study 2010*. This, however, is a very mixed precinct with houses dating from the 1870s onward, and there could be more resistance to a precinct comprised solely of post-war development.

- ▶ Archaeological review of mining heritage sites, possibly focussed on David Bannear’s *North Central Goldfields Project 1993-99*. First a check to ensure that the identification of places of local (and higher) significance is complete, or does it require further survey and assessment. Then a review of sites that are already in the HO and VHI to ensure that they have clear mapping and documentation (description, overall significance and that of constituent elements). Inclusion of the location of VHI sites in Council’s GIS system is desirable. Once the consultant archaeologist has a comprehensive and clear understanding of the mining remnants in Bendigo, a policy can be developed to guide their future management. For some, this may mean preservation and interpretation, for others investigation and documentation prior to redevelopment of the site, and a number will likely be found to have such low archaeological significance or potential that they should be delisted (that is, removed from the VHI and/or the HO).
- ▶ Review of the former Shire of Huntly Heritage Study Stage 1 in regard to Elmore and rural areas. Using the places and precincts in Appendix B as a starting point, this would involve community consultation and field survey to identify new places (and check the condition of previously identified places). Effort should be made to identify place-types with gaps such as pastoral sites; agricultural and horticultural places; early coach routes and roads such as stock routes; properties associated with Crown land selection and closer settlement. This would be followed by Stage 2; shortlisting and assessment of the highest priority places.

6.3 Longer-term work

Longer-term tasks and studies have been identified on the basis one or more of the following criteria:

- ▶ Low number of potentially significant places known;
- ▶ Potentially significant places are of average and not high comparative quality;
- ▶ Area has been the subject of a recent (post-2010) heritage study;
- ▶ Low level of community appreciation for a place-type so low support for its protection.

The following tasks, studies and reviews are considered longer-term based on the above criteria:

- ▶ Review the *Shire of Marong Heritage Study* in regard to rural areas, including investigation of known places of potential significance (including those in Appendix B of this report) and identification of any others. Effort should be made to identify place-types with gaps such as pastoral sites; agricultural and horticultural places; early coach routes and roads such as stock routes; properties associated with Crown land selection and closer settlement. This would be followed by shortlisting and assessment of the highest priority places.
- ▶ Identify place-types on public land with gaps associated with gold mining and forest and environment-based activities. There is a far lower level of development pressure on public land, and many sites are automatically protected under the *Heritage Act 2017* (e.g. archaeological sites of 75 years or older).
- ▶ Note that heritage assessment of the post-war places and/or precincts may become a longer-term priority if it becomes clear through the community consultation that there would be strong opposition to protection of these places at present. This is more likely to be the case for precincts of “typical” post-war houses. There is more likely to be support from the general community, as well as owners, for the protection of individually significant post-war buildings, particularly when architect designed.

6.4 On-going work

There are some tasks that it would be most efficient to carry out on an as-needs or ongoing basis as issues arise. In particular:

- ▶ Ongoing review of existing citations when they are used by Council staff. When errors or a need for updating is identified, this should be done on an as-needs basis and the revised version entered into the Hermes database.
This will ensure the ongoing currency of citations and their availability in a central repository.
- ▶ ‘Tidying up’ of the Hermes database to remove duplicate records, ensuring that places that have been considered and rejected by previous studies are clearly identified as such (e.g., by changing the status to ‘Researched, not recommended’).
- ▶ General update and maintenance of the Hermes database, particularly following planning scheme amendments to ensure heritage place and precinct records are updated in accordance with panel recommendations.

7. Work program options

7.1 Introduction

This section brings together the advice of this entire report to set out a systematic and efficient approach to all the recommended studies and tasks of high, medium and low priority. Some of the tasks recommended to be done first will then reduce the time (and budget) required to undertake subsequent tasks, as well as ensuring a consistent approach to heritage assessment and management in the City of Greater Bendigo.

In some cases, preparatory tasks can be included in the scope of the first heritage study/review. In many cases, the precise order that high-priority heritage studies and reviews can be treated more flexibly to respond to Council's capacity to commission and manage projects, and to respond to shifting levels of urgency. It is understood, of course, that although a number of tasks and studies could proceed simultaneously, they may be rolled out successively so that the capacity of Council staff to prepare briefs and project manage is not overstretched.

The section also identifies the tasks that could be undertaken first by the City of Bendigo to save money and ensure a solid foundation for ensuring that future heritage studies and reviews are undertaken in a consistent and efficient manner.

7.2 Utilising in-house capabilities

Staff members at the City of Greater Bendigo have a wide range of skills and expertise that can be employed to ensure the economic and high-quality completion of a number of tasks in the work program. In fact, in many cases the amount of prior knowledge of the places and task involved will make in-house work more efficient than engaging external consultants. This advantage must be balanced, of course, against staff capacity to take on new tasks in addition to their regular workload, particularly when timing is tight.

The tasks that could (or should) be carried out in-house by the City of Greater Bendigo are set out below:

1. Continue to correct errors in HO mapping and citations from existing heritage studies on an as-needs basis when they are identified (statutory planners, Heritage Advisor).
2. Enter into Hermes citations and data from new heritage studies and reviews as they are completed. (Note that this is a task that can also be include as part of the consultant's brief, but it would be less expensive to turn this task over to Council's administrative staff.)
3. Add the geographic extent of the *Miners Cottages Stage 1 Gap Study* 2017 to Council's GIS system.
4. Add the location of VHI-only sites to Council's GIS system.
5. Prepare the single, consolidated list of identified places of potential heritage significance, which includes undertaking a preliminary survey of Comet Hill. This unsurveyed area can be described as a square bounded by Havilah Road, Moran Street, Fenton Street and Holmes Road. In addition the irregular area to the east, south of California Gully Creek, between Homes Road, Prouses Road/Holdsworth Road/Jacob Street, and Crane Street.
6. Update the Hermes database to ensure all places and precincts currently included in the HO have a complete record, and have at least one image.

7. Prepare a new standard brief or briefs for future heritage studies and reviews, which incorporates the information set out in 'Develop a standard approach for heritage studies' in Section 6.1, as follows:
 - a. A standard approach to grading including benchmarks for (minimum) intactness and integrity of Contributory places.
 - b. Standard locality histories that can be used in all relevant studies.
 - c. Standard contextual/thematic histories, and comparative analyses for place types (e.g. Victorian houses) that can be used in all relevant studies.
 - d. A comprehensive list of historical sources that Council can provide to heritage consultants undertaking heritage studies and reviews including potential digitisation.
8. Review the Significant Tree Register to confirm that listed trees still exist, and to see which ones are already protected or located within the HO. Determine the best approach for the protection of the remaining trees with heritage value, in consultation with the Greening Greater Bendigo action plan.
9. Carry out preliminary work to support the heritage review of Golden Square including photographing all the places and precincts of potential significance on the consolidated list, review the completeness of the documentation of existing HO places and precincts to identify specific issues, and create a table that can form the basis of a brief for an external consultant. .

7.3 Draft work program

The proposed work plan, roughly in order of priority, is as follows:

On-going:

- ▶ Continue to correct errors in HO mapping and citations from post-2010 heritage studies on an as-needs basis when they are identified (statutory planners, Heritage Advisor).

Part A – High priority tasks

- ▶ Engage a consultant to prepare an on-going consultation strategy.
- ▶ Council to carry out Tasks 2-9 above. Alternatively, Tasks 7a, 7b, 7c and Task 9 could be incorporated into the heritage review of Golden Square.
- ▶ Engage consultant to undertake heritage review of Golden Square. This review could comprise a pilot study to prepare and refine a standard approach for all future studies. In such a case, Tasks 7a, 7b, 7c and 9 from the Council list would be included in the scope.
- ▶ Review and update EBHS citations for existing HO places and precincts in central Bendigo. This should follow on from and use the approach adopted (with any refinements) for the Golden Square heritage review.
- ▶ Engage a consultant to complete the *Miners Cottages Stage 1 Gap Study* 2017 by shortlisting the places and assessment of places in the west and south suburbs identified in Stage 1. Depending on timing of other work, places in some localities can be considered as part of other studies. Note that this work would include assessment of all identified miner's cottages and mud-brick house as serial listings, but would exclude all other identified places in Golden Square (unless these two studies are combined as a single project).

- ▶ Engage a consultant to undertake the following heritage reviews (all to be combined Stage 1/Stage 2 studies with outcomes to include citations for places and precincts recommended for inclusion in the HO). Again, the approach should follow the Golden Square model with any refinements:
 - Huntly township (plus land on either side of Midland Highway between Howard Street and Leans Road/Pitt Street intersection).
 - City of Bendigo and Eaglehawk area.
 - *Heathcote-Strathfieldsaye Heritage Study* urban area.

The above tasks could be undertaken separately, but concurrently, and by one or by different consultants (the latter may be less of an issue once the standard brief is used). Depending on the timing of the Huntly Structure Plan, the Huntly structure could be prepared in advance of the other studies, or at the same time (or even as part of a combined study of all three areas).

- ▶ (Note: all post-war individual places and precincts identified during the above Stage 1 studies to be further considered and assessed as part of a later City-wide post-war heritage study.)

Part B – Medium priority and longer-term task

- ▶ Prior to the commencement of preparation of a structure plan for Goornong, a Stage 1 study to identify all places of potential heritage significance, building on the list in Appendix B of this report. Output: a shortlist of places to be assessed.
- ▶ Stage 2 of the Goornong heritage study. Full assessment of the shortlisted places.
- ▶ Completion of the Significant Tree Register and implementation of statutory protection.
- ▶ Stage 1 study of post-war places and precincts, including field survey for areas not covered by the high-priority Stage 1 studies. Scope outside of area studies undertaken from 2019 onward to be determined once community consultation is completed. Output: a shortlist of places and precincts to be assessed.
- ▶ Stage 2 study of post-war places and precincts. Full assessment of the shortlisted places and precincts.
- ▶ Review of the former Shire of Huntly Heritage Study Stage 1 in regard to Elmore and rural areas. Output: a shortlist of places and precincts to be assessed.
- ▶ Stage 2 of the heritage study for Elmore and rural areas of the former Shire of Huntly. Full assessment of the shortlisted places and precincts.
- ▶ Review the *Shire of Marong Heritage Study* in regard to rural areas. Output: a shortlist of places to be assessed.
- ▶ Stage 2 of the Shire of Marong heritage review. Full assessment of the shortlisted places. (Note: The Elmore & rural Shire of Huntly study and Marong rural areas study could be combined into a single study.)
- ▶ Stage 1 study of contact and post-contact Aboriginal heritage places. To be commenced with consultation with the Traditional Owners (possibly as part of the broad-based community consultation). Output: a shortlist of places to be assessed or reviewed to take into account Aboriginal associations.
- ▶ Stage 2 study of contact and post-contact Aboriginal heritage places.

- ▶ Review of archaeological places and David Bannear's *North Central Goldfields Project* 1993-99.
- ▶ Identification of place-types on public land with gaps associated with gold mining and forest and environment-based activities. This may be followed by place assessment or completion of VHI site cards.

Appendix A – Heritage Studies summary tables

Table 1 – Comparison of current HO precincts with EBHS precincts

Current HO precinct	EBHS Precinct	EBHS Sub-precinct/s
HO1 Barnard Street Precinct	Precinct 6.00 Bendigo Civic & Residential	6.01 Bendigo Civic and Residential 6.02, 6.04 & 6.05 Bendigo Residential (forms one citation in the EBHS)
HO2 Baxter Street Precinct	Precinct 7.00 Quarry Hill Residential	7.04 Bendigo East Civic Residential <i>Extended by White Hills & East Bendigo Stage 2 Heritage Study</i>
HO3 Bendigo Civic Precinct	Precinct 8.00 Bendigo Commercial & Civic	8.01 Bendigo Commercial and Civic
HO4 Drought Street Precinct	Precinct 6.00 Bendigo Civic & Residential	6.02, 6.04 & 6.05 Bendigo Residential (forms one citation in the EBHS)
HO5 Hopper Street Precinct	Precinct 7.00 Quarry Hill Residential	7.02 Back Creek Residential
HO6 King Street Precinct	Precinct 9.00 Bendigo South Residential	9.01 Bendigo South Residential
HO9 Myers Street Precinct	Precinct 7 Quarry Hill Residential	7.03 Gravel Hill Residential & Civic
HO11 Rowan Street Precinct	Precinct 5.00 Long Gully & Ironbark – Commercial & Residential Precinct 6.00 Bendigo Civic & Residential	5.01 Ironbark Residential & Commercial Centre 6.03 Bendigo West & Golden Square Residential
HO12 Short Street Precinct	Precinct 6.00 Bendigo Civic & Residential	6.01 Bendigo Civic & Residential
HO13 Stevenson Street Precinct	Precinct 6.00 Bendigo Civic & Residential	6.02, 6.04 & 6.05 Bendigo Residential (forms one citation in the EBHS)
HO14 Tomin Street Precinct	Precinct 6.00 Bendigo Civic & Residential	6.02, 6.04 & 6.05 Bendigo Residential (forms one citation in the EBHS)
HO16 California Gully Precinct	Precinct 4.00 California Gully Commercial &	4.00 California Gully Commercial & Civic

Current HO precinct	EBHS Precinct	EBHS Sub-precinct/s
	Civic	
HO18 Harvey Town Precinct	Precinct 1.00 Harvey Town	1.00 Harvey Town
HO19 Eaglehawk Precinct	Precinct 3 Eaglehawk Commercial, Civic & Residential	3.00 Eaglehawk Residential 3.02 Eaglehawk, High Street Commercial 3.03 Eaglehawk High Street Civic
HO21 Peg Leg Precinct	Precinct 3 Eaglehawk Commercial, Civic & Residential	3.01 Eaglehawk Railway Station
HO22 Specimen Hill Precinct	Precinct 2.00 Specimen Hill Mining & Residential	2.0 Specimen Hill Mining & Residential
HO23 Wallace Avenue Precinct (Flora Hill)	Precinct 11.00 Back Creek 20 th Century Residential	11.00 Back Creek 20 th Century Residential
HO24 Beech Street Precinct (Golden Square)	Precinct 10.00 Golden Square Precinct	10.00 Golden Square Precinct
HO25 Laurel Street Precinct (Golden Square)	Precinct 10.00 Golden Square Precinct	10.00 Golden Square Precinct.
HO26 Calder Highway Precinct (Long Gully)	Precinct 5.00 Long Gully & Ironbark – Commercial & Residential	5.5 & 5.6 Victoria Hill Mining & Residential Area (forms one citation in the EBHS)
HO27 Ironbark Precinct	Precinct 5.00 Long Gully & Ironbark – Commercial & Residential	5.5 & 5.6 Victoria Hill Mining & Residential Area (forms one citation in the EBHS)
HO28 Long Gully Precinct (Ironbark)	Precinct 5.00 Long Gully & Ironbark – Commercial & Residential	5.02 (no name) 5.03 Long Gully Commercial, Residential & Civic
HO30 Quarry Hill Precinct	Precinct 7 Quarry Hill Residential	7.01 Quarry Hill Residential

Table 2 – Preliminary review of Heritage Studies

Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places Identified?
<i>Eaglehawk and Bendigo Heritage Study</i> 1993 (Implemented by Amendment L19)	<p>This study that covers a lot of urban Bendigo and requires review to update into current standard/format and to take into account changed views of heritage significance (e.g. very few miner's cottages or industrial sites were identified), so is believed that there may still be individually significant places in this area that were not picked up by the study. Also, out-of-date letter grades are used, and some properties left ungraded though they appear to contribute to the significance of a precinct.</p> <p>There are also mapping errors where the place recommended for protection by this study has not been mapped correctly.</p> <p>While the level of documentation is considered lacking by today's users, the actual recommendations for what should be protected and gradings within precincts (where available) are still considered to be accurate.</p>	<p>Reviews major review. Key issues include:</p> <ul style="list-style-type: none"> The statements of significance are very brief and do not provide adequate information about what is significant and how it is significant. The rationale for precinct boundaries is not always clear (for example, the HO boundaries are sometimes different to the boundary identified in the 1993 study or several precincts have been combined) As some HO precinct contain more than one EBHS precinct, then multiple significance statements apply. Mapping is not clear and full lists of Contributory places are not provided. <p>See also the discussion in main body of this report.</p>	<p>Yes. Council has a list of 1800+ places entitled 'Bendigo & Eaglehawk Sites, geo order-not in HO' in PDF format. These are mostly 'C' and 'D' grade places ostensibly not within the HO. A preliminary review has found:</p> <ul style="list-style-type: none"> They include Landscapes (99), Mining sites (95), 'A' grade places (86; mostly trees); 'B' grade places (61); 'C' grade places (472); 'D' and 'E' grade places (901); and 1 place recorded as Demolished. There appear to be Hermes records for most (but not all) of the 'C' grade places. Some of the places <i>are</i> included within the HO, having been assessed by subsequent heritage studies. For example: <ul style="list-style-type: none"> In Arnold Street several properties on the list are within the HO4 precinct, while others (e.g., nos. 213-15, 225 and 236) are within individual HOs. It appears they were assessed by the <i>White Hills Heritage Study</i>. In Bannerman Street and surrounds, now part of a precinct assessed by the <i>Ironbark Heritage Study</i>, many places are within the HO. These include the Miner's cottages within the HO serial listing (HO999). An additional 30 places in downtown Bendigo have been assessed in the City Centre Heritage Study, which is still in draft form. <p>It is possible that other places on the list have also been subsequently assessed and some already added</p>

Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places identified?
			to the HO. A thorough review is required.
<i>Former Shire of Huntly Heritage Study 1994</i>	Not identified or mentioned in the Brief as Council, until now, did not know of this study, which appears to have been the initiative of the Huntly & Districts Historical Society.	Huntly & Districts Historical Society has kindly provided copies of data sheets for approximately 30-40 places. It is not known whether this includes all the places surveyed. Data sheets contain an (approximate) address, historical overview, a contemporary photo, and building materials and condition. The data is commensurate with a standard Stage 1 study.	On the basis of the data sheets provided approximately 24 potential heritage places have been identified, which are included in the table in Appendix B. The balance of places are either already included in the HO, or have been demolished (see section 2.5).
<i>Ironbark Heritage Study 2010 (C129)</i>	This study focussed on identifying and assessing miner's cottages. It formed the basis of a City-wide serial listing of these places.	All citations are very detailed and have a three-part statement of significance with schedule. Review of the citations is not required.	No additional places identified (p.67 of Volume 1).
<i>Heathcote-Strathfieldsaye Heritage Study Stage 1 2002</i>		A thematic environmental history and 325 places were identified. Places were identified from existing registers and community nominations with non-comprehensive field survey. Low number of places not already in the HO: 1 in Strathdale, 2 in Quarry Hill, 3 in White Hills, 5 in Flora Hill, 8 in Spring Gully, 9 each in East Bendigo and Kangaroo Flat, and 11 in Kennington.	The recommendations of this study for the non-urban areas were reviewed and prioritised in the subsequent Stage 2 study (2010). Of the 48 places identified in the urban areas (eastern Bendigo), eight have been added to the HO since 2002 (HO891 East Bendigo PS No. 3893; Kangaroo Flat: HO512 Uniting Church; HO520 1 Myrnong Cr; HO524 SS No. 981; HO526 St Aidan's Orphanage, Kennington; HO527 Allawah, Kennington; HO664 New Chum Goldfields, Spring Gully; HO889 Bendigo Racecourse, White Hills). The remaining 40 places in these suburbs still require assessment.

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Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places Identified?
<i>Former Shires of Mclvor and Strathfieldsaye Heritage Study 2010 (C139)</i>	<p>The study did not include the eastern section, at the urban edge of Bendigo, such as the suburbs of Kennington, Flora Hill, Golden Gully and Spring Gully.</p> <p>Within the study area itself, the study was considered quite comprehensive. One gap is the lack of in-depth investigation to determine which elements on large sites are contributory and non-contributory, and thus establish what the development potential of these properties is.</p>	<p>All citations are in current format with a three-part statement of significance. Precincts include maps and schedules showing Contributory places.</p> <p>Review of the citations is not required.</p> <p>However, there is a need to review the areas not included within the study.</p>	<p>Yes, section 5.4 of Volume 1 identifies further work including:</p> <ul style="list-style-type: none"> Assessment of post-contact archaeological sites A list of about 12 sites identified or partially assessed during the study, as well as a further five places already in the HO that could not be located or for which there is limited information. <p>Also, survey and assessment of the urban areas places identified in Stage 1</p>
<i>Former Shire of Marong Heritage Study, 1993 and 1999, reviewed by the Heritage Policy Citations Review 2011 (C162)</i>		<p>The 2011 Review resulted in all places included in the HO having a complete citation in current format with a three-part statement of significance.</p> <p>Review of the citations is not required.</p> <p>It appears all of the citations have been entered into the Hermes database.</p>	<p>Yes, section 6.5 of Volume 1 (2011) identifies seven places worthy of further assessment (it appears at least two of these have subsequently been assessed and added to the HO), as well as two themes:</p> <ul style="list-style-type: none"> Log and mud brick buildings. Eucalyptus distilleries. <p>Both themes require further research and broader survey of the Greater Bendigo area.</p> <p>The <i>Miner's Cottages Stage 1 Gap Study</i> (see below) sought to identify mud brick houses (among other typologies) in the areas surveyed (west and south-west of the urban area), so the identification of this place-type is partially completed.</p>
<i>Marong Heritage Citations 2018</i>	Preparation of Marong Structure Plan highlighted that several potential heritage places remained	The consultants added several potential heritage places they were already aware of, but did no further place identification	Primarily the Marong township was surveyed for this project. Council staff identified a few places outside the township, such as a tomato processing shed and

Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places identified?
	<p>unidentified.</p> <p>Council heritage staff carried out initial windscreen survey and gave consultants Minerva Heritage a shortlist of places to assess.</p>	<p>work.</p> <p>Full places citations with statutory recommendations were prepared for 10 of these places (nine have been added to the HO as HO559-HO567 and are in the Hermes database), while three of them were found not to reach the threshold of local significance.</p> <p>All citations are in current format with three-part statement of significance.</p> <p>Review of the citations is not required.</p>	<p>house, which have not been assessed.</p> <p>The consultants note that the remainder of the former Shire of Marong still needs to be surveyed to ensure that there are no more gaps.</p>
<p><i>Greater Bendigo Thematic Environmental History</i> 2013 (C201)</p>	<p>The 'Overview Report' prepared as part of this project was considered an accurate, though somewhat general, picture of the gaps in the HO in 2013. These gaps were both thematic (place-types) and geographic. A shortcoming is the lack of prioritisation of future work.</p>	<p>Along with the big-picture gaps noted in the 'Overview Report', some potential heritage place identification was carried out. This was focussed on: 1) areas subject to development pressures; and 2) place-types under-represented in the HO. The places were identified by community consultation, from the Hermes database (including National Trust Register places), the Thematic Environmental History, and fieldwork to view these places (NB: this was not comprehensive fieldwork, as noted on page 5).</p> <p>Landmark Heritage briefly visited some of the same localities and was able to identify even more places worthy of assessment, confirming that a comprehensive survey is still required.</p> <p>The places identified (as well as some</p>	<p>Yes, it includes an 'Overview Report', which provides a comprehensive series of recommendations for future work based on geographic or typological groups. Some of these have already been completed – e.g., White Hills Heritage Study – or are underway – e.g., City Centre Heritage Study, Miner's Cottage studies.</p> <p>Gaps identified in 2013 that have not yet been addressed include geographic areas (Golden Square, former Shire of Huntly, urban areas of the former Shire of Strathfieldsaye, NCOs), interwar and post-war places (Golden Square, Flora Hill and Kangaroo Flat are noted for their mid-20th century development), industrial heritage places, Aboriginal heritage places, places on public land, and other thematic places.</p> <p>The biggest thematic gaps identified were: pastoral sites; agricultural and horticultural places; early coach routes and roads such as stock routes; properties associated with Crown land selection and closer settlement; manufacturing; and immigrant groups.</p>

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Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places Identified?
		<p>examples already in the HO) are broken down by historical theme in Appendix A in the Overview Report.</p> <p>Places of potential significance are listed in geographical groups in Appendix B of the Overview Report. They are located in the former Shire of Huntly, as well as a smaller number in Bendigo, East Bendigo, White Hills, Kennington, and Golden Square. Thus far, only four of the total 84 places have been added to the HO.</p>	<p>Also vernacular construction (especially log and mud brick construction). Note that the 2017 Miner's Cottage survey sought to identify mud-brick buildings in west and south-west urban/suburban areas. It would be worthwhile to update Appendix A – which lists HO places and potential places in relation to historical themes. Have any of these gaps been filled since 2013? Which ones remain?</p>
<p><i>White Hills and East Bendigo Heritage Study Stage 1, 2013 (C201)</i></p>	<p>A different approach to study methodology is required. The <i>White Hills and East Bendigo Heritage Study</i> (Stages 1 and 2) took three different consultant companies and six years to complete, and the Planning Panel for the Amendment to implement the study still identified gaps.</p>	<p>The study area included the north-east section of urban Bendigo including White Hills, East Bendigo, North Bendigo, parts of Epsom and Ascot and the northeast of Bendigo proper.</p> <p>Within the study area there were a relatively small number of heritage places including VHR places, and several local HOs.</p> <p>Due to larger than anticipated numbers of potential heritage places, a decision was made to split the study, and so this study (Stage 1) focused upon the south-west of the study area including North Bendigo and the north-east of Bendigo proper. This area was bounded by the railway line to the north and Napier Street to the east. Stage 1 also included Bendigo Racecourse, former East Bendigo School, and Mayfair Park.</p> <p>All citations are in current format with</p>	<p>Yes, 45 places were identified, which were assessed in Stage 2 following the peer review in 2014 (see below).</p> <p>The Amendment C201 Panel did not identify any additional potential heritage places or precincts.</p>

Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places identified?
		three-part statement of significance. Review of the citations is not required.	
<i>North Bendigo Heritage Review Final Report, 2014</i>	As above	Peer review of <i>White Hills and East Bendigo Heritage Study Stage 1</i> , specifically 45 places recommended for detailed assessment. The purpose was to identify the places and precincts that should be assessed in Stage 2 (see below). Includes a useful table with photos of places reviewed (mostly houses) that explains why they are considered to satisfy or not satisfy the threshold of local significance.	Yes – all places and precincts were assessed in the Stage 2 study, see below.
<i>White Hills and East Bendigo Heritage Study Stage 2, 2016 (C223)</i>	As above	The Stage 2 Study assessed all the places and precincts not assessed by Stage 1, including those subject to the 2014 peer review. All citations are in current format with three-part statement of significance. Review of the citations is not required.	Yes, section 3.4 of Volume 1 identified the following: <ul style="list-style-type: none"> • Updates to the TEH. • Reviews of older precincts to ensure they have schedules that identify Significant, Contributory and Non-contributory places and updated statements of significance. • In particular, the HO4 Drought Street precinct should be reviewed to consider inclusion of more of the area around the intersection of Arnold & Bannister/ Michelsen streets and the statement of significance updated. • House, 54 Lucan Street – ‘further investigation in a 20th century heritage study’. The Amendment C223 Panel also identified the section of Bridge Street north of Nolan Street (this is

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Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places Identified?
			currently included in NCO1) as a potential precinct/precinct extension.
<i>Miners Cottages Stage 1 Gap Study, 2017</i>	Verbal brief for this project to conduct a windscreen survey outside of current HO areas to identify miner's cottages, as well as other Victorian-era houses.	<p>Comprises a preliminary list of miners or simple cottages across Greater Bendigo. Likely to include some of the places on the EBHS 'Not in HO' list.</p> <p>Survey covered the western side of the urban area and areas further west and south-west, primarily the urban and peri-urban parts of the former Shire of Marong, the former Borough of Eaglehawk, and the south-western corner of the former Shire of Strathfieldsaye. Places were identified in the localities of Bendigo, Eaglehawk, Golden Square, California Gully, Golden Gully, Long Gully, Maiden Gully, Sailors Gully, Spring Gully, Golden Square, Ironbark, Kangaroo Flat, Quarry Hill, and West Bendigo. Areas subject to recent (2010 ff) heritage studies were not visited.</p> <p>The spreadsheet contains 600+ places, some of them altered. Of them, 46 are indicated as strong candidates for the HO. Minerva Heritage notes that they only started to note these <i>prima facie</i> cases part way through the survey so certainly other strong candidates exist.</p> <p>No citations prepared, as a Stage 1 survey.</p>	<p>Minerva Heritage advises that they viewed all properties, streets and back laneways in the area surveyed, so are confident that all miner's cottages, mid brick houses (up to 1930s), and other Victorian houses in the mapped area have been identified.</p> <p>They also picked up a number of other place-types (19th-century public buildings, interwar houses, etc.) that "jumped out" at them, particularly place-types that are under-represented in the HO, but identification of post-Victorian places cannot be considered complete in the surveyed areas.</p> <p>These 600+ places await assessment (subject to the note that there may be some already listed in the 1993 'Not in HO' list).</p>
<i>City Centre Heritage Study, 2017 (Draft)</i>	A shortlist of properties to be assessed was prepared by Council	The brief specified as the study area a very discrete part of downtown Bendigo,	Not completed.

Heritage Study	Issues Identified by Brief/Council	Preliminary comments	Additional places identified?
	<p>staff who conducted a street-by-street survey of the study area.</p> <p>Stages 1 & 2 of this study have been completed by the consultant, but have not yet been released for community consultation or adopted by Council. As the final recommendations of the study are not known, it is only appropriate at this point to look at the study's scope.</p>	<p>as well as 51 properties within this area that may form part of four precincts (originally identified in the EBHS), and an additional 38 non-contiguous properties. The brief also called for the review of two early HO precincts, assessed and documented in the 1990s (HO3 Bendigo Civic Precinct and HO10 Rosalind Park Precinct), and their updating to current standards. The archaeological potential of the area was also investigated.</p> <p>Of these 89 properties to be assessed, 30 are still listed in the 1993 'Not in HO' list.</p>	

Appendix B – Potential heritage places

The following table lists potential heritage places identified by this Gap Analysis. They include:

- ▶ Places listed in the Overview Report 2013, but not yet added to the HO (identified as 'TEH')
- ▶ Places identified during the limited fieldwork undertaken during this Gaps Analysis (GAF)
- ▶ Places listed on the National Trust Register or nominated by the National Trust (NT)
- ▶ Places nominated by the Huntly & Districts Historical Society (HDHS), Eaglehawk Historical Society (EHS) or City of Greater Bendigo (CoGB)
- ▶ Places identified by the *Heathcote-Strathfieldsaye Heritage Study Stage 1* 2002 (HSHS), *Heritage Policy Citations Review* 2011 (HPCR), Huntly Heritage Study 1994 (HHS), the *Huntly Township Plan* (HTS), *White Hills & East Bendigo Heritage Study* 2016 (WHEB)

Not included on this list are places listed in the Overview Report 2013 that are currently under assessment by the draft *City Centre Heritage Study*, NCO1 and NCO2 areas (unless specifically identified in a study or by others), or places on the 'Not in HO' list from the EBHS.

Potential heritage places

Name	Address	Locality	Identified by	Comments
BENDIGO & EAGLEHAWK				
1. Adam Street Precinct	24-42 Adam Street	Quarry Hill	TEH (25AB)	Described by the TEH as a 'potential precinct of late Victorian and early twentieth century modest residences'. Currently within NCO1.
2. HO4 Precinct extension	Arnold & Bannister & Michelsen streets	North Bendigo	WHEB	Identified as potential extension by White Hills Study 2016.
3. HO893 Precinct extension	Bridge Street (north of Nolan Street)	Bendigo	C223 Panel	Currently included in NCO1, has very consistent character
4. Bendigo Cemetery Hitching Posts	(opp.) 101-107 Carpenter Street	Quarry Hill	NT	National Trust Register B3051: A row of cast-iron hitching posts outside the cemetery. While hitching posts are mentioned in the citation for the cemetery (VHR H798), this row is outside of the VHR/HO extent.

Name	Address	Locality	Identified by	Comments
5. George Fincham Pipe Organ at All Saints' Uniting Church	21-27 Forest Street	Bendigo	NT	National Trust Register B7217: The church is in the HO as HO118 but there are no Internal Controls to protect the organ.
6. Alfred Crook Organ in St Peter's Anglican Church	1 Haggard Street	Eaglehawk	NT	National Trust Register B4843: The church is in the HO as HO353 but there are no Internal Controls to protect the organ.
7. HO30 precinct extension	Havlin Street West	Quarry Hill	GAF	The section along the canal adjoining precinct HO30 has a very similar building stock to the precinct. NOTE: Part is within NCO1 (north end) and this precinct extension should be considered along with this NCO which has a high proportion of early (Victorian, Edwardian, interwar) housing of high intactness.
8. Fire Station	260 High Street	Golden Square	TEH (16AB)	Rendered brick Fire Station, built 1909 (Date inscribed on parapet). Relatively intact.
9. House	272 High Street	Golden Square	TEH (18AB)	Brick Federation house. Within NCO1.
10. House	389 High Street	Golden Square	TEH (22AB)	Triple fronted cream brick house, late interwar or early post-war. Not an outstanding example. (See notes for 68 Panton Street, below)
11. House	417 High Street	Golden Square	TEH (21AB)	A large Old English style interwar house mostly hidden behind a hedge. Appears to be very intact. While not within a NCO area, this house forms part of a relatively intact streetscape of interwar houses extending south from Bay Street that includes the outstanding Streamlined Moderne house at no.407, which is within individual HO443. Could form a potential precinct
12. Hotel or Shop	431-433 High Street	Golden Square	TEH (20AB)	Late Victorian or Federation red brick building with rendered balustraded parapet with central pediment. In 2018 was the 'Golden Brew Café'. NOTE: TEH incorrectly lists this as '435 Calder Highway'.

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Name	Address	Locality	Identified by	Comments
13. Hotel (former)	447 High Street	Golden Square	TEH (19AB)	Brick Victorian or Federation corner hotel with typical form (splayed corner, plain rendered parapet) and detailing. Relatively intact.
14. High Street Precinct	451-505 & 446-508 High Street	Golden Square	TEH (24AB)	As defined by the TEH, this potential precinct includes all the properties on both sides of High Street between Oak and Alder streets. Contains predominantly postwar houses with smaller proportion of late interwar houses. However, quality and integrity of houses varies and there are several very intrusive buildings that disrupt the cohesion (e.g. Quality Inn, Quest Bendigo, Coates Hire). Not as intact as areas within the NCO ₁ in Golden Square.
15. Fairmont	37 Houston Street	Quarry Hill	GAF	Finely detailed Victorian bi-chrome brick house. Very intact. Not within HO, but within NCO ₁ area. Graded 'C' in the 1993 Heritage Study.
16. Road over rail bridge	Hunter Street	Golden Square	GAF	Nineteenth century bridge with brick abutments and walls with stone coping. Typical of the bridges constructed on the Bendigo Railway.
17. House	54 Lucan Street	North Bendigo	WHEB	Interwar house, located within a little group of interwar houses here that have not been studied.
18. Former Produce Store & Gladstone Hotel	40 MacKenzie Street West	Golden Square	TEH (26AB)	Described in the TEH as a 'former commercial building' and information in an on-line real estate listing (realestateview.com) describes this as the 'original produce store, which later became 'The Gladstone Hotel' built in 1868'. Images show a highly intact Victorian era brick building with well-detailed cement dressings and original windows (some with leadlight) and doors.
19. Modernist House	34 Marong Road	Ironbark	CoGB	Council list: A c.1960s house with a skillion roof and slate "crazy paving" cladding and low garden walls. Appears to be very intact. NOTE: It is located within the HO ₂₇ Ironbark Precinct, but is not identified as a Contributory place.
20. <i>Eucalyptus cladocalyx</i>	64 Marong Road	West Bendigo	NT	National Trust Register T12371: This tree is located on a nature reserve (so likely managed by the City). NOTE: It is located within HO ₂₆ Calder Highway Precinct, which does NOT have Tree Controls.
21. HO ₁₁ Precinct extension	56-66 Old High Street and Burn Street	Golden Square	TEH (17AB), CoGB	As identified by the TEH, this includes four houses (one interwar, three Vic/Fed) between Booth and Wade Streets opposite the canal. These houses are within the NCO ₁ that applies to the north side of Old High Street and connects to the adjoining HO ₁₁ precinct and could form an extension to it, along with the interwar houses at 5 & 7

Name	Address	Locality	Identified by	Comments
				Booth Street. In addition, Burn Street is in NCO1 and contains at least two 1860s houses (nos. 1 and 13), several other early cottages (No. 10 is of note), and typical interwar houses.
22. Modernist House	58 Olinda Street	Quarry Hill	CoGB	Council list: A cream brick c1960 Modernist house with a chamfered form addressing its corner site. With matching fence.
23. House	68 Panton Street	Golden Square	TEH (23AB)	Large Federation house in mature garden including Canary Island Palm. NOTE: this house sits at the edge of the NCO1 that surrounds the small HO24 precinct, which is centred on Beech Street. This NCO extends north to the larger HO25 precinct. It contains many relatively intact late nineteenth and early twentieth century houses and could form an extension/s to one or other of these precincts.
24. Vahland house	13 Philip Street	East Bendigo	CoGB	A double-fronted Victorian Italianate timber house with fine verandah details, complemented by twin mature Canary Island Palms. Previous owner reports that the house was designed by WC Vahland for his sister.
25. Cornish Miner's Cottage	19 Plumridge Street	White Hills	NT	National Trust Register B4135: 1855-57 masonry cottage; was rejected for VHR. In the White Hills and East Bendigo Heritage Study, Stage 2, 2017, 19 Plumridge Street is mentioned in the statement of significance for the White Hills Hamlet Precinct (as a 'rare mid Victorian building that is associated with the early period of development'). The property did not, however, end up mapped as part of this precinct - HO897.
26. Doherty's Garage	11 St Andrew's Avenue	Bendigo	TEH (10AB)	Single storey Federation? brick building, now surrounded by a car park.
HUNTLY				
27. Pinerow Homestead	460 Old Murray Road	Bagshot	TEH (11RB)	Brick homestead with high-hipped roof set well back from road in mature garden. Appears to be late Victorian or Federation.
28. Bagshot State School (former)	Old Murray Road	Bagshot	TEH (12RB)	Victorian brick school with associated mature trees including Peppers on south side of road, close to hall and church.
29. Bagshot Hall	690 Old	Bagshot	TEH (13RB)	Gabled Vic/Fed Hall with later porch at front. Sugar Gums described in 2013 report

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Name	Address	Locality	Identified by	Comments
	Murray Road			appear to have been removed.
30. Methodist Church (former)	709 Old Murray Road	Bagshot	TEH (14RB)	A small timber church, converted to a residence.
31. Araluen (Peatling Homestead)	Peatlings Road	Bagshot	HHS	Described as a brick and sandstone homestead, constructed c.1858 for Henry and Jane Peatling
32. Pine Vale Farm	34 Reillys Road	Bagshot (north of Huntly)	GAF	Group of timber and brick buildings, appear to be early twentieth century.
33. Farm complex	128 Whirakee Road	Bagshot	TEH (15RB)	Farmhouse and outbuildings
34. Barnadown Uniting Church	1541 Axedale-Goornong Road	Barnadown	HHS	Described as a red brick church constructed in 1874 as a Presbyterian Church situated on the 'Barnadown Road'. Presumed to be the Uniting Church at this address, which fits the description and resembles the building in the image.
35. Brick barn or storeroom	10-20 Campaspe Road	Barnadown	TEH (4RB)	Described as a 'brick store/barn, possibly associated with the Adelaide Vale Homestead'. Note: Adelaide Vale is included on the Victorian Heritage Register but this is not within the area included in the extent of registration. 'Adelaide Vale' is located further south at 1060 Axedale-Goornong Road, Fosterville (HO424).
36. Brick homestead	1601 Epsom-Barnadown Road	Barnadown	TEH (8RB)	Brick Victorian homestead with high hipped roof and separate return verandah. Good condition and very intact.
37. Clare Inn & Clare Cottage	2162 Epsom-Barnadown Road	Barnadown	TEH (6RB & 7RB)	Includes two places identified by the TEH: Clare Inn Stables and outbuildings (6RB), and Clare Cottage (7RB), both are situated on a large property with the address of 2162 Epsom-Barnadown Road. The former Clare Inn is obscured by vegetation but a hipped roof with symmetrically placed brick chimneys is visible, along with a semi-mature Canary Island Palm. Further to the east Clare Cottage is an early, but altered rendered building, painted white with red hipped roof constructed close to road on the south side near the intersection of

Name	Address	Locality	Identified by	Comments
				<p>Epsom-Barnadown Rd and Knowsley-Barnadown Rd, close to the Campaspe River.</p> <p>The Clare Inn and the Barnadown district is historically notable as a place where Burke & Wills rested on their journey northward. According to one website (https://geocaching.com.au/cache/ga2506):</p> <p><i>Four hours after leaving Matheson's Burke and his party reached the Campaspe River at Barnadown (the Clare Inn) and crossed on Kennedy's punt, camping on Kennedy's paddock in a bend of the river. Situated on the main Murray Road, a stock route-from before 1840, Barnadown with its steam flour mill and three district hotels was a busy centre for road traffic until the Melbourne-Echuca railway bypassed it in 1864. Edmund Kennedy, the proprietor of the Clare Inn, and Mrs. Kennedy welcomed the party and provided free fodder for the animals. Relics of the punt (downstream from the bridge) and parts of the old hotel surviving from the coaching days, with the impressive brick stables being of particular interest, are preserved by the present owner of the property, Mr. Edmund Kennedy, grandson of the first Kennedy licensee. The Kennedy property is on the left as you cross the bridge heading toward Goornong. This river crossing is marked by a stone memorial, commemorating the passing of the expedition, near the southern approach to the present bridge, and this is where the cache for this location can be found. A public picnic area can be found on the banks of the river and it is a popular camping spot, but there are no facilities available.</i></p>
38. Drummartin Methodist Church (former)	2101 Clays Road	Drummartin	TEH (42RB) HHS	Built in 1914. Typical simple gabled Gothic style church, notable for the cement brick construction. Porch added in 1964. Southwest corner of Drummartin Road, adjacent to State School.
39. Farm complex	1896 Drummartin Road (See Note)	Drummartin	TEH (44RB)	<p>Northeast corner of Clays Road, diagonally opposite school and church.</p> <p>NOTE: Aerial views appear to show a modern house on this site, whereas the site directly opposite (southeast corner of Clays Road) has a house with a Victorian or Federation era M-hip roof.</p>
40. Drummartin State School	1909 Drummartin	Drummartin	TEH (43RB)	Southwest corner of Clays Road, adjacent to Methodist Church

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Name	Address	Locality	Identified by	Comments
no.1473	Road			
41. Elmore Commercial Precinct	7-33 & 10-38 Cardwell St and 72-102 Railway Place	Elmore	GAF, TEH (29RB)	<p>Comprises two streets that could be separate precincts or a single precinct. Appears to include the same area identified as 'Commercial Precinct' by the TEH.</p> <p><i>Cardwell Street</i></p> <p>This is a predominantly commercial area comprising nos. 7-33 on the north side and 10-38 on the south. The building stock dates from the late nineteenth to the mid-twentieth and contains shops with post-supported verandahs, two banks and some houses. Of note are:</p> <ul style="list-style-type: none"> • Parsons Historic store, a highly intact late nineteenth century shop building, established c.1893, situated at the southeast corner of Michie Street • The two, two storey former banks: the former Bank of New South Wales (erected 1939 and designed by A.R. Butler – see article in 27 April 1939 edition of The Argus 'New modern bank for Elmore') at no.12 and former State Savings Bank (opened 1924) at no.23. The former is a fine and very intact example of the interwar Georgian Revival style. • The early attached timber residence at no.38. This appears to have originally contained two cottages under a shared hip slate roof and has a continuous verandah across the front. <p>At the north end where it meets Railway Place/Northern Highway there are two modern buildings on large sites at each corner. This disrupts the connection between this precinct and the other commercial precinct in Railway Place.</p> <p><i>Railway Place</i></p> <p>This is a commercial area comprising nos. 72 to 102 on the east side. It contains a mix of single and double storey buildings predominantly from the late nineteenth to early twentieth centuries. Most have parapets concealing the roof and several have original or early post supported verandahs and shopfronts. Notable buildings include the two storey Victorian bi-chrome brick shop (now part of the IGA grocer) at no. 70, the Shamrock Hotel at no.84 with its two level street verandah, and the two-storey bi-chrome brick shop row at no.100. All three of these buildings are of likely individual significance.</p> <p>The precinct could also include the Elmore Post Office and residence on the north side at no.65. This is a fine and intact example of Federation/Edwardian/early interwar post</p>

Name	Address	Locality	Identified by	Comments
				office and is also of probable individual significance
42. Street Trees	Clarke Street	Elmore	GAF	Row of mature Elm trees in the road reserve, south side between Railway Place and Michie Street.
43. House	73 Mitchie Street/5 Clarke Street	Elmore	GAF	Federation Indian bungalow with characteristic low pitched hip roof that extends to form a deep return verandah with projecting hipped porch at the front, all supported on Tuscan columns. Very intact.
44. Coughlin House	Degraves Road	Elmore	HHS	September 1994 image shows a small weatherboard building in very poor condition. Also, the place record describes the address as 'Diggora', which is within Campaspe Shire.
45. Soldier Settlement House	?	Elmore/Diggora	HHS	September 1994 image shows a small double-gable weatherboard house in poor condition built c.1920s on the Soldier Settlement established on the Burnewang Park and Bellholme estates. Also, the place record describes the address as 'Diggora', which is within Campaspe Shire.
46. Muddy Waters	?	Elmore	HHS	Described as an 1860s brick cottage on 31 acres of land within or close to Elmore township overlooking the Campaspe River. Renovated by architect Clare Griffen in 1981. Street address not provided.
47. Egerton Park	Elmore-Minto Road	Elmore	HHS	A red brick homestead constructed in 1888 and substantially rebuilt in 1946 following a bushfire.
48. Group of houses	Hervey Street, between Childers Street and Wright Street	Elmore	GAF	Several late Victorian or Federation Italianate style timber houses, either symmetrical or asymmetrical, that could form a small precinct or serial listing. They include 95 (asymmetrical in mature garden, relatively intact), 96 (asymmetrical, altered), 100 (asymmetrical, relatively intact), 101 (symmetrical), 102 (symmetrical, intact), 103 (symmetrical), and 105 (symmetrical).
49. House	42 Hervey Street	Elmore	GAF	Unusual gable fronted attic brick bungalow with twin projecting gabled porches with arched openings edged in dentillated bricks. Relatively intact.
50. House	46 Hervey Street	Elmore	GAF	Typical symmetrical double-fronted Victorian timber house with M-hip roof and separate verandah. Relatively intact.

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Name	Address	Locality	Identified by	Comments
51. House	48 Hervey Street	Elmore	GAF	Late Victorian or early Federation symmetrical brick house with M-hip roof and brick and render chimneys. Intact.
52. St Andrew's Uniting Church & Hall	75 Hervey Street	Elmore	TEH (31RB)	Also seen in GAF. Red brick with cement dressings Gothic church and hall. Very intact. NOTE: TEH map has this marked on the wrong site – it is on the northeast corner of Clarke Street, not the southeast as shown.
53. House	76 Hervey Street	Elmore	GAF	Federation house with Queen Anne influences, finely detailed and designed to take advantage of the corner location with projecting half-timbered gables, elaborate window architraves, and a return verandah with a corner gablet. Very intact.
54. House	77 Hervey Street	Elmore	GAF	Asymmetrical Federation timber house. Adjacent to St Andrew's Uniting Church – possibly the church residence.
55. Group of houses (1)	Jeffrey Street	Elmore	GAF	A group (nos. 3-11) of Victorian and Federation houses that could form a small precinct. They include: No.3. Asymmetrical Fed/Ed house next to the Water tower. Intact and well-detailed, Nos. 7 & 9 Simple DF Vic timber cottages. Some alterations, Nos. 11 & 13. Asymmetrical Edwardian timber houses of similar design, No.15 Victorian DF timber cottage with low roof and brick chimney. Could be early.
56. Group of houses (2)	Jeffrey Street	Elmore	GAF	One Victorian house and Federation and interwar houses that could form a precinct. They include: No.27 Asymmetrical Victorian Italianate timber villa with canted bay window and return verandah, relatively intact; and nos. 31 to 39 which comprise a mix of Federation and interwar timber bungalows.
57. Our Lady of the Sacred Heart Catholic Church complex	14 & 28 Jeffery Street	Elmore	HHS, GAF	Spread over two sites: The church and presbytery at no.14 (corner Clarke St), and the convent and school at no. 28 (corner Childers St). The fine red brick church of 1904 is set in expansive grounds that contain notable planting of mature palms, mostly Canary Island Palms, as well as the grave of Fr. James Ryan. The red brick Presbytery has a pyramidal hipped roof with a separate return verandah and is distinguished by the finely detailed arched entry porch, which features a triangular pediment. Set back from the street, four Canary Island Palms are placed symmetrically across the frontage. The Federation red brick convent has highly ornate entry gates, what appears to be a stone grotto and also mature Canary Island Palms. The adjoining school includes a c.1950s building with a skillion roof in the modernist style.

Name	Address	Locality	Identified by	Comments
58. Group of houses	Michie Street	Elmore	GAF	<p>Michie Street contains several houses that date from the late nineteenth to early twentieth centuries. The houses are scattered and do not form a precinct but some could form a serial listing (e.g. the Victorian houses between Margaret and Swindale streets). They include:</p> <ul style="list-style-type: none"> • 16. A relatively grand and well-detailed Federation house, but currently unoccupied and at risk of deterioration • No.20 Symmetrical Victorian DF timber house with M-hip roof and brick chimneys. Verandah altered. • No.24. Symmetrical Victorian DF bi-chrome brick house with M-hip roof and brick chimneys. Verandah altered. • No.28 Symmetrical Victorian brick cottage with transverse gable roof and brick chimneys set into the apex of the walls at either end. Verandah slightly altered but otherwise intact. (Note: no.26 also appears to be an early twentieth century house, but now much altered, however, there may be brick stables at the rear • No.60. Asymmetrical Victorian timber house next to Athenaeum hall. Very intact and includes original carved timber verandah valance. • No.70. Fine and intact symmetrical Victorian brick villa with M-hip roof and verandah that returns along one side. Well maintained and in good condition. • No. 78 Fine symmetrical brick villa with M-hip roof and return verandah with cast iron frieze across the front. Two brick chimneys. Verandah partially infilled on one side, but otherwise intact. • No.98-100. Symmetrical with high hipped roof, separate deep convex verandah and gabled section at rear. Brick chimneys. Appears early. Intact. • No.102. Typical DF Victorian timber symmetrical house. Chimneys removed. • Nos. 101-105. Three asymmetrical transitional Vic/Fed/Ed houses, some similar details, perhaps by same builder. Opposite nos. 100 & 102.
59. Elmore Primary School No.1515	42 Michie Street	Elmore	TEH (32RB)	Also seen in GAF. Complex includes a gabled brick building of the late nineteenth or early twentieth century.
60. Masonic Temple	45 Michie Street	Elmore	TEH (34RB)	Also seen in GAF. Interwar Masonic Temple with rendered wall, hipped roof with gablets and ventilators and typical high-set windows. Rendered chimney at one side. Intact, appears

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Name	Address	Locality	Identified by	Comments
(former)				to be used as a residence
61. St Peter's Anglican Church complex	48 Michie Street	Elmore	TEH (33RB)	Also seen in GAF. Late Victorian (built 1877) Gothic bi-chrome brick church with buttressed side walls. Projecting gabled porch is a later addition or alteration. Flanked by modern church hall and former rectory. All three buildings enclosed by timber and wire front fence featuring gate posts inset with crosses. Also identified by Huntly Heritage Study (1994).
62. Church (former, now Scout Hall)	68 Michie Street	Elmore	TEH (30RB)	Also seen in GAF. Simple rendered Gothic style former church with pointed arch windows and a circular window in the gable end
63. Farm complex	4304 Midland Highway	Elmore	TEH (27RB)	Farmhouse and associated outbuildings
64. Road Bridge	Northern Highway	Elmore	TEH (28RB)	Bridge over Campaspe Road, on Northern Highway just outside Elmore. Typical c.1950s/60s design, but notable due to its length.
65. Houses	Park Road	Elmore	GAF	Three Victorian timber houses at nos. 17, 21-23 and 39-43. No.23 has an unusual timber frieze.
66. Elmore Post Office	Railway Place	Elmore	TEH (35RB)	Also seen in GAF. Also forms part of potential Commercial precinct (see above).
67. House	20 Railway Place	Elmore	GAF	Victorian double-fronted symmetrical bi-chrome brick house with hipped roof. Some alterations. Also identified by the Huntly Heritage Study (1994). Then described as the Elmore RSL
68. House	26 Railway Place	Elmore	GAF	Victorian double-fronted symmetrical timber house with M-hip roof and separate partial return verandah that features an ornate central gabled portico.
69. Cottage	38 Railway Place	Elmore	GAF	Victorian double-fronted symmetrical brick house with M-hip roof with uncommon details such as the central gablet and cast iron ridge cresting. Verandah partially enclosed and bricks overpainted but otherwise intact.
70. Group of houses	Simmie Street	Elmore	GAF	Simmie Street contains several houses that date from the late nineteenth to early twentieth centuries. The houses are scattered and do not form a precinct and are probably too different to form a serial listing. Some may be railway staff houses. They

Name	Address	Locality	Identified by	Comments
				<p>include:</p> <ul style="list-style-type: none"> No. 19, Asymmetrical Fed/Ed timber house with hip roof extending to form return verandah at one side of a projecting gable. Two brick chimneys. Very intact. On either side are much-altered late Vic or Fed/Ed houses, that are not significant due to low integrity. No.33 Rendered Victorian cottage with transverse gable roof. Adjacent to the early brick commercial building at no.31. No.41. Symmetrical Victorian bi-chrome brick villa with rendered chimneys. Verandah altered in interwar period, otherwise relatively intact. No.47. Appears to comprise an early cottage with a high hipped roof at the rear to which has been added a projecting gabled room No.51. Federation/Edwardian brick house on corner site.
71. Grain silos	Simmie Street	Elmore	GAF	c.1930s reinforced concrete silos flanked by c.1950s/60s metal silos. Could form part of serial listings with others (e.g. Goornong).
72. Store or Warehouse	31 Simmie Street	Elmore	GAF	Late Victorian bi-chrome brick parapeted building, altered during interwar or early post-war period with new openings to façade. Faded painted 'Bushells' tea ad on one side wall. Poor condition.
73. House	2 Swindale Street	Elmore	GAF	Very intact Federation/Edwardian brick bungalow with complex hip and gable roof and tall tapered rendered chimneys with flat caps and terracotta pots.
74. John Goynes Maid's House	Howard Street	Epsom	HHS	Image shows an asymmetrical weatherboard house with a hip and gable roof. Could not be located. Possibly demolished?
75. Epsom Community Church	267-269 Midland Highway	Epsom	GAF	A c.1950s/60s Modern gable-fronted cream brick fence with matching cream brick front fence. The church has a foundation stone in the centre of the facade and the fence has a plaque on the pier by the gate, suggesting it is a memorial fence.
76. Cobb & Co. coach stop & well	Campaspe Road/Hanrahan Track	Fosterville	TEH (57RB)	Old coach road and Cobb & Co. stop evidenced by a well between Bendigo and Goornong-Axedale Road in Wellsford Forest on Hanrahan Track and Campaspe Road.
77. Mud Brick	Fosterville	Fosterville	HHS	Three mud brick houses: one in Murphy's Lane constructed by a Mr Audrick Delecca,

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Name	Address	Locality	Identified by	Comments
Houses	Road & Murphy's Lane			another in Fosterville Road constructed by the Winzar family, and the other constructed by a Mr Adams (no address). The 1994 HHS images of Delecca and Adams buildings show them to be in a semi-derelict condition at that time - only parts of external walls of the Adams house were extant, while the Delecca House appeared to have a roof. Two rooms of the Winzar house remained and it had been converted to a picnic shelter with an iron roof.
78. Ellesmere Vale	??	Fosterville	HHS	Brick early Victorian (c.1855) homestead built for John & Mary Robbins, Described as being on the banks of the Campaspe River. Street address not provided.
79. Railway line		Goornong (& other localities)	GAF	Retains original stone and brick bridge abutments and stone culverts all along the line. Fine example at Crabhole Creek (north/east of Goornong-Mayreef Road), but many others.
80. St Joseph's Catholic Church	??	Goornong	HHS	May not be extant – datasheet has image, but it has a note 'Moved'.
81. House	14 Grant Street	Goornong	GAF	Double-fronted Victorian symmetrical timber house with what appears to be original verandah and one brick chimney. Same dog-tooth dentilling as seen on some other chimneys in the town (e.g. 24 Grant St, 64 Midland Hwy).
82. House	24 Grant Street	Goornong	GAF	Double-fronted Victorian timber house with M-hip roof and deep verandah that returns on one side. Gabled section at rear. Brick chimney has the same dog-tooth dentilling as seen on some other chimneys in the town (e.g., 14 Grant, 64 Midland).
83. Historical police buildings	82 Grant Street	Goornong	TEH (21RB)	Also seen in GAF. Collection of early timber police buildings including portable lock ups. CoGB interpretive signage.
84. House	6 Midland Highway	Goornong	TEH	Vic or Fed timber house with high hipped roof. Also seen in GAF
85. Garage	14 Midland Highway	Goornong	TEH (19RB)	Late interwar or early postwar garage.
86. Houses	20 & 22 Midland	Goornong	TEH (17RB & 18RB)	Also seen in GAF. Victorian houses with hipped roofs, no.20 set close to road and no.22 well set back.

Name	Address	Locality	Identified by	Comments
	Highway			
87. Old store/shop	30 Midland Highway	Goornong	GAF	Old timber building with an M-hip roof, timber parapet and post supported verandah. Evidently a former store or shop, but no longer used as such.
88. Soldiers' Memorial Hall	32 Midland Highway	Goornong	TEH (26RB)	Also seen in GAF. Brick, gabled hall with a stepped parapet that contains the name in metal lettering. Projecting porch with square parapet. Constructed of red brick with cream brick lintels and sills to the tall timber sash windows. Possibly part of an earlier hall at the rear
89. Cottage	[38?] Railway Place South (=Midland Highway)	Goornong	NT	National Trust Register B5282: Early timber cottage; gabled roof, original front verandah lost. Note: the cottage may have been demolished, or the cottage located at another side on Railway Place South, as the NTR entry does not provide a street number.
90. General Store	40A Midland Highway	Goornong	TEH (25RB)	Also seen in GAF. Clear evidence of at least three stages of construction from the late nineteenth to mid-twentieth century. At the right is an asymmetrical timber house with a hipped roof and projecting gabled bay with finial and collar-tie. In the centre is a gable-fronted brick buildings with narrow timber sash windows on either side of a timber. To the left is a interwar or early postwar shop with a metal parapet in front of a hipped roof, which has what appears to be an original shopfront with tiled dado, central ingo with double doors. The three buildings are joined by a timber post verandah with metal fascia
91. Post Office & residence	42A Midland Highway	Goornong	TEH (24RB)	Also seen in GAF. This is in the form of an interwar bungalow with hipped tiled roofs with the entrance to the post office under a projecting hipped porch supported by Tuscan columns set on brick piers with a brick balustrade with 'Post Office' in relief (?). There are post office boxes set into the wall on either side of the entry doors
92. House	46 Midland Highway	Goornong	GAF	Intact interwar bungalow of typical design with a pyramidal hipped tile roof that extends to form the porch/verandah, which is supported by brick piers. To the left of the porch is a curved bow window that projects from the wall and is supported by timber brackets. Complemented by a woven wire fence.
93. House	50 Midland	Goornong	GAF	Double-fronted Victorian timber house with an M-hip roof.

CITY OF GREATER BENDIGO

Name	Address	Locality	Identified by	Comments
	Highway			
94. House	64 Midland Highway	Goornong	GAF	Early timber cottage, which has two over two sash windows, a hipped verandah with simple scalloped valance and two brick chimneys with dog tooth detailing.
95. St George's Church of England	70 Midland Highway	Goornong	TEH (23RB), HHS	Also seen during GAF. Gable fronted red brick church, built 1955, with projecting gabled porch, both with vergeless gables heavily corbelled in contrasting cream brick. Pointed arch windows that incorporate stained glass from the original church. Cream brick fence at the frontage.
96. House	1 Wheelwright Road	Goornong	GAF	Brick Victorian house with very high hipped roof that extends to form the front verandah. Simple symmetrical façade and brick chimney. 2008 Google Streetview shows that it had a verandah frieze. This has been lost and posts are now metal. Appears to be early. Ruins of brick outbuilding on north side.
97. House	3 Wheelwright Road	Goornong	GAF	Brick house with almost pyramidal roof, separate hip profile verandah, simple symmetrical façade and brick chimney.
98. Grain Silos	Railway Place	Goornong	TEH (16RB)	Also seen during GAF. Reinforced concrete and steel silos and shed and other infrastructure.
99. House	239 Railway Place North	Goornong	GAF	Relatively substantial interwar farmhouse, seen at a distance on north side of highway/railway. Name incorporated into the gable fronted porch, possibly 'Ardmaugh'.
100. Avonvale farm complex	1369 Hunter-Drummartin Road	Hunter	TEH (41RB)	Federation/Edwardian farmhouse with hipped roof with gablets and separate verandah, and associated outbuildings
101. Hunter Public Hall	9 Keane Road	Hunter	TEH (40RB)	Simple interwar gabled hall, appears to be clad in ripple iron. Adjacent to House/former PO and Silos are opposite side of road, just to the north
102. House (former Hunter PO)	11 Keane Road	Hunter	TEH (39RB)	Hipped roof house with separate verandah. Altered.
103. Hunter Grain Silos	(24?) Keane Road	Hunter	TEH (38RB)	Reinforced concrete grain silo and steel bin on east side of Keane Road NOTE 1: also, further north on Keanes Road a Pair of c.1950s Steel Grain Bins/Silos, east side, just south of Dingee Road (near homestead at 1679 Dingee Road). Appear to be located at the end of former railway line/spur, which is marked by a memorial plaque set

Name	Address	Locality	Identified by	Comments
				on a rock. NOTE 2: the house at 1679 Dingee Road (not identified by the TEH) appears to be early and worthy of further assessment
104. Hunter State School No. 4133 (fmr)	500 Lockington Road	Hunter	HHS, TEH (37RB)	Originally built c.1900 at Diggora South, moved to become Huntly SS2939 (1905-1922), then moved to Hunter SS4133 (1923-1967). Since used as a private residence. 1994 HHS image shows a typical gabled weatherboard one-room school, with some alterations. Appears to be extant in Streetview.
105. Trotters Barn	Adelaide Hills Road, NW corner Wallenjoe Road	Huntly	HDHS	Nominated by the Huntly & Districts Historical Society. Wide red-brick barn with open central passage and gable ends clad in timber palings. Served as stables as an old trotting complex.
106. Wisteria (Fiedler House)	87 Brunel Street	Huntly	TEH (10RB), HHS	Also seen in GAF. Double-fronted Late Victorian/Federation brick symmetrical house with M-hip roof (central gablet to verandah) and corbelled brick chimneys. Relatively intact. HHS datasheet has early photos and brief history. Built in 1914 for August Fiedler. Owned by the Fiedler family until the 1970s.
107. House	14 Greene Street	Huntly	GAF	Intact 1910s/20s timber house with transverse gable that extends to form the front verandah supported by timber posts with simple blade brackets. Very similar to standard 1920s design Railway Staff houses. However, if so an odd location, as it is nowhere near the railway line. Unlikely that it has been moved here, as it retains what appear to be the original brick chimneys on one side.
108. Road over rail bridge	Huntly-Fosterville Road	Huntly	TEH (9RB)	Over the Echuca Railway just to the south of Cassons Crescent. Features brick abutments with stone coping. Likely to have been constructed at the time the railway was first established
109. Trickey's Diesel	409 Midland Highway	Huntly	TEH (46RB)	Post-war garage complex on prominent corner site.
110. Victoria Hotel	592 Midland Highway	Huntly	TEH (10AM)	Also seen in GAF. Brick (painted) single storey Victorian era hotel with triple arched pediment. 'Est 1861' on parapet. Council has prepared a citation for this place, but it has

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Name	Address	Locality	Identified by	Comments
				not been implemented via a planning scheme amendment.
111. House	598 Midland Highway	Huntly	GAF	Very intact double-fronted Victorian symmetrical timber house with hipped roof, verandah with original cast iron frieze, tripartite windows on either side of door with sidelights and highlights and brick chimney. Good condition.
112. Post Office (former)	620 Midland Highway	Huntly	HDHS, HHS	Nominated by the Huntly & Districts Historical Society. A diminutive, one-room timber building that served as the post office from 1860, and has been moved several times around the township. Now located on the same site as the Huntly Council Chambers, it sits just outside of its VHR H1369 extent.
113. House	625 Midland Highway	Huntly	GAF	Relatively intact double-fronted Victorian symmetrical timber house with M-hip roof, adjacent to the historic Court House, and St Clement's Church. Possibly, the original church residence.
114. St Clement's Anglican Church	629 Midland Highway	Huntly	GAF	Intact c.1950s cream brick church. Very simple hall-like design with a gabled roof and distinguished by a cruciform plan bell tower, pointed arch windows and cross set into the front wall. There is small gabled hall at the rear and a large cypress at the front boundary, which is defined by a low cream brick fence.
115. Huntly Hall	647 Midland Highway	Huntly	GAF	Gabled hall with brick front and weatherboard sides. Large skillion addition on one side. Looks to be early 1900s/1920s.
116. House	652 Midland Highway	Huntly	GAF	Relatively intact double-fronted Victorian symmetrical timber house with M-hip roof, painted light blue directly opposite Huntly Hall.
117. House	705 Midland Highway	Huntly	GAF	Asymmetric Victorian timber house with projecting gabled bay with tripartite window. Corbelled brick chimney. Appears very intact. Gabled outbuilding at rear. On very large corner lot.
118. House	706 Midland Highway	Huntly	GAF	Double-fronted Victorian timber house. Verandah altered (brick columns in place of timber).
119. Farmhouse	Midland Highway	Huntly	TEH (45RB)	Site is on the south side, also with frontage to Willis Road. No further information in TEH. No house visible in aerial images.
120. House	44 Pasley Street	Huntly	GAF	Double-fronted Victorian symmetrical timber house with hipped roof. Partially hidden behind dense vegetation. Situated west of Highway on south side.

Name	Address	Locality	Identified by	Comments
121. Huntly Cemetery	Pasley Street	Huntly	HTS	The cemetery was gazetted in 1867, and holds several graves and a single headstone. The grave mounds have been covered by vegetation.
122. Belmont	151 Pitt Street	Huntly	TEH	Identified in table in Appendix A (p. A33). Described as <i>Belmont: red brick c. 1910; built from former Presbyterian church bricks, designed by architect Robert Love</i> . No address provided, but the house at 151 Pitt Street fits the description.
123. St Thomas' Chapel	14 Waratah Road	Huntly	HTS	Also identified in the TEH (11AM). A small brick chapel built in 1875. It has been incorporated into a large (reproduction) building and is now part of an events centre.
124. Piccaninny Creek Station	Bendigo-Tennyson Road	Kamarooka	HHS	Identified in the Huntly Heritage Study 1994.
MARONG				
125. Soldiers' Memorial	175 High Street	Kangaroo Flat	HPCR	See p.29 of Heritage Policy Citations Review.
126. Pioneer Cemetery	155 Kangaroo Gully Road	Kangaroo Flat	CoGB	Council list: A plaque located on the RHS, just past Irwin Lane, marks the site of this pioneer cemetery of the early alluvial miners. VHI H7724-0018
127. Kangaroo Flat Cemetery Chapel	33-49 Lockwood Road	Kangaroo Flat	HPCR	See p.29 of the Heritage Policy Citations Review
128. Railway reserve (Crown land)	Railway Street	Kangaroo Flat	CoGB	Council list: C19th railway infrastructure, including bridges, signal boxes etc. Kangaroo Flat Railway Station is already included on the VHR.
129. Myrtle Villa	1894 Calder Highway	Leichardt	NT	National Trust Register B2449: Farm homestead with rubble walls with brick dressings, verandah supports altered.
130. King Billy Tree (<i>Eucalyptus camaldulensis</i>)	Calder Alternative Highway	Lockwood South	NT	National Trust Register T11842: A pre-contact eucalypt on floodplain of Bullock Creek.
131. Scotts Eucalyptus	(off) Scott's	Neilborough	HPCR	See p.30 of Heritage Policy Citations Review 2011

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Name	Address	Locality	Identified by	Comments
Distillery	Road			
132. <i>Prunus dulcis</i>	(3?) Belvoir Park Road	Ravenswood	NT	National Trust Register T11843
133. The Grove / Mt Herbert Homestead	5339-5341 Calder Highway	Ravenswood	EHS	Eaglehawk Heritage Society nomination: Bendigo pioneer and owner of the Beehive stores James Buick's home on the Mt Herbert Estate (see his obituary in <i>The Bendigo Independent</i> , 9 Nov. 1910, p.3). The house is single-storey with a gabled roof (parapeted end) and appears to be masonry with an early timber addition. There is also a contemporary two-storey house on the site.
134. <i>Ravenswood woolshed</i>	Allot. 4 Sec. 10 Parish of Ravenswood	Ravenswood	CoGB	A woolshed associated with Ravenswood Homestead is located in the south-west corner of this allotment, just south of a dam. It is located about 1.5 km east-southeast from the boundary of the principal Ravenswood Homestead site (VHR H315), on the other side of the Calder Highway and railway line. It is described in a 'Building Study' (a copy held by CoGB) written as part of a Monash University MA in Public History. Reportedly nearby are a workers' kitchen, dining room, meat house, log-walled cow bail, and sleeping accommodation. As the principal homestead site is on the VHR, this area could be nominated as an addition to the VHR. As there is a backlog for VHR assessments (if the place is not under threat), it would also be advisable to assess this place as part of the former Shire of Marong review.
135. <i>Abandoned farm</i>	142 Huntley Road	Raywood	HPCR	See p.30 of Heritage Policy Citations Review 2011. Includes two adobe structures including an outbuilding with a log roof.
136. <i>Mud brick outbuildings</i>	Cnr. Fitzgerald's & Three Chain roads	Sebastien	HPCR	See p.31 of Heritage Policy Citations Review 2011
STRATHFIELDSAYE				
137. Flats	15 Bignold Avenue	East Bendigo	HSHS	Place no. 87. Three storey interwar flats in the Moderne style. Very intact
138. Houses (Grandview)	Doak Road	East Bendigo	HSHS	Place no.88. The <i>Huntly Strathfieldsaye Heritage Study Stage 1</i> (2002) identifies 'Grandview' in Doak Street, just north of intersection with Mclvor Highway. Since that

Name	Address	Locality	Identified by	Comments
				<p>time the house at 125-133 Mclvor Street (known as 'Girrawheen') has been added to the HO (HO905, see below).</p> <p>Doak Street contains many fine interwar/late postwar houses including potentially 2-4 (described in the HO905 citation as a house built in 1928 for the brother of the original owner of Girrawheen) and the house set in an immaculate mature garden at no. 28-30, which features stone gate posts and low stone retaining walls. Further investigation is recommended.</p>
139. Monkey Puzzle Tree	9 Harpin Road	East Bendigo	HSHS	Place no.89. Mature Monkey Puzzle and a pine in the rear yard of a house. The property backs on to the land that possibly once formed part of the garden surrounding 125-133 Mclvor Road (HO905).
140. House and front fence	24 Heinz Street	East Bendigo	HSHS	Place no.325. Substantial Federation Bungalow complemented by an original front fence. Both apparently constructed of concrete blocks.
141. House and Canary Island Palm	2 Jennings Street	East Bendigo	GAF	Edwardian house on corner site. Verandah altered. Complemented by mature Canary Island Palm
142. House and outbuildings	6 Jennings Street	East Bendigo	HSHS	Place no. 90. Appears to be late Victorian bi-chrome brick house set well back from road behind a circular driveway. Site extends through to Day Street and includes triple-gabled outbuildings at rear.
143. House, fence and garden	119-121 Mclvor Road	East Bendigo	HSHS	Intact interwar bungalow with garden
144. House	123 Mclvor Road	East Bendigo	GAF/HSHS	Place no. 93. Real estate ad (McKean McGregor, 2019) states: <i>Built in 1933 for well-known local dentist, Dr W 'Bill' Beischer, this incredible family home was designed by architect, Edward Fielder Bilson. Bilson, who began his career under Burley Griffin, was responsible for many beautiful buildings throughout the country. This grand estate is an incredible example of Art Deco architecture and design with many original features lovingly retained over the decades. Ornate timber work, stunning light fittings, generously proportioned rooms, elegant sliding doors with 91bevelled glass, open fireplaces, pressed metal ceilings and Terrazzo flooring ...</i>

CITY OF GREATER BENDIGO

Name	Address	Locality	Identified by	Comments
				NOTE: this place is now included in the HO (HO905), but the citation speculates the architect was George Austen – review and update is required. Also, the <i>Huntly Strathfieldsaye Heritage Study Stage 1</i> (2002) identifies it as 'Magdeburg'.
145. Government House	7 Riley Street	East Bendigo	HSHS	Place no.95. Late Victorian house of typical Government design with half-hipped roofs. Real estate ad claims a c.1873 construction date.
146. Moreton Bay Fig	(opp) 42 Curtin Street	Flora Hill	HSHS	Place no.104. Within road reserve on east side outside Bendigo South East College.
147. House	22 Davey Close	Flora Hill	HSHS	Place No.105. Late Victorian/Federation weatherboard house on elevated site.
148. House	8 Friswell Avenue	Flora Hill	HSHS	Place no.107. Demolished.
149. House	1 Wedge Street	Golden Gully	HSHS	Place no.112. Edwardian timber house. Intact.
150. Glasgow, Golcondah & GG Consolidated gold mines and tramway	Off Wedge Street	Golden Gully	HSHS	Place no.113
151. Golden Gully Hotel	7 Woodward Road	Golden Gully	HSHS	Place no.114. Intact late Victorian hotel with distinctive parapet with twin pediments. NOTE: Already in HO429.
152. Salaus Wine Cellar	Patons Road	Eppalock	NT	National Trust Register B2528: Likely to be an archaeological site.
153. House	15 Adelaide Gully Road	Kangaroo Flat	HSHS	Place no.111. Small gabled weatherboard cottage. Poor condition, may have been moved here.
154. House	241 Allingham Street	Kangaroo Flat	HSHS	Place no.235. Late Victorian weatherboard house on corner site.
155. 1 st Kangaroo	1 Church	Kangaroo Flat	HSHS	Place no. 238.

Name	Address	Locality	Identified by	Comments
Flat Scout Hall	Street			
156. House	26 Regent Street	Kangaroo Flat	HSHS	Place no.242
157. St Therese's Catholic Church and residence	23-27 Albion Street	Kennington	HSHS	Place no.245. Modernist church and altered late Victorian/Federation house.
158. Observatory and house	55 Condon Street	Kennington	CoGB	Council list: A 19 th -century house and observatory on a large (though reduced) block of land. There is mention that the Bendigo Observatory was shifted from John Beebe's, Kennington, in 1914 (<i>Bendigo Advertiser</i> , 4 Nov. 1914:5), and Museums Victoria hold a photos from c1900 of a small domed observatory sited behind a private residence, believed to be located in Bendigo (Item MM 40182, https://collections.museumvictoria.com.au/items/774306)
159. House	55 Condon Street	Kennington	GAF	A hipped roof house on a large, almost land locked allotment. Not visible from the street. Possibly, the original farm house in the area prior to subdivision. Possibly the place as above.
160. House & Canary Island Palms	65 Condon Street	Kennington	HSHS	Place no.253. Rendered asymmetrical house and two mature Canary Island Palms.
161. House	207 Condon Street	Kennington	HSHS	Place no.254. Interwar bungalow, gable fronted.
162. House	43 Houlahan Street	Kennington	CoGB	Council list: Architect-designed two-storey post-war house.
163. House	2 Michael Street	Kennington	GAF	Unusual Modern Georgian style house, Very intact. Probably architect-designed. Graded 'C' in the 1993 Heritage Study.
164. House	6 Michael Street	Kennington	GAF	Victorian or Federation house on large allotment, early for the area, possibly pre-dates subdivision. Graded C in 1993 Heritage Study.

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Name	Address	Locality	Identified by	Comments
165. Mclvor Hotel	54 Mclvor Road	Kennington	TEH (1AM)	Two storey interwar hotel with Art Deco detailing.
166. House	84 Mclvor Road	Kennington	GAF	A typical double-fronted Victorian symmetrical timber house. Relatively intact.
167. House	86 Mclvor Road	Kennington	GAF	This Victorian house has unusual gables with a splayed profile and a Rising Sun motif. Relatively intact.
168. House	19 Neale Street	Kennington	HSHS	Place No.248. Asymmetrical late Victorian/Federation house. Finely detailed and very intact. Included within NCO1 area.
169. House	39 Neale Street	Kennington	GAF	A finely detailed and intact bungalow, just outside the NCO1 that applies to the other side of the street. Graded 'C' by the 1993 Heritage Study.
170. House	41 Neale Street	Kennington	GAF	A well detailed asymmetrical Victorian timber house with a verandah that wraps around the projecting bay. Graded 'C' in the 1993 Heritage Study.
171. House and Palm trees	64 Neale Street	Kennington	HSHS	Place no.249. Intact symmetrical Victorian residence with two mature palms within front yard. Within NCO1 area.
172. House	88 Neale Street	Kennington	HSHS	Place no.251. Asymmetrical well-detailed Victorian timber villa. Finely detailed chimneys. Within NCO1 area.
173. House	101 St Aidan's Road	Kennington	GAF	Intact interwar Mediterranean house with mature Canary Island Palm and possibly original fence.
174. House	105 St Aidan's Road	Kennington	GAF	Intact interwar bungalow.
175. House	151 St Aidan's Road	Kennington	GAF	An asymmetrical Edwardian timber house on a very large allotment. Appears to be relatively intact.
176. House	154 St Aidan's Road	Kennington	GAF	Altered Victorian timber cottage, asymmetrical in plan. One bi-chrome brick chimney.
177. House	189 St Aidan's Road	Kennington	GAF	An unusual Modernist house in 'T' plan with curved end walls, one inset with a chimney. Unfortunate first floor addition.

Name	Address	Locality	Identified by	Comments
178. Fiorenza	20 Steane Street	Kennington	GAF	Set on a very large allotment with a mature garden, this interwar villa has a highly intact interior (shown in real estate photos available on line) and there is a Victorian era glasshouse in the garden that reputedly came from Fortuna Villa.
179. <i>Eucalyptus camaldulensis</i>	Sedgwick Road	Mandurang	NT	National Trust Register T11162: This tree marks the location of the camp site for Burke & Wills rescue party.
180. House and stone walls	116 Carpenter Street	Quarry Hill	HSHS	Place no.158. Late Victorian rendered house with drystone walls along front boundary.
181. Drystone walls	Paterson Street	Quarry Hill	HSHS	Place no.159. Drystone walls along the south side of Paterson Street. May be associated with the house at 116 Carpenter Street.
182. The Palms	45 Palm Avenue	Spring Gully	NT	National Trust Bendigo Branch nomination: A Victorian or early Edwardian villa set in extensive grounds with mature exotic trees and outbuildings. The owners seek to have it protected.
183. Nursery	88 Retreat Road	Spring Gully	CoGB	Council list: Nursery founded by Herbert Keck.
184. House	134 Retreat Road	Spring Gully	CoGB	Council list: House built in 1970s to a 'sustainable' design.
185. Bills' Horse Trough	169 Spring Gully Road	Spring Gully	CoGB	Council list: Formerly located on the road reserve at the roundabout & now sited within boundary of One Tree Hill Hotel.
186. Former 'Susso Lane'	Stanley Avenue	Spring Gully	CoGB	Council list: A road once named for the sustenance labour that built the road/s in this area.
187. Spring Gully Diggings bridge	Wattle Drive?	Spring Gully	CoGB	Council list: C19th bridge in the crown land reserve possibly at the end of Wattle Drive, along the old water race line to Spring Gully Reservoir.
188. District Surveyor Larritt's 16 sites for water collection at	Crown Land – 'Reserves of Drainage Areas for Water	Spring Gully	CoGB	Council list: C19th water infrastructure, including channels, races, bridges & reservoirs etc built in same period as Joseph Brady's Coliban Water Supply Scheme.

CITY OF GREATER BENDIGO

Name	Address	Locality	Identified by	Comments
Grassy Flat & Spring Gully Reservoirs	Reservoirs'			
189. House	2-10 Harley Street	Strathdale	HSHS	Place no.247. Late Victorian brick house on large corner allotment.
190. House	41 Putnam Avenue	Strathdale	GAF	A c1950s striking post-war cream brick Moderne house with two curved bays to the front façade.